



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, October 2, 2025
4:00 p.m.***

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

Note: The Advanced Agenda 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 **Thursday, October 2, 2025 at 4:00 p.m.** at **Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558.**

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 (hbeckett@vestapropertyservices.com).

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District File





Agenda

Meeting Date: Thursday, October 2, 2025
 Time: 4:00 p.m.
 Location: Residence Inn Tampa Suncoast Parkway at
 NorthPointe Village
 2101 Northpointe Parkway
 Lutz, FL 33558

[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

FIRST ORDER OF BUSINESS: Roll Call

Quorum	In Person	Virtually	Not
Anthony Snyder (C)			
Thomas Handrick, Jr			
David Silverstein			
Rob Howard (VC)			
Jules Abercrombie			

Staff/Vendors

Mike Bush, Vesta District Services
 Lindsay Moczynski, Kilinski Van Wyk
 Jerry Whited, BDI
 Chuck Burnite, GHS Environmental
 Eddie Navarro, Cepra
 Randy Mitchell, Blue Water Aquatics

SECOND ORDER OF BUSINESS: Audience Comments

(Limited to 3 Minutes per Individual on CDD-Related Business)

THIRD ORDER OF BUSINESS: Reports

- A. District Engineer – *Jerry Whited, BDI* **WALK-ON EXHIBIT A**
- B. Review of Field Services Requests/Responses (8/27 – 9/24) **EXHIBIT 1**
- C. Aquatic – *Chuck Burnite, GHS Environmental* **EXHIBIT 2**
 - 1. Update on SWFWMD Wetland Mitigation Project
 - 2. Discussion on Native Pond Bank Plants **EXHIBIT 3**
- D. Landscape – *Eddie Navarro, Cepra* **EXHIBIT 4**
 - 1. Consideration of Cepra Proposal #51363 for Annuals Replacement - **EXHIBIT 5**
 \$2,100.00
 - 2. Consideration of Cepra Proposal to Remove 20 Palm Boots - \$1980.00 **WALK-ON EXHIBIT B**
- E. Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics* **EXHIBIT 6**
 - 1. Consideration of Blue Water Aquatic Fountain Revised Water Features Preventative Maintenance Proposal Adding Weekly Roundabout Fountain Service – 14,140.00/Yr (\$1,179/Month) **EXHIBIT 7**
 - Current Maintenance Agreement (Monthly & Quarterly Service) -
 \$6,600/Yr (\$550/Month)

THIRD ORDER OF BUSINESS: Reports (Continued)

- F. Field Services – *Michael Bush, Vesta District Services* [EXHIBIT 8](#)
 - 1. Discussion on Sidewalk Damage [EXHIBIT 9](#)
- G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
 - 1. Consideration of **Resolution 2026-01, Setting Public Hearing on Revised Rules of Procedure** [EXHIBIT 10](#)
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of **Resolution 2026-02, Redesignating Registered Agent and Registered Office of the District (Naming Individual as Registered Agent)** [EXHIBIT 11](#)
 - 2. Discussion on HOA Water Meter Transfers [EXHIBIT 12](#)

FOURTH ORDER OF BUSINESS: Consent Agenda

- A. Consideration and Approval of the Minutes of the Regular Meeting Held September 2, 2025 [EXHIBIT 13](#)
- B. Consideration and Acceptance of the August 2025 Unaudited Financial Report [EXHIBIT 14](#)
- C. Ratification of Blue Water Aquatics Replacement of Fountain 10 Capacitor Box - \$484.00 [EXHIBIT 15](#)

FIFTH ORDER OF BUSINESS: Supervisor Requests & Comments
(Includes Updates, General Comments, and Next Meeting Agenda Requests)

SIXTH ORDER OF BUSINESS: Audience Comments
(Limited to 3 Minutes Per Individual on CDD-Related Business)

SEVENTH ORDER OF BUSINESS: Next Meeting Quorum Confirmation

<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			

4 p.m. on November 6, 2025
Residence Inn Tampa Suncoast Parkway at
NorthPointe Village
2101 Northpointe Pkwy
Lutz, FL 33558

EIGHTH ORDER OF BUSINESS: Action Item Summary (To be Listed in Meeting Minutes)

NINTH ORDER OF BUSINESS: Adjournment



WALK-ON

EXHIBIT A



**PRESERVE AT SOUTH BRANCH CDD
ENGINEERS REPORT FOR OCTOBER 2nd, 2025 BOARD MEETING**

Ongoing Projects Report and Updates:

Curb Inlet & Gutter Repair: SiteMasters was approved to repair a curb inlet on South Branch Blvd as well as valley gutter repairs on South Branch Blvd and on Living Coral Drive. The curb inlet repair was completed from inside the structure and SiteMasters verified that soil is no longer washing out into the structure. They have the concrete work on their schedule to complete in Mid-October.

FPC E – Modification: SWFWMD has given us the green light to submit the permit modification for FPC-E and the pond berm. We will need Board directions on how to approach the design sketch for the application. The options are to leave the berm in place the way it is now and stabilize the West side of the berm or to remove the berm completely all the way back to the East side pond bank and then tie that into the existing pond bank and stabilize it straight through. Based on the stormwater calculation either option would give us the capacity needed to move forward. The concern is that future landscape maintenance of the berm may become difficult because the berm is likely to continue washing out with typical water level fluctuations and it may be the most cost effective and aesthetically pleasing route to just remove the berm all-together and stabilize the East pond bank.

Phase 1 Turnover of South Branch Blvd: August 5th was the last communication received from the County on the maintenance turnover. The County confirmed that they completed an inspection of the property for the turnover, but that they're working through maintenance concerns and that they hoped to have it resolved in August. We have not heard from them since; I have made several attempts to get them to provide an update to no response.

Wetland 11 Grading Evaluation: There are residents that live off of Sweet Springs Bend who's properties back up to Wetland 11 that have expressed concerns about the grading of the back of their lots and the adjacent wetland area. There is a 25' wetland buffer that runs behind the lots before the wetland area. SWFWMD has previously allowed grading activities in these areas in other districts to assist in the flow of water to the wetland. The grading would need to also be stabilized. We are seeking Board discussion and direction to initiate a conversation and site visit with SWFWMD and to prepare a scope to get bids for the grading. Plan set next page.



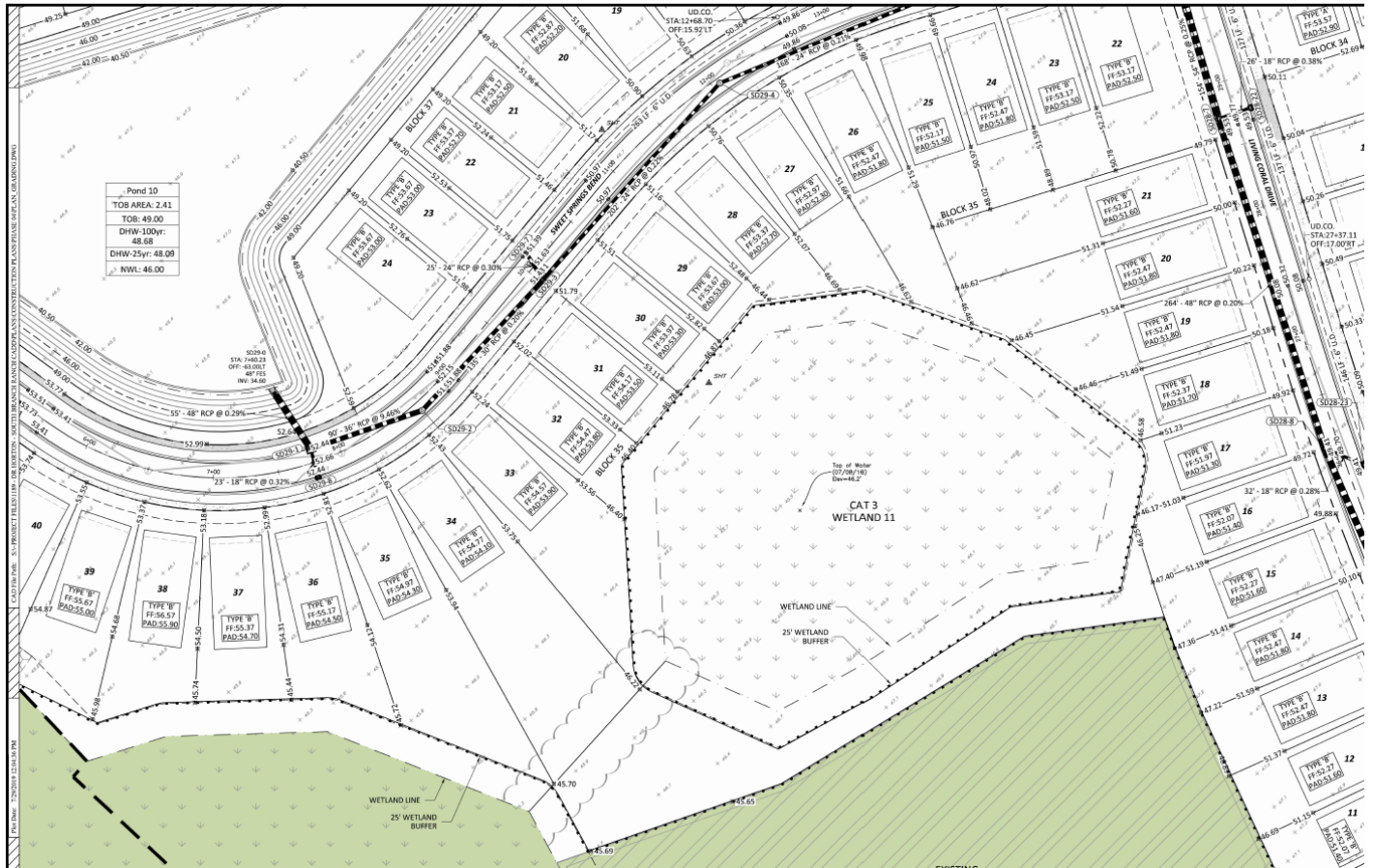


EXHIBIT 1



Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
292	2025-09-21	Ponds (water quality, trash, vegetation, NOT fountains)	Niu	15442 Sweet Springs Bnd	The pond behind our house has long weeds growing, reduced the pond area. We need the weeds to be removed thats closed to our back yeard.
291	2025-09-20	Ponds (water quality, trash, vegetation, NOT fountains)	Barkan	16143 Weathered Windmill Terrace	Pond behind WWT full of weeds should be cleaned long time ago.
290	2025-09-20	Ponds (water quality, trash, vegetation, NOT fountains)	Kuzmin	16231 Weathered Windmill Terrace	Hello, the retention pond next our house at this point looks like a swamp because no one ever takes care of the weeds. I previously submitted a request in regards to that, and no action was taken. Not only it looks ugly, it creates perfect conditions for insects to breed uncontrollably. When we were buying the house we were told that a pond would be cleaned of weeds regularly. I don't believe it was cleaned of weeds even once in over 3 years. Please do something about it. It only keeps getting worse.
289	2025-09-10	Ponds (water quality, trash, vegetation, NOT fountains)	Palumbo	16137 Soft Fern Trace	Soft fern pond needs sprayed for excess vegetation. Can't upload photos because they say they are too large
288	2025-09-04	Street Signs	Abercrombie	3018 Storybrook Preserve	Hello. The sign on Storybrook Preserve and Living Coral is leaning quite a bit. Also the sign on Living Coral and South Branch is leaning. Thank you for your time and concern. Sincerely, Jules



Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
287	2025-09-01	Pond Fountains	Palumbo	16137 soft fern trace	My husband has messaged many times and no one has fixed this stupid fountain. So now I will be sending you service ticket every single day until this thing is fixed and put in the correct spot. This fountain used to be in the middle of the pond and now it is in our back yards. It's ruining our furniture and making everything moldy. As you can see by the pictures the fountain is almost landing on our bank. We can't even sit outside when it's on because we get soaked from the mist. As you can see by the 1 picture, it's blurry from the mist I was getting hit with. We have 3 children that can't be outside. Please fix this ASAP. <i>*REMINDER - DISCUSSED AT 9/2 CDD MEETING - BWA to relocate as far as cable will allow. Board consensus - small pond, cannot mitigate wind-driven water spray.</i>





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2
Tuesday, September 2, 2025
11:52:33 AM

Order report

Service details	
Technician: Randy Mitchell	Client: Preserve at South Branch CDD
Service Date	9/2/2025
Request Warranted	Yes
Action Taken	Moved fountain back to center as far as cables allowed.
Service Date	9/2/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	90
Multiple Sites Treated	No
Pond Number	Fountain 9
Service Performed	Cleaning & Inspection (Fountain/Aeration)
Work Performed	☒ Fountains / Aeration
Equipment Used	☒ Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Moved fountain
Pictures:	



Order report



Shirley M. Conley

From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Wednesday, September 10, 2025 12:29 PM
To: Michael P. Bush; Shirley M. Conley; anthonyjsnyderii@yahoo.com; Heath Beckett
Subject: Re: CDD - The Preserve at South Branch Contact [#289]

Happy Wednesday all! This is the pond that just had the banks restored. I will be on site this afternoon and was planning to treat it since the sod has had some time to grab. I'll be the first to try out the new banks! 🤪

Have a great day!

Chuck Burnite
GHS Environmental
727-432-2820

From: MachForm <mailer@forms-db.com>
Sent: Wednesday, September 10, 2025 11:55:36 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 [#289]

Contacting	Field Services
Subject	Ponds (water quality, trash, vegetation, NOT fountains)
Your Name	Brendon Palumbo
Your Email	brendon.palumbo@gmail.com
Phone	(330) 720-1729
Address	16137 Soft Fern Trace Odessa, FLORIDA 33556 United States
Your Message	Soft fern pond needs sprayed for excess vegetation. Can't upload photos because they say they are too large
Privacy Policy	- I have read and agree with the Privacy Policy.

Shirley M. Conley

From: Alex Kuzmin <alexkuzmin1@gmail.com>
Sent: Monday, September 22, 2025 1:03 PM
To: Heath Beckett; Michael P. Bush; Shirley M. Conley; Anthony Snyder
Subject: RE: CDD - The Preserve at South Branch Contact [#290]

You don't often get email from alexkuzmin1@gmail.com. [Learn why this is important](#)

Thank you, Heath.

I really hope it will be taken care of this week.

Have a nice day!

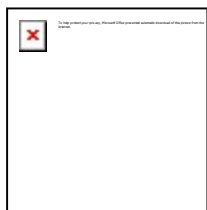
Aleksandr Kuzmin

Good afternoon,

Thank you for sending over your concerns. We have spoken with our pond vendor, and he is aware of the situation. There is coontail (submerged vegetation) and algae along the southern edge of the pond which is collection in the finger area of the pond. The pond vendor has been battling gusty winds the last couple of times they were out which is blowing the algae to that area. They will be out this week to treat this and hopefully get this all taken care of.

Please let us know if you have any questions.

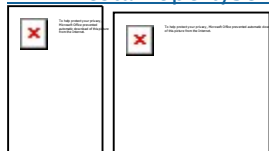
Thanks,



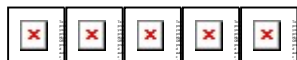
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Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



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From: MachForm <mailer@forms-db.com>
Sent: Saturday, September 20, 2025 10:59 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: CDD - The Preserve at South Branch Contact [#290]

Contacting District Manager

Your Name Aleksandr Kuzmin

Your Email alexkuzmin1@gmail.com

Phone (650) 921-7730

Address 16231 Weathered Windmill Terrace
Odessa, FL 33556
United States

Your Message

Hello, the retention pond next our house at this point looks like a swamp because no one ever takes care of the weeds. I previously submitted request in regards to that, and no action was taken. Not only it looks ugly, it creates perfect conditions for insects to breed uncontrollably. When we were buying the house we were told that a pond would be cleaned of weeds regularly. I don't believe it was cleaned of weeds even once in over 3 years. Please do something about it. It only keeps getting worse.

Privacy Policy - I have read and agree with the Privacy Policy.



Shirley M. Conley

From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Saturday, September 20, 2025 3:54 PM
To: Michael P. Bush; Shirley M. Conley; anthonyjsnyderii@yahoo.com
Subject: Re: CDD - The Preserve at South Branch Contact [#291]

Happy Saturday all! I will get it next week. Coontail is topping out.

Have a great day!

Chuck Burnite
GHS Environmental
727-432-2820

From: MachForm <mailer@forms-db.com>
Sent: Saturday, September 20, 2025 2:51:06 PM
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 [#291]

Contacting	Field Services
Subject	Ponds (water quality, trash, vegetation, NOT fountains)
Your Name	Tatyana Barkan
Your Email	Barkata1031@gmail.com
Phone	(201) 273-3355
Address	16143 Weathered Windmill Terrace Odessa, Florida 33557 United States

Your Message

Pond behind WWT full of weeds should be cleaned long time ago.

Privacy Policy

- I have read and agree with the Privacy Policy.

Shirley M. Conley

From: Heath Beckett
Sent: Monday, September 22, 2025 12:34 PM
To: Barkata1031@gmail.com; Michael P. Bush; Shirley M. Conley; anthonyjsnyderii@yahoo.com; Anthony Snyder
Subject: RE: CDD - The Preserve at South Branch Contact [#291]

Good afternoon,

Thank you for sending over your concerns. We have spoken with our pond vendor, and he is aware of the situation. There is coontail (submerged vegetation) and algae along the southern edge of the pond which is collection in the finger area of the pond. The pond vendor has been battling gusty winds the last couple of times they were out which is blowing the algae to that area. They will be out this week to treat this and hopefully get this all taken care of.

Please let us know if you have any questions.

Thanks,



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

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From: MachForm <mailer@forms-db.com>
Sent: Saturday, September 20, 2025 2:51 PM
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 [#291]

Contacting

Field Services

Subject

Ponds (water quality, trash, vegetation, NOT fountains)

Your Name

Tatyana Barkan



Your Email	Barkata1031@gmail.com
Phone	(201) 273-3355
Address	16143 Weathered Windmill Terrace Odessa, Florida 33557 United States
Your Message	Pond behind WWT full of weeds should be cleaned long time ago.
Privacy Policy	- I have read and agree with the Privacy Policy.



Shirley M. Conley

From: Niu mengmeng <leny0899@gmail.com>
Sent: Monday, September 22, 2025 1:40 PM
To: Heath Beckett
Cc: Shirley M. Conley; anthonyjsnyderii@yahoo.com; Anthony Snyder
Subject: Re: CDD - The Preserve at South Branch Contact [#292]

You don't often get email from leny0899@gmail.com. [Learn why this is important](#)

Many thanks Heath for the prompt response!

On Mon, Sep 22, 2025, 12:29 PM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good afternoon,

Thank you for sending over your concern. The pond behind your house is set up as a mitigation area per the developed of the community and are intended to be a natural area. These ponds are not taken care of on a monthly basis. These areas are designed to have vegetation. Our pond vendor has gotten an ERP permit to be able to treat the nuisance vegetation, and they will be done some time in the near future.

Please let us know if you have any questions.

Thanks,



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Heath Beckett

District Manager

P. 321.263.0132 x536

Vesta District Services

[250 International Pkwy Suite 208,
Lake Mary, FL 32746](#)

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

Sent: Sunday, September 21, 2025 7:19 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 [#292]

Contacting	Field Services
Subject	Ponds (water quality, trash, vegetation, NOT fountains)
Your Name	Mengmeng Niu
Your Email	leny0899@gmail.com
Phone	(831) 392-7813
Address	15442 Sweet Springs Bnd Odessa, FL 33556 United States

Your Message

The pond behind our house has long weeds growing, reduced the pond area. We need the weeds to be removed thats closed to our back yard.

Privacy Policy	- I have read and agree with the Privacy Policy.
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From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Wednesday, September 24, 2025 12:49 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#292]

Hello again! Just wanted to circle back on the messages below. FYI - the southern edge along the homes of B2 was treated this morning. Finally got some favorable winds.

Sent a separate email on MIT 3. That one was for Eddie.

Have a great day!

Chuck Burnite

Senior Environmental Scientist

GHS Environmental

PO Box 55802 St. Petersburg, FL 33732-5802

Phone: 727-432-2820

chuck@ghsenvironmental.com | www.ghsenvironmental.com

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From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Monday, September 22, 2025 12:01 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#292]



Hey all, Happy Monday!

B2 - There is coontail (submerged vegetation) and algae along that southern edge of B2 along the homes and collecting in that finger behind 16231. I will take care of it. Been battling gusty wind coming right into that bank the last couple of times I was out there.

In regard to Mit3, that area would fall under the mitigation work and is designed to have vegetation. There are well established cattails that have been in that area that we will be treating as part of the ERP permit. We haven't made it over to that area yet, but we can treat it in the near future.

Have a great day!

Chuck Burnite

GHS Environmental

727-432-2820

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

Sent: Sunday, September 21, 2025 7:19 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 [#292]

Contacting	Field Services
Subject	Ponds (water quality, trash, vegetation, NOT fountains)
Your Name	Mengmeng Niu



Your Email

leny0899@gmail.com

Phone

(831) 392-7813

Address

15442 Sweet Springs Bnd
Odessa, FL 33556
United States

Your Message

The pond behind our house has long weeds growing, reduced the pond area. We need the weeds to be removed thats closed to our back yard.

Privacy Policy

- I have read and agree with the Privacy Policy.



EXHIBIT 2





GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-432-2820

Project: The Preserve at South Branch CDD
No. of Ponds/FPC: 19 (See BDI Community Map)

Year: 2025

Action Performed At Time of Service

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, pennywort, etc.)

A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)

F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)

S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)

L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed

W = Treated Woody Species (primrose, Carolina willow, sesbania)

M = Mowing or Brushcutting

WM = Wetland Mitigation Maintenance

* = See Note

Notes: Pond numbers updated to match BDI community map on 1/23/24.

Service Date	Pond 2 (22.0 Ac.)	Pond 4 (24.7 Ac.)	Pond 5 (55.2 Ac.)	Pond 6 (23.9 Ac.)	Pond 7 (55.4 Ac.)	Pond 8 (11.0 Ac.)	Pond 9 (23.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (12.0 Ac.)	FPC B1 (55.4 Ac.)	FPC B2 (10.6 Ac.)	FPC C (50.8 Ac.)	FPC D (50.5 Ac.)	FPC E (50.7 Ac.)	FPC F (50.6 Ac.)	FPC G (50.8 Ac.)	FPC H (11.0 Ac.)	Mit 1 (44.9 Ac.)	Mit 3 (27.7 Ac.)	Maintenance Area 1 (22.55 Ac.)	Maintenance Area 2 (25.77 Ac.)	Maintenance Area 3 (22.85 Ac.)	Maintenance Area 4 (14.12 Ac.)	Maintenance Area 5 (25.4 Ac.)	Field Notes
1/7/2025															T										Attended monthly CDD meeting.
1/10/2025																									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								G	G										*	*	*	*	*		Coordination with S. Brletic to create field map of wetland mitigation treatment areas.
1/24/2025																									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																				
3/7/2025		G	G	G	G			G																	
3/18/2025						A									S	S	S								Field check.
3/24/2025																									
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	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																									
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															Trash pickup.
5/21/2025																						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																									
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							
7/1/2025																		G							Attended monthly CDD meeting.
7/2/2025																									
7/15/2025																									Prepared and submitted control structure maintenance proposal (GHS Proposal No. 25-220)
7/21/2025														S		S									
7/22/2025																						WM			



Service Date	Pond 2 (22.0 Ac.) Pond 4 (24.7 Ac.) Pond 5 (26.2 Ac.) Pond 6 (25.9 Ac.) Pond 7 (26.4 Ac.) Pond 8 (21.0 Ac.) Pond 9 (25.9 Ac.) Pond 10 (22.0 Ac.) FPC A (212.0 Ac.) FPC B1 (20.4 Ac.) FPC B2 (212.8 Ac.) FPC C (20.9 Ac.) FPC D (20.5 Ac.) FPC E (20.7 Ac.) FPC F (20.6 Ac.) FPC G (20.6 Ac.) FPC H (21.0 Ac.) Mit 1 (44.9 Ac.) Mit 3 (22.7 Ac.) Maintenance Area 1 (20.59 Ac.) Maintenance Area 2 (20.77 Ac.) Maintenance Area 3 (22.88 Ac.) Maintenance Area 4 (21.32 Ac.) Maintenance Area 5 (20.24 Ac.)																								Field Notes
7/25/2025		*																							* Remove dead fish due to planktonic algae outbreak and mixing of pond layers- recent rain and cloudiness.
7/26/2025		A																							
7/28/2025		*																							
7/31/2025	*	*																							
8/5/2025																									*Field check conditions.
8/6/2025																									* Install GreenClean Pond Blocks at MES.
8/11/2025			G					G	G	G		G		G	G	G			*	*	*	*	*	*	
8/19/2025																			*	*	*	*	*	*	
8/27/2025																			*	*	*	*	*	*	
9/2/2025																G								*	
9/8/2025																			*	*	*	*	*	*	
9/10/2025	G	G						G		G														*	
9/11/2025																									
9/18/2025	G		W	G	G	G	G	G																	
9/23/2025																									
9/24/2025																									
9/28/2025																				*	*	*	*	*	
9/29/2025																				*	*	*	*	*	
9/30/2025																				*	*	*	*	*	



EXHIBIT 3



From: Heath Beckett
Sent: Tuesday, September 16, 2025 3:17 PM
To: 'rob maaddi' <robmaaddi@gmail.com>
Subject: RE: Weeds

We can bring this up to the board at the next meeting and see how they would like to proceed with those types of plants.

At the last board meeting, they vendor said they were going to replace the entire control panel. I will hopefully have an update on this with in the next week or so.



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

From: rob maaddi <robmaaddi@gmail.com>
Sent: Tuesday, September 16, 2025 1:44 PM
Subject: Re: Weeds

Appreciate the response. Thanks, Heath. Whatever that plant is, it's an eyesore and we would greatly appreciate having it removed. We were told we won't have to see anything like it when we paid a premium for our lot.

Any updates on the fountain, which is going on 27 months without functioning. Would appreciate seeing it finally and permanently fixed. Thank you.

Rob Maaddi



On Sep 16, 2025, at 1:26 PM, Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good afternoon, Rob

I have reached out to the pond vendor, here is his response:

Hey all. Happy Tuesday! The wind was gusting hard last time I was out so I could not get all the way around the ponds without burning the banks and had to work with the wind. I will have to get the other sides on the next visit.

Also, the plant in the picture is a native species (jointed spikerush). I have been allowing the native species to grow in accordance with the discussion with the board. If that has changed, please let me know.

Have a great day!

Chuck Burnite

GHS Environmental

Thank you,

<[image001.png](#)>

Heath Beckett

District Manager

Your Community.

Our

Commitment.

P. 321.263.0132 x536

Vesta District Services

250 International Pkwy Suite 208,
Lake Mary, FL 32746

www.VestaPropertyServices.com

From: rob maaddi <robmaaddi@gmail.com>

Sent: Monday, September 15, 2025 3:06 PM

Subject: Re: Weeds

Hi,

Checking back to see what the vendor said because it's been ignored for so long that the weeds have grown this high. See photo.

Rob Maaddi



On Sep 10, 2025, at 4:25 PM, Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Thank you for passing along. I will follow up with the vendor and see what is going on.

<[image001.png](#)>

Heath Beckett

District Manager

Your Community.

Our

Commitment.

P. 321.263.0132 x536

Vesta District Services

250 International Pkwy Suite 208,
Lake Mary, FL 32746

www.VestaPropertyServices.com

From: rob maaddi <robmaaddi@gmail.com>

Sent: Wednesday, September 10, 2025 4:10 PM

Subject: Weeds

Hi everyone,

The guy who sprays came out today. He did one side on South Branch. Skipped our side, including these weeds

Rob Maaddi



EXHIBIT 4



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.

Kind Regards,

Eddie Navarro

786-368-1911

enavarro@cepralandscape.com



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



Sept 5, 2025, (Week 1)

Good Morning

This week our crew worked on trimming the remainder of hedges at the end on S Branch that were a line-of-sight issue for Pedestrians on crosswalk areas and center medians. There still is one large hedge that has been completed at Dog Park which will be down next week before Mulching in this zone 3. Our regular service was not completed due to rain; the parks were not Cut and will be done this upcoming week to prevent sod damage. The Board approved work behind Retention wall, once we have an update with scheduling I will reach out with start date and phases of completion. Next month we do have annuals that need to be changed out, Annuals are still in pretty good shape but will start to decline by the end of the month weather the weather and season change.

This week we worked on

- Regular scheduled service of Main boulevard was completed, trimming of main boulevard was completed as well. Parks were not serviced Due to weather condition, heavy rain and thunder.
- Ponds were cut on Aug 25 and are on Schedule for Sept 9
- Treatment of turf weeds were completed on September 2.
- Irrigation inspections were completed last week with great results.

*Irrigation inspection was completed on September 3; Minimal repairs were needed that were just done under inspection cost.

This upcoming week we will be working on:

- The Ponds are scheduled for this week 9/16.
- The nature walk will be worked on for the next two weeks of September.
- Hort Team we are on site to Treat heavy weeds growth on S Branch in Jasime in center medians and beds near sidewalks. The herbicide should take about two weeks to see a real effect we will be pulling largest weeds by hand and spot spraying crack weeds.

Eddie Navarro

786-368-1911

enavarro@cepralandscape.com



Sept 12, 2025, (Week 2)

Good morning

This week the Crews worked on Trimming Section 3 at Dog park and after round about, our regular schedule services was completed and cutting of grass on other side of wall by nature walkway. Crew will be treating weeds on Center medians from Roundabout to the Dog park in Preparation for mulching that wasn't done last month. This month the 2 invoices for mulch will be sent together once completed.

This week we worked on

- Regular scheduled services were completed (Hard edging, trimming of Section 4 and Parks)
- Ponds are on schedule for Sept 24
- Hort Team will be on site on Wednesday to spray fountain grasses on Secret Meadow for mites.
- Irrigation inspections is schedule for week 1 of October.

*Irrigation inspection was completed on September 3

This upcoming week we will be working on:

- The Ponds are scheduled for this week 9-24 the Bahia has slowed down on Ponds.
- Crew be preparing center medians for mulch and Palm trimming next week.
- Cutback Behind Townhome is going to start in October waiting on scheduling.
- Lite Mulching on S Branch of 2 Zones will be done next week .

Eddie Navarro

786-368-1911

enavarro@cepralandscape.com



Sept18, 2025, (Week 3)

Good morning

This week the Crews worked on Trimming Section 4 near dead end and Parks. Regular scheduled services was completed, crews completed spraying beds in center median. Lite Mulching of two zones has been completed and Palm Trimming of both HOA and CDD. Schedule for Cutback has not been done once I have an Idea, I will forward you an update

This week we worked on

- Regular scheduled services were completed (Hard edging, trimming of Section 4 and Parks)
- Ponds are scheduled for next week.
- Hort Team is scheduled for the week 1 of October.
- Irrigation inspections is schedule for week 1 of October.

*Irrigation inspection was completed on September 3 on scheduled for Week 1 of October

This upcoming week we will be working on:

- The Ponds are scheduled for this week 9-24 the Bahia has slowed down on Ponds.
- Crew will start Trimming section 1 on S Branch.
- Cutback Behind Townhome is on Scheduled for week 2 of October.

Eddie Navarro

786-368-1911

enavarro@cepralandscape.com



EXHIBIT 5





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
51363 (v. 0)	09/29/2025

DESCRIPTION	
The Preserve CDD - Annual replacement - removed and replaced (700) For seasonal annuals at The Preserve CDD entry and island beds. - includes bed preparation, fungicide, and fertilizer with Additional Topsoil for elevation and soil condition.	\$2,100.00



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

Customer Signature

Date

Job ID: 51363



WALK-ON

EXHIBIT B





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
51486 (v. 0)	10/01/2025

DESCRIPTION	
Removing palm boots off of 20 Washingtonia palms at front entrance. This includes labor and debris removal.	\$1,980.00



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

Customer Signature

Date

Job ID: 51486



EXHIBIT 6





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/1/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	N 5mph
Temperature	92
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added chlorine and film buster
Pictures	



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/5/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	N 5mph
Temperature	91
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Fountain/Aeration Repairs
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	We added 10 gallons of liquid chlorine. We also brushed debris off the intake screen. We moved the anemometer from the front fountain to the round a bout.





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/13/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	N 5mpu
Temperature	90
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	We added 10 gallons of liquid chlorine. Also added 8 chlorine tablets. We added 5lbs of shock. We removed the intake screen and cleaned it. We swapped the two filters with clean ones.The analog clock for the lights was bad.mwe replaced it with a new digital clock.





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/20/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	NW 8mph
Temperature	92
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added 10 gallons of liquid chlorine. (8) chlorine tablets. Cleaned screen, and swapped filters.





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/30/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	N 5mph
Temperature	90
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Treatment
Work Performed	☒ Other ☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Cleaned intake screen. Added 10 gallons liquid chlorine and 3 chlorine tablets. Auto fill was causing fountain water levels to get to high pouring into street. I pulled the auto fill relay to keep it from over flowing.





Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BlueWaterAquaticsinc.com

Page 1 of 2
Monday, September 15, 2025
12:35:12 PM

Order report

Service details

Technician:

Randy Mitchell

Client:

Preserve at South Branch CDD

Service Date

9/12/2025

Request Warranted

Yes

Action Taken

Installed new 5hp 230v 1ph standard Shakti capacitor box. Fountain back to normal operation with good amps and volts.

Service Date

9/12/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Cloudy

Wind

N 5mph

Temperature

76

Multiple Sites Treated

No

Pond Number

Fountain 10

Service Performed

Repairs

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ Backpack

Water Level

Normal

Restrictions

None

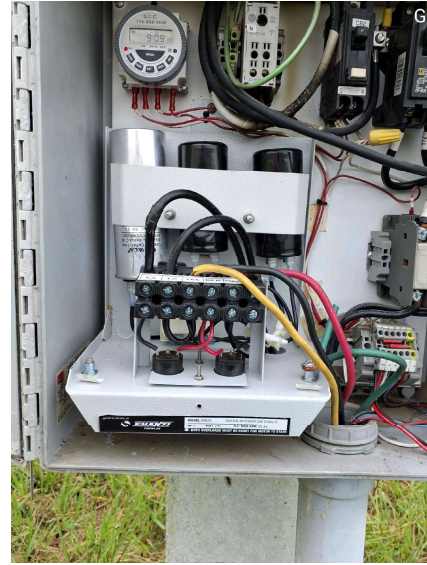
Observations/Recommendations

Fountain running properly.

Pictures:



Order report





Order report

Service details

Technician:

Randy Mitchell

Client:

Preserve at South Branch CDD

Service Date

8/30/2025

Request Warranted

Yes

Action Taken

Fountain 6- found burnt wire coming from disconnect. Cut bad burnt wire out and reconnected . Also replaced 1ft of number 6 black wire. Replaced 45MFD run capacitor Fountain back to running condition .Fountain 10- found that the overloads on capacitor box are bad. Will need new capacitor box.

Service Date

8/30/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Sunny

Wind

N 5mph

Temperature

90

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

Fountains 6 and 10

Service Performed

Treatment

Work Performed

☒ Other

Equipment Used

☒ JonBoat

Water Level

Medium

Restrictions

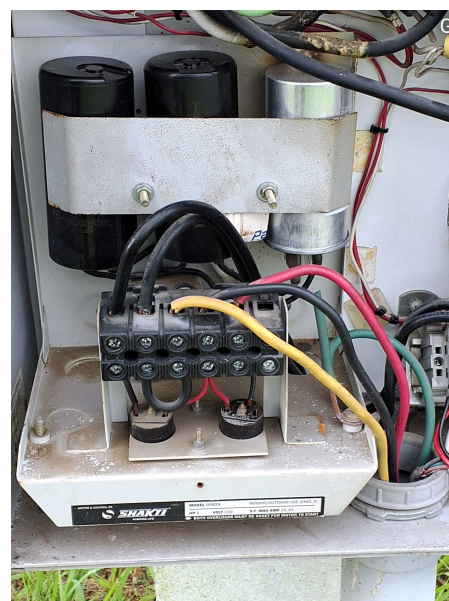
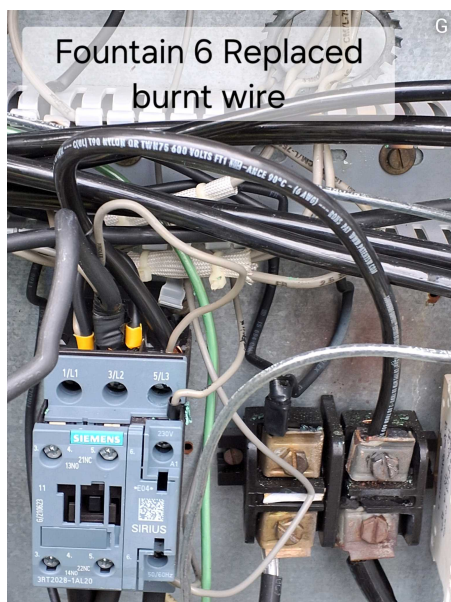
None

Observations/Recommendations

Number 10 needs new 5hp capacitor box.

Pictures:

Order report



Order report



Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date

9/17/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Partly Cloudy

Wind

7mph

Temperature

89°

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

All fountains

Service Performed

Cleaning & Inspection (Fountain/Aeration

Water Level

Low

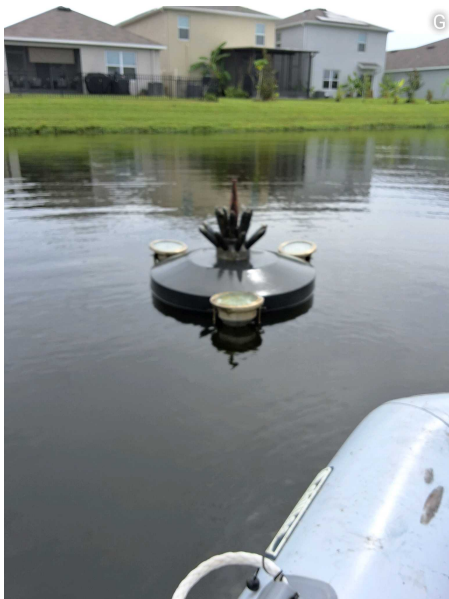
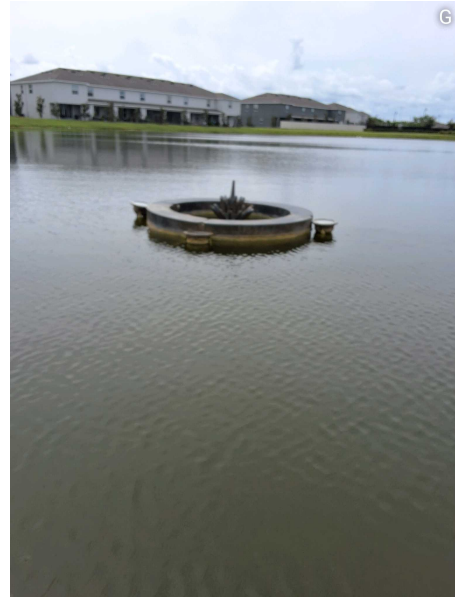
Observations/Recommendations

I cleaned, all the fountains, and intake screens.

Pictures



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	9/8/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Cloudy
Wind	N 5mph
Temperature	88
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Other
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Water was low on arrival. This shut the fountain off. Turned autofill on and filled the fountain back up. The fountain is back to normal operation. We added 10 gallons of liquid chlorine and 8 chlorine. Added 6lbs if shock We cleaned debris from the intake screen.





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	9/12/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Cloudy
Wind	N 5mph
Temperature	76
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added 10 gallons liquid chlorine. Removed debris from intake screen. Swapped out filters. Cleaned out filter basket. Scooped out floating debris.





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	9/19/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	88
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added 10 gallons liquid chlorine.Added (8) chlorine tablets. Cleaned debris floating and on intake screen.Backwahed sand filter





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	9/29/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	90
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Treatment
Work Performed	☒ Other
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added 10 gallons of liquid chlorine. Added (8) chlorine tabletsAdded (6)lbs of shock Cleaned intake screen



EXHIBIT 7





REVISED Water Features Preventative Maintenance Agreement

This water features preventative maintenance agreement, dated September 9, 2025, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **The Preserve at South Branch CDD** (hereinafter the “Customer”), c/o Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will perform water feature inspection and cleaning services on **two (2) existing water features located in the roundabout (Architectural Fountain) and at the entranceway (Monument Fountain)** on behalf of the Customer in accordance with the term and conditions of this agreement as follows:

WEEKLY (ROUNDAABOUT/ARCHITECTURAL FOUNTAIN ONLY):

⇒ Remove leaves, dirt and debris	Included
⇒ Treating any algae, microorganisms that may be present	Included
⇒ Perform water quality tests and chlorine treatment	Included
⇒ Electronic Service Report	Included

WEEKLY Preventative Maintenance Cost	\$250.00/Visit
---	-----------------------

MONTHLY (ENTRANCEWAY/MONUMENT FOUNTAIN):

⇒ Remove leaves, dirt and debris	Included
⇒ Treating any algae, microorganisms that may be present	Included
⇒ Perform water quality tests and chlorine treatment	Included
⇒ Electronic Service Report	Included

QUARTERLY (INCLUDES ABOVE – BOTH FOUNTAINS)

⇒ Clean all wetted surfaces to remove stains and/or discoloration	Included
⇒ Inspect & clean automatic fill systems, pumps, lighting, filters and water treatment equipment	Included
⇒ Adjust mechanical equipment & timer settings, as needed	Included
⇒ Provide Quarterly Management Report	Included

MONTHLY & QUARTERLY Preventative Maintenance Cost	\$285.00/Quarter
--	-------------------------

No parts or special repairs are included in our preventative maintenance agreement. Any parts or repair costs will be invoiced separately. Any service calls for fountain repairs outside of this agreement will be invoiced separately on a time and materials basis, with a one-hour minimum service charge. Blue Water Aquatics does not assume responsibility for parts failure.

The above price is effective for ninety (90) days from the date of this proposal.





Weather Delays

Customer understands that weather conditions—including but not limited to rain, cloud cover, and wind—may delay service. In such cases, Blue Water Aquatics will complete the work as soon as reasonably possible. The time required to fulfill all work under this Agreement may vary depending on the duration and severity of weather conditions.

Third-Party Fees

Customer agrees to reimburse Blue Water Aquatics for any processing fees related to registering with third-party compliance monitoring services and/or invoicing portals.

Payment Terms

Customer agrees to pay all invoices within thirty (30) days of receipt. Accepted payment methods include Cash, Check, Money Order, Zelle, ACH, or Credit Card (a 3% fee applies to all credit card transactions). Accounts more than thirty (30) days past due may result in suspension of future work.

Customer is responsible for all charges incurred from the start of service until Blue Water Aquatics receives written notice of termination in accordance with this Agreement.

Any invoice unpaid after sixty (60) days will accrue interest at 1.5% per month until paid in full.

If collection proceedings are required, Customer agrees to pay all related costs, including reasonable attorney's fees, court costs, and other expenses.

Disclaimer

While Blue Water Aquatics makes every effort to inspect the site prior to preparing a proposal or starting work, unforeseen or hidden conditions may arise without fault or negligence. These may result in additional time or material costs beyond the contract price. In such cases, the Customer will be notified of the issue and any anticipated additional charges.

By signing this Agreement, Customer confirms they have disclosed all known and relevant site conditions necessary to complete the work, such as access, parking, staging areas, fencing, obstructions, or gate codes.

Insurance

Blue Water Aquatics maintains Workers' Compensation, General Liability, Automotive Liability, and Property & Casualty insurance. A Certificate of Insurance is available upon request. If Customer requests to be named as an "Additional Insured," any related costs will be billed to the Customer.

Termination

Either party may terminate this Agreement with thirty (30) days' written notice.

Automatic Renewal

This Agreement will automatically renew annually on the anniversary date unless terminated by either party with thirty (30) days' written notice.

Annual Price Adjustment

Starting on the first anniversary of the contract commencement date, and each year thereafter, the contract price will adjust by the percentage increase in the Consumer Price Index (CPI-U, U.S. City Average, all goods and services), as published by the U.S. Department of Labor.



**Written Notice**

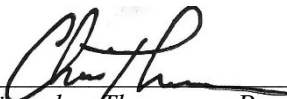
All written notices must be sent by Certified U.S. Mail, Return Receipt Requested, to the party's principal place of business listed in this Agreement.

E-Verify

Blue Water Aquatics uses the federal E-Verify program for contracts with public employers, as required by Florida Statute 448.095, and certifies compliance with all related provisions.

Addenda

See attached map, survey, and/or report, where applicable.



Christopher Thompson, President
Blue Water Aquatics, Inc.

Customer Signature

Printed Name & Title

09/09/2025

Date

Date





Water Features Inspection & Cleaning Agreement

This water feature inspection and cleaning agreement, dated March 12, 2024, and with an anticipated start date of **May 1, 2024**, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **The Preserve at South Branch CDD** (hereinafter the “Customer”), c/o Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will perform water feature inspection and cleaning services on **two (2) existing water features located in the roundabout (Architectural Fountain) and at the entranceway (Monument Fountain)** on behalf of the Customer in accordance with the term and conditions of this agreement as follows:

MONTHLY:

- | | |
|--|-----------------|
| ⇒ Remove leaves, dirt and debris | Included |
| ⇒ Treating any algae, microorganisms that may be present | Included |
| ⇒ Perform water quality tests and chlorine treatment | Included |
| ⇒ Electronic Service Report | Included |

QUARTERLY (INCLUDES ABOVE)

- | | |
|--|-----------------|
| ⇒ Clean all wetted surfaces to remove stains and/or discoloration | Included |
| ⇒ Inspect & clean automatic fill systems, pumps, lighting, filters and water treatment equipment | Included |
| ⇒ Adjust mechanical equipment & timer settings, as needed | Included |
| ⇒ Provide Quarterly Management Report | Included |

Total Water Features Inspection & Cleaning Contract Amount	\$ 550.00/month
---	------------------------

No parts or special repairs are included in our cleaning / maintenance agreement. Any parts or repair costs will be invoiced separately. Any service calls for repairs outside of this agreement will be invoiced separately at time and materials, with a one-hour minimum charge. Blue Water Aquatics does not assume responsibility for parts failure.

The above price is effective for sixty (60) days from the date of this proposal.

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics will perform the service as soon as reasonably possible. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement.





Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.

Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include: site access, site parking, staging areas, fencing, obstructions or gate codes)

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

Early Termination: Either party shall have the right to terminate this Agreement with thirty (30) days' written notice.

Automatic Renewal: This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).





E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Addenda: See attached map, survey, and report (where applicable).

Christopher Thompson, President
Blue Water Aquatics, Inc.

Jeff Haller (May 2, 2024 12:41 EDT)

Customer Signature

Jeff Haller, Vice Chair, BOS

Printed Name & Title

03/12/2024

Date

05/02/24

Date



EXHIBIT 8



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Field Operations Report
for
The Preserve At South Branch
Community Development District
August 2025

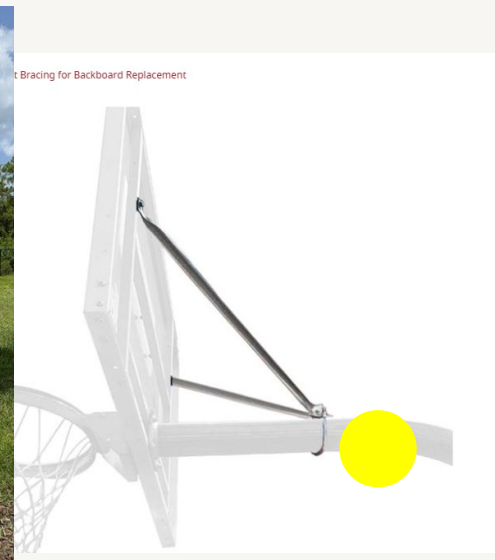


The Preserve at South Branch



The Preserve at South Branch

- Egis Insurance Inspection Items. (Continued)
 - Inspected and hammered down any bolts along playground barriers.
 - The playground has been raked once a week to address any low spots.
 - Fire Extinguishers.
 - Still in the housing and hasn't been used.
 - Playground Slide.
 - I have ordered the new part; they have told me that it will take up to 8 weeks to be molded and shipped. I have requested the tracking number when they send it out.
- Basketball Hoop.
 - Both of the arms have been completely removed and are not anywhere to be found.
 - I have found a site that just sells the backboard braces, which I have ordered and should be in my hands by the first week of August.



The Preserve at South Branch

- Drain Covered at Entrance.
 - This looks to be covered due to the road work being done on 54. It looks to be preventing any of the road resurfacing debris from going down the drains.
- Washout.
 - Eddie reported to me that he has seen more washouts in the community in several spots. I have sent all these to Jerry to assess when he is on-site.
-



The Preserve at South Branch

- Street Sign on Glowing Grove Ave.
 - This sign looks like it has recently been hit and is now leaning. I attempted to straighten it out, but I was unable.
 - I'm going to reach out to Raomner to see if he will honor it under a warranty deal.



Roundabout



Pond 6



Pond 9



Pond FCP A



A series of thin, light brown lines forming an abstract geometric pattern in the top left corner of the slide.

THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



A series of thin, light brown lines forming an abstract geometric pattern in the top left corner of the page. The lines intersect to create various triangular and polygonal shapes.

Field Operations Report
for
The Preserve At South Branch
Community Development District
September 2025



The Preserve at South Branch



The Preserve at South Branch

- Egis Insurance Inspection Items. (Continued)
 - Inspected and hammered down any bolts along playground barriers.
 - The playground has been raked once a week to address any low spots.
 - Fire Extinguishers.
 - Still in the housing and hasn't been used.
 - Playground Slide.
 - Installed. I have inspected it on every visit to make sure there are no issues with the part.
 - Basketball Hoop.
 - Part was delivered, but was the wrong length for the arms. I reached out to the company, and they are sending me the correct ones, which should be here by the beginning of next week.
 - I have made sure that the backboard is stable for now and does not move or wobble at all. Just for safety reasons.



The Preserve at South Branch

- Mailbox Gutters.
 - I have meetings on-site for gutter quotes.
 - Rain control Gutters.
 - Absolute Gutters.
 - Moore Rain Control Gutters.
 - Over the Edge Seamless Gutters.
- Sidewalk.
 - I have applied 3 gallons of vinegar to the area that needed to be cleaned near Silent Sands Lane.
 - It appears that someone has taken it upon themselves to start pressure washing some of the sidewalk area.
 - I had extra vinegar and have also applied it to the area at the North end of S Branch Blvd to see if that will help with what is on the asphalt.
- Front Entrance Lights.
 - The installation has been completed; the final touches are in the works with the placement of the lights shining up the palm trees.
 - I am meeting Mr. Howard onsite before the meeting to go over the controls for the lights.
 - I have reached out to Eddy to supply a proposal for the clearing of the old husk on the trees so that at night they are not casting a shadow on the trees.



The Preserve at South Branch

Roundabout



Emergency Access Area



New Mulch at Dog Park.



The Preserve at South Branch

North End of
South Branch.

Pond 9.



The Preserve at South Branch

Pond FPC-A.

Sox Install Pond FPC – E

- Looks great, grass is filling in well.



A series of thin, light brown lines forming an abstract geometric pattern in the top left corner of the slide.

THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 9



From: Hillary Henry <hhenry001@gmail.com>

Sent: Friday, September 5, 2025 12:40 PM

To: Heath Beckett <hbeckett@vestapropertyservices.com>

Subject: Sidewalk

Good Morning,

I believe Frontier cracked the sidewalk near my house when they were installing their lines. I have attached photos as proof. My address is 2940 Suncoast Blend Drive, Odessa, Florida 33556.

Best Regards,
Hillary Henry
5613195678



EXHIBIT 10

PENDING



EXHIBIT 11



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, The Preserve at South Branch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Heath Beckett of Vesta Property Services, Inc. is hereby designated as the Registered Agent for The Preserve at South Branch Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Vesta Property Services, Inc., 250 International Parkway, Suite 208, Lake Mary, FL 32746.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Pasco County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



EXHIBIT 12



From: Patricia M. Desthers <pdesthers@vestapropertyservices.com>
Sent: Wednesday, September 10, 2025 10:07 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: preservebodpirkola <preservebodpirkola@gmail.com>
Subject: Pasco County Utility Accounts

Good morning Heath,

While Chrissa was preparing our financials last month, she sent me the below:

There is a really old Due from Other balance for 206.17. I pulled financials from Prev Mgmt (5.2023) and it originates from utility monies that should have been reimbursed by the CDD.

It appears that the CDD previously reimbursed the HOA for three Pasco County water accounts. I have a cheat sheet that I pulled from previous management's records that tells me where to code all the Pasco County Utility bills. There are three accounts that say CDD meter. I don't know why DR Horton set it up this way and I believe the CDD has always reimbursed the HOA up until May of 2023.

I have attached the most recent statements and as you'll see the locations of these meters are on CDD property. I have also prepared a spreadsheet totaling what the HOA has paid on the accounts since May 2023 through August 2025.

Let me know if you would like to have a call about this or if you're going to be onsite, we could meet. We look forward to a resolution.



Your Community.
Our Commitment.

Patty Desthers, LCAM, CMCA

Community Association Manager

P. 727.258.0092 Ext 2

F. 813.641.1215

Vesta Property Services

16087 Secret Meadow Drive

Odessa, FL 33556

www.VestaPropertyServices.com



Due from Other	\$	206.17
October, 2023	\$	67.01
November, 2023	\$	88.62
December, 2023	\$	72.24
January, 2024	\$	57.42
February, 2024	\$	62.10
March, 2024	\$	35.58
April, 2024	\$	31.68
May, 2024	\$	40.26
June, 2024	\$	63.66
July, 2024	\$	90.18
August, 2024	\$	100.32
September, 2024	\$	95.64
October, 2024	\$	157.26
November, 2024	\$	42.69
December, 2024	\$	41.88
January, 2025	\$	130.17
February, 2025	\$	41.88
March, 2025	\$	61.32
April, 2025	\$	87.24
May, 2025	\$	127.74
June, 2025	\$	98.58
July, 2025	\$	74.28
August, 2025	\$	65.37
	\$	1,939.29





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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
42-52576

PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION INC

Service Address: **LIVING CORAL DR. & SEA CANARY**

Bill Number: 22805990

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1060595	01400269
Please use the 15-digit number below when making a payment through your bank	
106059501400269	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190492047	6/18/2025	0	7/18/2025	0	30	0

Usage History

	Water
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0

Transactions

Previous Bill	21.56
Payment 07/21/25	-21.56 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Total Current Transactions	21.56
TOTAL BALANCE DUE	\$21.56

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1060595
Customer # 01400269
Balance Forward 0.00
Current Transactions 21.56

Total Balance Due \$21.56
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

PRESERVE OF PASCO COUNTY COMMUNITY
ASSOCIATION INC
1020 EAST BRANDON BOULEVARD SUITE 207
BRANDON FL 33511

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





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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
42-52576

PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION INC

Service Address: **MAUVEWOOD & LIVING CORAL**

Bill Number: 22805992

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1060610	01400269
Please use the 15-digit number below when making a payment through your bank	
106061001400269	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101948	6/18/2025	3619	7/18/2025	3660	30	41

Usage History		
Water		
July 2025		41
June 2025		52
May 2025		82
April 2025		118
March 2025		68
February 2025		36
January 2025		12
December 2024		121
November 2024		12
October 2024		13
September 2024		161
August 2024		82

Transactions		
Previous Bill		42.12
Payment 07/21/25		-42.12 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	41 Thousand Gals X \$0.81	33.21
Total Current Transactions		33.21
TOTAL BALANCE DUE		\$33.21

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1060610
Customer # 01400269
Balance Forward 0.00
Current Transactions 33.21

Total Balance Due \$33.21
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

PRESERVE OF PASCO COUNTY COMMUNITY
ASSOCIATION INC
1020 EAST BRANDON BOULEVARD SUITE 207
BRANDON FL 33511

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





PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
42-52576

PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION INC

Service Address: **TUCSON WIND PLACE**

Bill Number: 22806754

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1156335	01400269
Please use the 15-digit number below when making a payment through your bank	
115633501400269	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210325750	6/18/2025	15	7/18/2025	15	30	0

Usage History

	Water
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0

Transactions

Previous Bill	10.60
Payment 07/21/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1156335
Customer # 01400269
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

PRESERVE OF PASCO COUNTY COMMUNITY
ASSOCIATION INC
1020 EAST BRANDON BOULEVARD SUITE 207
BRANDON FL 33511

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



EXHIBIT 13



Mr. Whited advised Supervisors of his discussion with SWFWMD regarding the berm at FPC-E. SWFWMD is amenable to the District submitting a permit modification application with a report showing calculations to prove the capacities of the two flood plain compensation areas are not diminished by the berm disruption. If approved, it would negate the need for the District to repair the berm. Mr. Whited estimated approximately 5 hours of District Engineer time to complete the calculations and report and to submit the application.

The Board directed the District Engineer to proceed with the SWFWMD permit modification for FPC-E and associated calculation reporting.

Mr. Whited did not have an update for the Pasco County turnover; the County is still working through their maintenance plan. Pasco County Public Works will be responsible for repairing the truncated dome and crosswalk at Touchpoint, and Pasco County Utilities will be repairing the area on the other side of the road by the apartments. He advised of an app now available on the [Pasco County website to report County maintenance concerns](#).

B. Exhibit 1: Review of Field Services Requests/Responses (6/29 – 8/26)

A question was asked about the maintenance of the pond behind Storybrook. Mr. Burnite advised that the torpedo grass was chemically treated.

C. Exhibit 2: Aquatic – *Chuck Burnite, GHS Environmental*

Mr. Burnite presented the Aquatic Report. The report will be modified in the upcoming months to capture more information of the actions performed during the site visits. The control structure maintenance is in progress and the structures are working as intended. Mr. Burnite discussed the progress of the wetland mitigation permit modification.

Board direction was to share the scoring with Ms. Moczynski ahead of the meeting so that she can review and prepare a recommendation for when the Board discusses the matter. Mr. Howard will be included in staff discussions.

Mr. Navarro recommended vendors stay off the sod installed at FPC-E for a couple of weeks.

D. Exhibit 3: Landscape – *Eddie Navarro, Cepra*

Mr. Navarro presented a proposal to clean up the area behind building #31 of the Townhomes and discussed the scope to cut back the overgrown Brazilian pepper and bamboo along the ditch. Mr. Beckett provided additional background information on the initiation of the request.

On a MOTION by Mr. Handrick, Jr., SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the Board approved Cepra to clear the area behind the Townhomes wall for an amount not to exceed \$15,000.00, for The Preserve at South Branch Community Development District.

Mr. Navarro provided an update on the landscape projects and responded to Supervisor questions.

Mr. Bush was asked to obtain a proposal for gutters on the mailbox roof to direct water towards the road.

Mr. Burnite was asked for a proposal to treat invasives growing below the water line in the ditch behind the Townhomes wall.

1. Exhibit 4: Ratification of Cepra Proposal to Cut Back Encroaching Bamboo at Townhome Building #31 - \$520.00

On a MOTION by Mr. Howard, SECONDED by Dr. Silverstein, WITH ALL IN FAVOR, the Board ratified the approval for Cepra's initial cut back of encroaching bamboo at the Townhome building #31 in the amount of \$520.00, for The Preserve at South Branch Community Development District.

- E. Exhibit 5: Fountains – *Randy Mitchell, Blue Water Aquatics*

Mr. Mitchell presented the Fountains Report and responded to Supervisor questions. Delivery of the part for the FPC-A fountain repair is anticipated later in the week, a proposal for the capacitor box on pond 10 fountain will be forwarded, and the relay of the auto-fill was removed from the roundabout fountain so it would not overflow. They are out weekly and will monitor the water level.

1. Consideration of Blue Water Aquatic Fountain Proposals

- a. Exhibit 6: # FA2025-1114-REV to replace Fountain 7 Motor (7.5 HP) - \$2,236.50

Mr. Mitchell advised the motor should get the fountain operational, everything else has been replaced.

On a MOTION by Mr. Howard, SECONDED by Mr. Handrick, Jr., WITH ALL IN FAVOR, the Board approved Blue Water Aquatics proposal # FA2025-1114-REV to replace fountain 7 motor (7.5 HP) in the amount of \$2,236.50, for The Preserve at South Branch Community Development District.

The location of the fountain in FPC-E was discussed. If the cable allows it will be moved.

- b. Exhibit 7: #FA2025-1119 to Replace Motor Start Contactor - \$287.90

On a MOTION by Mr. Howard, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the Board ratified the approval of proposal ##FA2025-1119 to replace the motor start contactor for fountain FPC-A, in the amount of \$287.90, for The Preserve at South Branch Community Development District.

It was noted that the entrance water fountain was not working and stagnant water was breeding mosquitos, and that the fountain machinery will need to be replaced and placed on a platform as it's subject to flooding in its current location. Supervisors reviewed a previous discussion for Blue Water Aquatics to add chlorine tabs to the reservoir to inhibit mosquito breeding. Mr. Beckett was asked to submit an insurance claim for this fountain.

- F. Exhibit 8: Field Services – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the Field Services Report which did not make it into the agenda packet. He will provide Mr. Navarro with the location of broken/cut irrigation lines. Mr. Bush discussed the eventual replacement of the emergency access fence due to the two left footers being subject to erosion due to exposure to wind and rain events, and confirmed a proposal for gutters to be added on all four sides of the mailbox roof would be requested. He also advised that Mr. Gay is working with Mr. Navarro on the landscape lighting on the palms.

Discussion followed regarding cleaning the sidewalk from the amenity center east towards Suncoast trail. It was recommended that 30% vinegar solution be used prior to a rainstorm to negate killing adjoining grass.

Mr. Bush advised that the permanent lights should be installed in the next couple of weeks.

a. Exhibit 9: Consideration of Field Operation Proposals

There being none, the next item followed.

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

Ms. Moczynski advised of the response from DR Horton's attorney, and that the Rules of Procedure would be updated to align with the latest Statute changes updates approved in the recent legislative session. The Rules of Procedure will require a public hearing at a future meeting before adoption.

Ms. Moczynski advised she may not be in attendance at the next meeting, but an alternate will attend. Mr. Whited advised he may also have a conflict, but he will try to attend virtually.

1. Walk-on Exhibit A: Adoption of Resolution 2025-14, Redesignating Registered Agent and Registered Office of the District

Ms. Moczynski advised this will update the Registered Agent and Registered Office of the District to Vesta District Services.

Public comments were requested on this item.

Ms. Moczynski reviewed the berm documents received from DR Horton's attorney.

On a MOTION by Mr. Howard, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-14, Redesignating Registered Agent and Registered Office of the District**, for The Preserve at South Branch Community Development District.

Mr. Whited will review the aerial photographs against the SWFWMD permit documentation to confirm whether any work was performed post operational transfer.

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)

Board consensus was to approve the change in meeting location.

2. Discussion on District Annual Performance Measures and Standards

a. Exhibit 10: Review of FY 2025 Performance Measures and Standards

Board consensus was that all goals and objects were met.

On a MOTION by Mr. Howard, SECONDED by Mr. Handrick, Jr., WITH ALL IN FAVOR, the Board approved the FY 2025 Reporting of Achieved Goals and Objectives, for The Preserve at South Branch Community Development District.

b. Exhibit 11: Adoption of FY 2026 Annual Performance Measures, Standards and Annual Reporting

On a MOTION by Mr. Abercrombie, SECONDED by Mr. Howard, WITH ALL IN FAVOR, the Board established the FY 2026 Annual Performance Measures, Standards and Annual Reporting Form, for The Preserve at South Branch Community Development District.

FOURTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 12: Consideration and Approval of the Minutes of the Regular Meeting Held August 5, 2025

B. Exhibit 13: Consideration and Acceptance of the July 2025 Unaudited Financial Report

On a MOTION by Dr. Silverstein, SECONDED by Mr. Howard, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A and B as presented, for The Preserve at South Branch Community Development District.

FIFTH ORDER OF BUSINESS: Supervisor Requests & Comments *(Includes Updates, General Comments, and Next Meeting Agenda Item Requests)*

It was requested that notification be distributed more quickly when infrastructure is down.

SIXTH ORDER OF BUSINESS: Audience Comments *(Limited to 3 Minutes Per Individual on CDD-Related Business)*

The floor was opened for audience comments.

SEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The Preserve at South Branch Community Development District's next meeting is scheduled for 9:00 a.m. on October 2, 2025 at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Pkwy, Lutz, FL 33558

All Supervisors present affirmed their intent to attend the meeting in person.

EIGHTH ORDER OF BUSINESS: Action Items Summary

District Engineer

- Calculations for FPC-E capacity and permit modification application

Field Manager

- Proposal for gutters on four eaves of the mailbox roof.

NINTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Abercrombie, SECONDED by Dr. Silverstein, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:10 a.m., for The Preserve at South Branch Community Development District.

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

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

☐ Heath Beckett, Secretary

☐ _____, Assistant Secretary

☐ Anthony Snyder, Chair

☐ Rob Howard, Vice Chair

EXHIBIT 14



The Preserve at South Branch Community Development District

Financial Statements (Unaudited)

August 31, 2025



The Preserve at South Branch CDD
Balance Sheet
August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 623,215	\$ -	\$ -	\$ -	\$ -	\$ 623,215
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS						
6 REVENUE FUND	-	-	229,863	311,445	166,205	707,513
7 RESERVE FUND	-	-	131,656	178,475	217,050	527,181
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	27,636	27,636
11 ACCOUNTS RECEIVABLE	1,280	-	-	-	-	1,280
12 ON ROLL ASSESSMENTS RECEIVABLE	-	-	-	-	-	-
13 DUE FROM OTHER SOURCES	-	54,656	-	-	-	54,656
14 PREPAID EXPENSES	2,363	-	-	-	-	2,363
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 631,854	\$ 54,656	\$ 361,519	\$ 489,920	\$ 410,891	\$ 1,948,840
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 40,858	\$ -	\$ -	\$ -	\$ -	\$ 40,858
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	-	-	-	-	-	-
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	54,656	-	-	-	-	54,656
24 TOTAL LIABILITIES	95,514	-	-	-	-	95,514
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	7,359	-	-	-	-	7,359
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	528,982	54,656	361,519	489,920	410,891	1,845,968
31 TOTAL FUND BALANCE	536,340	54,656	361,519	489,920	410,891	1,853,326
32 TOTAL LIABILITIES & FUND BALANCE	\$ 631,854	\$ 54,656	\$ 361,519	\$ 489,920	\$ 410,891	\$ 1,948,840

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 August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
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%
6 TOTAL REVENUE	\$ 1,023,265	\$ -	\$ 1,010,207	\$ (13,058)	99%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 13,000	\$ 800	\$ 9,800	\$ (3,200)	75%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	14,163	(1,288)	92%
11 ADMINISTRATIVE SERVICES	11,330	944	10,386	(944)	92%
12 ACCOUNTING SERVICES	11,330	944	10,386	(944)	92%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	5,042	(458)	92%
15 MASS MAILING	1,500	-	1,394	(106)	93%
16 MEETING ROOM RENTAL	3,000	183	2,150	(850)	72%
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	61	1,763	563	147%
22 ENGINEERING SERVICES	14,000	1,980	29,438	15,438	210%
23 COUNTY ROAD CONVEYANCE	15,000	-	226	(14,774)	2%
24 LEGAL SERVICES	20,000	1,076	10,761	(9,239)	54%
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%
30 TOTAL ADMINISTRATIVE	139,875	7,734	117,645	(22,230)	84%
31 INSURANCE					
32 INSURANCE - GENERAL LIABILITY	16,000	-	15,192	(808)	95%
33 TOTAL INSURANCE	16,000	-	15,192	(808)	95%
34 UTILITIES					
35 UTILITY	75,000	2,383	30,496	(44,504)	41%
36 STREETLIGHTS	199,100	13,132	146,107	(52,993)	73%
37 RECLAIMED WATER	5,000	579	4,171	(829)	83%
38 TOTAL UTILITIES	279,100	16,094	180,774	(98,326)	65%

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 August 31, 2025

39	FIELD OPERATIONS					
40	FIELD OPERATIONS	3,890	324	3,566	(324)	92%
41	AQUATIC MAINTENANCE	22,500	1,875	74,393	51,893	331%
42	WETLAND MONITORING	9,500	-	-	(9,500)	0%
43	WETLAND MAINTENANCE	78,480	-	-	(78,480)	0%
44	FOUNTAIN MAINTENANCE & REPAIR	34,200	5,875	30,356	(3,844)	89%
45	ACCESS CONTROL	7,000	-	-	(7,000)	0%
46	PARK MAINTENANCE	9,000	56	56	(8,944)	1%
47	ENTRANCE, GATE & WALLS MAINTENANCE	5,000	-	-	(5,000)	0%
48	LANDSCAPE MAINTENANCE	300,785	24,695	274,635	(26,150)	91%
49	LANDSCAPE REPLACEMENT/REPAIRS	37,635	520	19,374	(18,261)	51%
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	20,335	25,335	20,335	507%
54	SECURITY	10,000	928	6,960	(3,040)	70%
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	734	2,589	(211)	92%
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	650	23,673	4,173	121%
63	TOTAL FIELD OPERATIONS	588,290	55,992	502,867	(85,423)	85%
64	TOTAL EXPENDITURES	\$ 1,023,265	\$ 79,820	\$ 816,477	\$ (206,788)	80%
65	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	0	(79,820)	193,730	193,730	
66	OTHER FINANCING SOURCES & USES					
67	TRANSFERS IN	-	-	-	-	
68	TRANSFERS OUT	-	-	-	-	
69	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
70	FUND BALANCE - BEGINNING - UNAUDITED	159,751		342,611	182,860	
71	NET CHANGE IN FUND BALANCE	0	(79,820)	193,730	193,730	
72	FUND BALANCE - ENDING - PROJECTED	\$ 159,751		\$ 536,340	\$ 376,590	
73	ANALYSIS OF FUND BALANCE					
74	NONSPENDABLE					
75	PREPAID & DEPOSITS	7,359		7,359		
76	CAPITAL RESERVES					
77	OPERATING CAPITAL	-		-		
78	UNASSIGNED	152,392		528,982		
79	TOTAL FUND BALANCE	\$ 159,751		\$ 536,340		

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 August 31, 2025

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



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 August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,350	\$ 264,127	\$ 777
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	11,341	11,341
5 TOTAL REVENUE	263,350	275,468	12,118
6 EXPENDITURES			
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
13 TOTAL EXPENDITURES	262,526	259,188	(3,339)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	824	16,281	15,457
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	321,695	345,238	23,543
20 NET CHANGE IN FUND BALANCE	824	16,281	15,457
21 FUND BALANCE - ENDING	\$ 322,519	\$ 361,519	\$ 39,000

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 August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 357,357	\$ 358,412	\$ 1,054
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	15,057	15,057
5 TOTAL REVENUE	357,357	373,468	16,111
6 EXPENDITURES			
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	-
13 TOTAL EXPENDITURES	352,726	354,838	2,112
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,631	18,631	13,999
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	444,525	471,289	26,764
20 NET CHANGE IN FUND BALANCE	4,631	18,631	13,999
21 FUND BALANCE - ENDING	\$ 449,156	\$ 489,920	\$ 40,764

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 August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	435,381	\$ 1,281
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	13,672	13,672
5 TOTAL REVENUE	434,100	449,053	14,953
6 EXPENDITURES			
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	-
13 TOTAL EXPENDITURES	432,775	434,900	2,125
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,325	14,153	12,828
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(8,742)	(8,742)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(8,742)	(8,742)
19 FUND BALANCE - BEGINNING	366,400	377,845	11,445
20 NET CHANGE IN FUND BALANCE	1,325	5,411	4,086
21 FUND BALANCE - ENDING	\$ 367,725	383,255	\$ 15,530

The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2024		EOY Balance				381,996.39
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 Manager 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 - 09.17.24		31.98	315,046.60
10/23/2024	03ACH102324	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.16.24 - 09.17.24		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	16080 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: TPA4637 (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

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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	100362	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	Briette 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.)		3,858.33	287,999.60
11/11/2024	1449	Mike Fasano, Pasco County Tax Collector			538.08	287,461.52
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.)		24,895.00	368,325.39
11/21/2024	03ACH112124	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 9.17.24 - 10.17.24		6.48	368,318.91
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		184.59	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	53,408.32	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
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	Cepra Landscape	Invoice: TPA4878 (Reference: Hurricane Milton Clean Up 11.29.24.)		6,988.00	2,172,857.52

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/10/2024	100372	Brietic 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			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	Cepra 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	16236 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&B 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 RDWY 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	Brietic 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
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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 BBall 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	1469	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	Cepira 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: 786131 (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 BBall 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
02/28/2025	16ACH022825	Duke Energy	16080 Tuscany 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 Prsrv 5B- 01.16.25 - 02.14.25		827.94	2,082,542.47

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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	Brietic 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	15925 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		212.28	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	16080 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 Tuscany 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 Tuscany Hillside Rd- Fountain 02.04.25- 03.03.25		30.80	997,071.03
03/31/2025		End of Month		4,630.29	1,112,936.34	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...		5,316.09	979,943.27
04/03/2025	100420	Pasco Sheriff's Office	Invoice: I-20254-11609 (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
04/08/2025	100421	Brietic Dvorak, Inc	Invoice: 1896 (Reference: 03.03.25- 03.28.25.)		3,510.00	970,915.56
04/09/2025	01ACH040925	Duke Energy	0000 S Branch Blvd Lite Prsrv 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	Finn Outdoor LLC	Invoice: 2836 (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

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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	03ACH42825	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	08ACH42825	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	2069 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	845,980.55
05/01/2025	01ACH050125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL03.06.25- 04.03.25		7,055.25	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.)		598.78	927,933.47
05/07/2025	100435	Brietic Dvorak, Inc	Invoice: 1926 (Reference: Engineering service 04/01- 04/30.)		2,850.00	925,083.47
05/08/2025	01ACH050825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 03.15.25- 04.14.25		840.03	924,243.44
05/08/2025	02ACH050825	Duke Energy	00 South Branch Blvd. LITE 03.15.25- 04.14.25		806.51	923,436.93
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
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 - irrigation 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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
05/30/2025	100446	Kass Shuler, PA	Invoice: 769388 (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-262994 (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 Prsrv 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	Brletic 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	16090 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
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	Brletic 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.)		1,794.59	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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 Terrace 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	Kilinski 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	08ACH072825	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
08/01/2025	01ACH080125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 06.05.25- 07.03.25		7,055.26	696,341.75
08/04/2025	01ACH080425	Duke Energy	000 State Road 54 LITE S Branch RDWY 06.06.25- 07.07.25		3,789.71	692,552.04
08/04/2025	1500	Site Masters of Florida, LLC	Remediate void in right-of-way curb inlet		1,800.00	690,752.04
08/04/2025	100480	Office Pride Commercial Cleaning Services	Invoice: Inv-272483 (Reference: Day Porter Services 3x per week.)		649.50	690,102.54
08/04/2025	100481	Pasco Sheriff's Office	Invoice: I-20258-11981 (Reference: security.)		928.00	689,174.54
08/06/2025	100482	Blue Water Aquatics, Inc.	Invoice: 33990 (Reference: Fountain repair.) Invoice: 33989 (Reference: Fountain repair Round...		6,058.79	683,115.75
08/08/2025	01ACH080825	Duke Energy	00 South Branch Blvd. LITE06.14.25- 07.15.25		806.51	682,309.24
08/08/2025	02ACH080825	Duke Energy	00000 S Branch Blvd 4B 06.14.25- 07.15.25		638.89	681,670.35
08/08/2025	03ACH080825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 06.14.25- 07.15.25		840.03	680,830.32
08/11/2025	1501	Anthony Snyder	BOS Meeting 8/5/25		200.00	680,630.32
08/11/2025	1502	David H. Silverstein	BOS Meeting 8/5/25		200.00	680,430.32
08/11/2025	1503	Robert Howard	BOS Meeting 8/5/25		200.00	680,230.32
08/11/2025	1504	Thomas Handrick, Jr.	BOS Meeting 8/5/25		200.00	680,030.32
08/12/2025	100483	Brietic Dvorak, Inc	Invoice: 2063 (Reference: project manager and senior inspector July25.)		1,950.00	678,080.32
08/18/2025	100484	Vesta District Services	Invoice: 426118 (Reference: Management Fees Aug 25.)		3,958.33	674,121.99
08/19/2025	100485	Illuminations Holiday Lighting	Invoice: 92825 (Reference: Deposit on Christmas Lighting.)		20,335.00	653,786.99
08/20/2025	100486	GHS Environmental	Invoice: 2025-485 (Reference: Aquatic Maintenance.)		1,875.00	651,911.99
08/20/2025	100487	Cepra Landscape	Invoice: TPA5920 (Reference: Trimming of Bamboo behind Townhome wall at Building 31, Bamboo need...		520.00	651,391.99
08/20/2025	100488	Romaner Graphics	Invoice: 22661 (Reference: Signs.) Invoice: 22662 (Reference: Signs.)		5,215.00	646,176.99
08/20/2025	100489	Vesta District Services	Invoice: 428054 (Reference: Billable Expenses - Jul 2025.)		183.00	645,993.99
08/20/2025	100490	Kilinski Van Wyk PLLC	Invoice: 12947 (Reference: Legal Services Aug 25.)		1,075.80	644,918.19
08/21/2025	1505	US Bank Tax distribution			18,193.02	626,725.17
08/25/2025	01ACH082525	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 06.18.25- 07.18.25		307.80	626,417.37
08/25/2025	02ACH082525	Pasco County - Utilities Services	3048 Suncoast Blend Dr 06.18.25- 07.18.25		198.45	626,218.92
08/25/2025	03ACH082525	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 6.18.25- 07.18.25		62.44	626,156.48
08/25/2025	04ACH082525	Pasco County - Utilities Services	16546 Secret Meadow Dr 06.18.25- 07.18.25		10.60	626,145.88
08/25/2025	100491	Business Observer	Invoice: 25-01737P (Reference: Public board meeting.)		61.25	626,084.63
08/28/2025	01ACH082825	Duke Energy	2069 S Branch Blvd- Entrance 07.02.25- 08.01.25		35.67	626,048.96
08/28/2025	02ACH082825	Duke Energy	16159 SOFT FERN TRCE 07.02.25- 08.01.25 (Fountain)		185.12	625,863.84
08/28/2025	03ACH082825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 07.02.25- 08.01.25		225.24	625,638.60
08/28/2025	04ACH082825	Duke Energy	2887 Living Coral Dr- Fountain 07.02.25- 08.01.25		424.82	625,213.78
08/28/2025	05ACH082825	Duke Energy	2853 Suncoast Blend Dr- Fountain 07.02.25- 08.01.25		448.07	624,765.71
08/28/2025	06ACH082825	Duke Energy	2539 S Branch Blvd- Fountain 07.02.25- 08.01.25		134.11	624,631.60
08/28/2025	07ACH082825	Duke Energy	15935 Deep Ravine Ln - Fountain 07.02.25- 08.01.25		242.46	624,389.14
08/28/2025	08ACH082825	Duke Energy	16090 Secret Meadow Dr- Fountain 07.02.25- 08.01.25		210.70	624,178.44
08/28/2025	09ACH082825	Duke Energy	3410 S BRANCH BLVD 07.02.25- 08.01.25 (Fountain)		279.90	623,898.54

The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
08/28/2025	10ACH082825	Duke Energy	15883 Deep Ravine Ln- Fountain 07.02.25- 08.01.25		223.72	623,674.82
08/28/2025	11ACH082825	Duke Energy	3194 TUSCON WIND PL 07.02.25- 08.01.25 (Fountain)		243.80	623,431.02
08/28/2025	13ACH082825	Duke Energy	3234 LIVING CORAL DR 07.02.25- 08.01.25 (Fountain)		30.80	623,400.22
08/28/2025	14ACH082825	Duke Energy	16236 Weathered Windmill TE- Irrigation 07.02.25- 08.01.25		30.80	623,369.42
08/28/2025	15ACH082825	Duke Energy	3003 S Branch Blvd Access and BBall Ct 07.02.25- 08.01.25		30.80	623,338.62
08/28/2025	16ACH082825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 07.02.25- 08.01.25		30.80	623,307.82
08/28/2025	17ACH082825	Duke Energy	3000 Living Coral Dr - Irrigation 07.02.25- 08.01.25		30.80	623,277.02
08/28/2025	18ACH082825	Duke Energy	16080 Tuscany Hillside Rd- Fountain 07.02.25- 08.01.25		30.80	623,246.22
08/28/2025	19ACH082825	Duke Energy	3246 Living Coral Dr- Irrigation 07.02.25- 08.01.25		30.80	623,215.42
08/31/2025	End of Month			0.00 #	80,181.59	623,215.42



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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1500	08/04/2025	Site Masters of Flo...		1101000 · Cash- Op...		-1,800.00
Bill	073125-1	07/31/2025			1560150 · Miscellan...	-1,800.00	1,800.00
TOTAL						-1,800.00	1,800.00
Bill Pmt -Check	1501	08/11/2025	Anthony Snyder		1101000 · Cash- Op...		-200.00
Bill	080525 MTG	08/11/2025			1510000 · Superviso...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1502	08/11/2025	David H. Silverstein		1101000 · Cash- Op...		-200.00
Bill	080525 MTG	08/11/2025			1510000 · Superviso...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1503	08/11/2025	Robert Howard		1101000 · Cash- Op...		-200.00
Bill	080525 MTG	08/11/2025			1510000 · Superviso...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1504	08/11/2025	Thomas Handrick, ...		1101000 · Cash- Op...		-200.00
Bill	080525 MTG	08/11/2025			1510000 · Superviso...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1505	08/21/2025	US Bank Tax distri...		1101000 · Cash- Op...		-18,193.02
Bill	258908000-25-2	08/20/2025			3207201 · GF Due T...	-4,548.48	4,548.48
Bill	257599000-25-2	08/20/2025			4207201 · GF Due T...	-6,160.76	6,160.76
Bill	236379000-25-2	08/20/2025			5207201 · GF Due T...	-7,483.78	7,483.78
TOTAL						-18,193.02	18,193.02
Bill Pmt -Check	01ACH080125	08/01/2025	Duke Energy		1101000 · Cash- Op...		-7,055.26
Bill	88574963 -JUL 2025	07/09/2025			1540010 · Utilities - ...	-7,055.26	7,055.26
TOTAL						-7,055.26	7,055.26



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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH080425	08/04/2025	Duke Energy		1101000 · Cash- Op...		-3,789.71
Bill	88593156 -JUL 2025	07/10/2025			1540010 · Utilities - ...	-3,789.71	3,789.71
TOTAL						-3,789.71	3,789.71
Bill Pmt -Check	01ACH080825	08/08/2025	Duke Energy		1101000 · Cash- Op...		-806.51
Bill	88592212 - JUL 2025	07/16/2025			1540010 · Utilities - ...	-806.51	806.51
TOTAL						-806.51	806.51
Bill Pmt -Check	02ACH080825	08/08/2025	Duke Energy		1101000 · Cash- Op...		-638.89
Bill	88574400 - JUL 2025	07/16/2025			1540010 · Utilities - ...	-638.89	638.89
TOTAL						-638.89	638.89
Bill Pmt -Check	03ACH080825	08/08/2025	Duke Energy		1101000 · Cash- Op...		-840.03
Bill	88573582 - JUL 2025	07/16/2025			1540010 · Utilities - ...	-840.03	840.03
TOTAL						-840.03	840.03
Bill Pmt -Check	01ACH082525	08/25/2025	Pasco County - Util...		1101000 · Cash- Op...		-307.80
Bill	0999505-22805036	08/04/2025			1540030 · Utilities - ...	-307.80	307.80
TOTAL						-307.80	307.80
Bill Pmt -Check	02ACH082525	08/25/2025	Pasco County - Util...		1101000 · Cash- Op...		-198.45
Bill	1060520-22805984	08/04/2025			1540020 · Utilities - ...	-198.45	198.45
TOTAL						-198.45	198.45
Bill Pmt -Check	03ACH082525	08/25/2025	Pasco County - Util...		1101000 · Cash- Op...		-62.44
Bill	1144390-22806642	08/04/2025			1540020 · Utilities - ...	-62.44	62.44
TOTAL						-62.44	62.44



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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	04ACH082525	08/25/2025	Pasco County - Util...		1101000 · Cash- Op...		-10.60
Bill	1030820-22805729	08/04/2025			1540020 · Utilities - ...	-10.60	10.60
TOTAL						-10.60	10.60
Bill Pmt -Check	01ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-35.67
Bill	88619000 - JUL2025	08/05/2025			1540000 · Utilities - ...	-35.67	35.67
TOTAL						-35.67	35.67
Bill Pmt -Check	02ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-185.12
Bill	88594769 - JUL2025	08/05/2025			1540000 · Utilities - ...	-185.12	185.12
TOTAL						-185.12	185.12
Bill Pmt -Check	03ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-225.24
Bill	88593700 - JUL2025	08/05/2025			1540000 · Utilities - ...	-225.24	225.24
TOTAL						-225.24	225.24
Bill Pmt -Check	04ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-424.82
Bill	88592767 - JUL2025	08/05/2025			1540000 · Utilities - ...	-424.82	424.82
TOTAL						-424.82	424.82
Bill Pmt -Check	05ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-448.07
Bill	88592402 - JUL2025	08/05/2025			1540000 · Utilities - ...	-448.07	448.07
TOTAL						-448.07	448.07
Bill Pmt -Check	06ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-134.11
Bill	88592022 - JUL2025	08/05/2025			1540000 · Utilities - ...	-134.11	134.11
TOTAL						-134.11	134.11



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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	07ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-242.46
Bill	88591823 - JUL2025	08/05/2025			1540000 · Utilities - ...	-242.46	242.46
TOTAL						-242.46	242.46
Bill Pmt -Check	08ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-210.70
Bill	88591584 - JUL2025	08/05/2025			1540000 · Utilities - ...	-210.70	210.70
TOTAL						-210.70	210.70
Bill Pmt -Check	09ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-279.90
Bill	88574731 - JUL2025	08/05/2025			1540000 · Utilities - ...	-279.90	279.90
TOTAL						-279.90	279.90
Bill Pmt -Check	10ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-223.72
Bill	88574137 - JUL2025	08/05/2025			1540000 · Utilities - ...	-223.72	223.72
TOTAL						-223.72	223.72
Bill Pmt -Check	11ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-243.80
Bill	88573904 - JUL2025	08/05/2025			1540000 · Utilities - ...	-243.80	243.80
TOTAL						-243.80	243.80
Bill Pmt -Check	13ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-30.80
Bill	88591344 - JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	14ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		-30.80
Bill	88592957 -JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	30.80
TOTAL						-30.80	30.80



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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	15ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		
Bill	88593346 - JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	-30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	16ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		
Bill	88593932 - JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	-30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	17ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		
Bill	88594082 - JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	-30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	18ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		
Bill	88594529 - JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	-30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	19ACH082825	08/28/2025	Duke Energy		1101000 · Cash- Op...		
Bill	88594272 - JUL2025	08/05/2025			1540000 · Utilities - ...	-30.80	-30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	100480	08/04/2025	Office Pride Comm...		1101000 · Cash- Op...		
Bill	Inv-272403	08/01/2025			1560080 · Pet Wast...	-649.50	-649.50
TOTAL						-649.50	649.50
Bill Pmt -Check	100481	08/04/2025	Pasco Sheriff's Offi...		1101000 · Cash- Op...		
Bill	I-20258-11981	08/01/2025			1560140 · Security	-928.00	-928.00
TOTAL						-928.00	928.00

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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100482	08/06/2025	Blue Water Aquatic...		1101000 · Cash- Op...		-6,058.79
Bill	33986	08/01/2025			1560030 · Decorativ...	-4,824.88	4,824.88
Bill	33990	08/01/2025			1560032 · Pond Fou...	-278.40	278.40
Bill	33989	08/01/2025			1560030 · Decorativ...	-500.00	500.00
Bill	33988	08/01/2025			1560032 · Pond Fou...	-136.00	136.00
Bill	33987	08/01/2025			1560033 · Pond Fou...	-319.51	319.51
TOTAL						-6,058.79	6,058.79
Bill Pmt -Check	100483	08/12/2025	Brletic Dvorak, Inc		1101000 · Cash- Op...		-1,950.00
Bill	2063	07/31/2025			1510130 · Engineeri...	-1,950.00	1,950.00
TOTAL						-1,950.00	1,950.00
Bill Pmt -Check	100484	08/18/2025	Vesta District Servi...		1101000 · Cash- Op...		-3,958.33
Bill	428118	08/01/2025			1560010 · Field Ope...	-324.17	324.17
					1510020 · District M...	-1,287.50	1,287.50
					1510030 · Administr...	-944.17	944.17
					1510040 · Accountin...	-944.16	944.16
					1530020 · Assessm...	-458.33	458.33
TOTAL						-3,958.33	3,958.33
Bill Pmt -Check	100485	08/19/2025	Illuminations Holid...		1101000 · Cash- Op...		-20,335.00
Bill	92825	08/13/2025			1560130 · Holiday Li...	-20,335.00	20,335.00
TOTAL						-20,335.00	20,335.00
Bill Pmt -Check	100486	08/20/2025	GHS Environmental		1101000 · Cash- Op...		-1,875.00
Bill	2025-485	08/15/2025			1560020 · Aquatic M...	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00
Bill Pmt -Check	100487	08/20/2025	Cepra Landscape		1101000 · Cash- Op...		-520.00
Bill	TPA5920	08/18/2025			1560095 · Landscap...	-520.00	520.00
TOTAL						-520.00	520.00



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The Preserve at South Branch CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100488	08/20/2025	Romaner Graphics		1101000 · Cash- Op...		-5,215.00
Bill	22662	04/23/2025			1560151 · Signage	-1,738.00	1,738.00
Bill	22661	04/23/2025			1560151 · Signage	-3,477.00	3,477.00
TOTAL						-5,215.00	5,215.00
Bill Pmt -Check	100489	08/20/2025	Vesta District Servi...		1101000 · Cash- Op...		-183.00
Bill	428054	07/31/2025			1510050 · Meeting ...	-183.00	183.00
TOTAL						-183.00	183.00
Bill Pmt -Check	100490	08/20/2025	Kilinski Van Wyk P...		1101000 · Cash- Op...		-1,075.80
Bill	12947	08/14/2025			1510140 · Legal Ser...	-1,075.80	1,075.80
TOTAL						-1,075.80	1,075.80
Bill Pmt -Check	100491	08/25/2025	Business Observer		1101000 · Cash- Op...		-61.25
Bill	25-01737P	08/22/2025			1510120 · Legal Adv...	-61.25	61.25
TOTAL						-61.25	61.25



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
073125-1

To: Preserve at South Branch CDD
250 International Pkwy, Suite 208
Lake Mary, FL 32746

Date: July 31, 2025

Remediate the void in right-of-way behind curb inlet on west side of South Branch Blvd., in south bound lane, just south of the roundabout.

TOTAL DUE \$1,800



Service address Bill date Jul 9, 2025
THE PRESERVE AT S BRANCH CDD For service Jun 5 - Jul 3
000 STATE ROAD 54 29 days
LITE SBRANCH PH1A&B SL

Account number **9100 8857 4963**

Billing summary

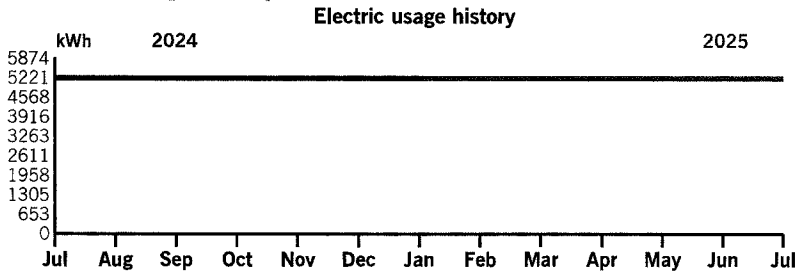
Previous Amount Due	\$7,055.26
Payment Received Jun 30	-7,055.26
Current Lighting Charges	7,034.82
Taxes	20.44
Total Amount Due Jul 30	\$7,055.26



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 81°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,221	5,221	62,652	5,221
Avg. Daily (kWh)	180	186	172	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8857 4963

\$7,055.26
by Jul 30

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
3434 COLWELL
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008857496300066000000000000070552600007055267



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 05 - Jul 03		
Description	Quantity	Usage
Sanibel Black Type III 4000K	1	17 kWh
50W SAN III 3K BLK	10	170 kWh
50W LED BLK SANIBEL 3K	1	17 kWh
50W LED BLK SANIBEL 4K	1	17 kWh
70W LED SANIBEL	200	5,000 kWh
Total	213	5,221 kWh

Billing details - Lighting

Billing Period - Jun 05 25 to Jul 03 25	
Customer Charge	\$1.85
Energy Charge	
5,221.000 kWh @ 6.765c	353.21
Fuel Charge	
5,221.000 kWh @ 3.829c	199.91
Asset Securitization Charge	
5,221.000 kWh @ 0.051c	2.66
Fixture Charge	
Sanibel Black Type III 4000K	16.53
70W LED SANIBEL	3,306.00
50W SAN III 3K BLK	178.20
50W LED BLK SANIBEL 4K	16.40
50W LED BLK SANIBEL 3K	16.40
Maintenance Charge	
Sanibel Black Type III 4000K	2.04
70W LED SANIBEL	408.00
50W SAN III 3K BLK	20.40
50W LED BLK SANIBEL 4K	2.04
50W LED BLK SANIBEL 3K	2.04
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
213 Pole(s) @ \$11.780	2,509.14
Total Current Charges	\$7,034.82

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$6.13
Gross Receipts Tax	14.31
Total Taxes	\$20.44



Service address
THE PRESERVE AT S BRANCH CDD
000 STATE ROAD 54
LITE S BRANCH RDWY EXT SL

Bill date Jul 10, 2025
For service Jun 6 - Jul 7
32 days

Account number **9100 8859 3156**

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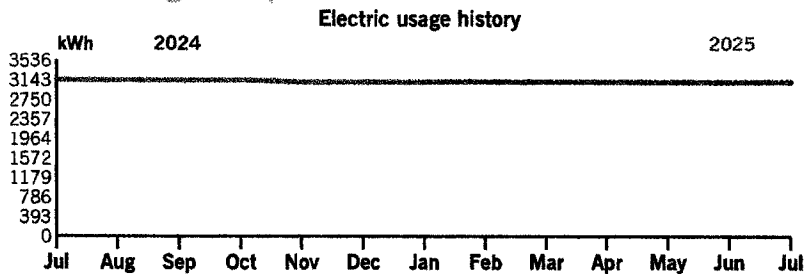
Previous Amount Due	\$3,789.71
<i>Payment Received Jun 30</i>	<i>-3,789.71</i>
Current Lighting Charges	3,777.88
Taxes	11.83
Total Amount Due Jul 31	\$3,789.71



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°	81°
	Current Month				Jul 2024		12-Month Usage		Avg Monthly Usage				
Electric (kWh)	3,108			3,143		37,401			3,117				
Avg. Daily (kWh)	97			108		102							
12-month usage based on most recent history													

RECEIVED JUL 15 2025

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 3156

\$3,789.71
by Jul 31

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

028483 000001295



THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088593156000660000000000000037897100003789719



duke-energy.com
877.372.8477

Account number **9100 8859 3156**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 06 - Jul 07		
Description	Quantity	Usage
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVL	58	3,016 kWh
Total	62	3,108 kWh

Billing details - Lighting

Billing Period - Jun 06 25 to Jul 07 25	
Customer Charge	\$1.85
Energy Charge	
3,108.000 kWh @ 6.765c	210.25
Fuel Charge	
3,108.000 kWh @ 3.829c	119.01
Asset Securitization Charge	
3,108.000 kWh @ 0.051c	1.59
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVL	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVL	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,777.88

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$3.29
Gross Receipts Tax	8.54
Total Taxes	\$11.83



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 14 - Jul 15		
Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing details - Lighting

Billing Period - Jun 14 25 to Jul 15 25	
Customer Charge	\$1.85
Energy Charge	
408.000 kWh @ 6.765c	27.61
Fuel Charge	
408.000 kWh @ 3.829c	15.62
Asset Securitization Charge	
408.000 kWh @ 0.051c	0.21
Fixture Charge	
50W SAN III 3K BLK	427.68
Maintenance Charge	
50W SAN III 3K BLK	48.96
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
24 Pole(s) @ \$11.780	282.72
Total Current Charges	\$804.65

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.70
Gross Receipts Tax	1.16
Total Taxes	\$1.86



Service address Bill date Jul 16, 2025
THE PRESERVE AT S BRANCH CDD For service Jun 14 - Jul 15
00000 S BRANCH BLVD 32 days
LITE PRSRV AT S BRNCH 4B

Account number **9100 8857 4400**

Billing summary

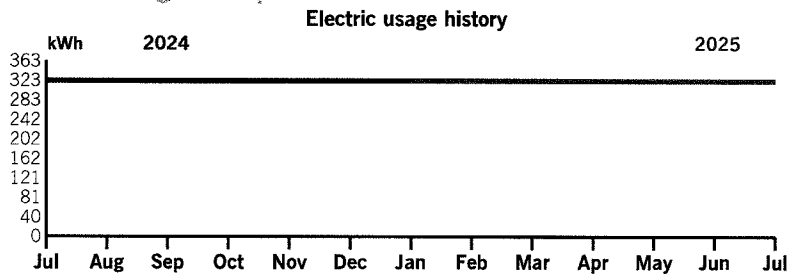
Previous Amount Due	\$638.89
Payment Received Jul 07	-638.89
Current Lighting Charges	637.40
Taxes	1.49
Total Amount Due Aug 06	\$638.89



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 82°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	323	323	3,876	323
Avg. Daily (kWh)	10	10	11	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8857 4400

\$638.89
by Aug 6

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Account number **9100 8857 4400**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 14 - Jul 15		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing details - Lighting

Billing Period - Jun 14 25 to Jul 15 25	
Customer Charge	\$1.85
Energy Charge	
323.000 kWh @ 6.765c	21.86
Fuel Charge	
323.000 kWh @ 3.829c	12.37
Asset Securitization Charge	
323.000 kWh @ 0.051c	0.16
Fixture Charge	
50W SAN III 3K BLK	338.58
Maintenance Charge	
50W SAN III 3K BLK	38.76
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
19 Pole(s) @ \$11.780	223.82
Total Current Charges	\$637.40

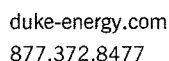
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.56
Gross Receipts Tax	0.93
Total Taxes	\$1.49





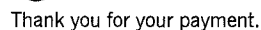
Page 1 of 3

LITE PRSRV AT S BRNCH 5B

32 days

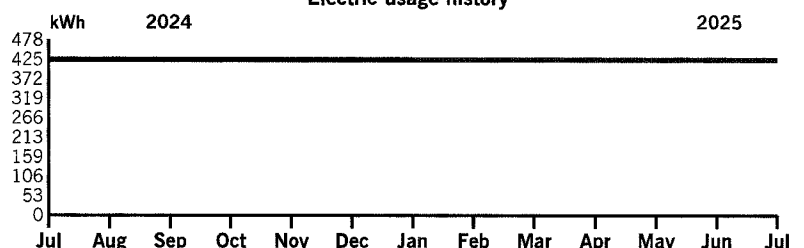
Account number **9100 8857 3582**

Previous Amount Due	\$840.03
<i>Payment Received Jul 07</i>	-840.03
Current Lighting Charges	838.09
Taxes	1.94
Total Amount Due Aug 06	\$840.03



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Electric usage history



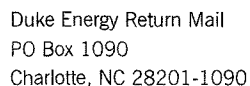
Average temperature in degrees

84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 82°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	425	425	5,100	425
Avg. Daily (kWh)	13	13	14	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8857 3582

\$840.03
by Aug 6

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 14 - Jul 15		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing details - Lighting

Billing Period - Jun 14 25 to Jul 15 25	
Customer Charge	\$1.85
Energy Charge	
425.000 kWh @ 6.765c	28.75
Fuel Charge	
425.000 kWh @ 3.829c	16.27
Asset Securitization Charge	
425.000 kWh @ 0.051c	0.22
Fixture Charge	
50W SAN III 3K BLK	445.50
Maintenance Charge	
50W SAN III 3K BLK	51.00
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
25 Pole(s) @ \$11.780	294.50
Total Current Charges	\$838.09

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.73
Gross Receipts Tax	1.21
Total Taxes	\$1.94





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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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42-52576

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: **15953 SR 54/ SOUTH BRANCH RANCH RCL**

Bill Number: 22805036

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0999505	01390145
Please use the 15-digit number below when making a payment through your bank	
099950501390145	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035597	6/18/2025	41640	7/18/2025	42020	30	380

Usage History
Water

July 2025	380
June 2025	384
May 2025	362
April 2025	278
March 2025	383
February 2025	313
January 2025	415
December 2024	373
November 2024	339
October 2024	8
September 2024	798
August 2024	777

Transactions

Previous Bill	311.04
Payment 07/21/25	-311.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	380 Thousand Gals X \$0.81 307.80
Total Current Transactions	307.80
TOTAL BALANCE DUE	\$307.80

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0999505
Customer # 01390145
Balance Forward 0.00
Current Transactions 307.80

Total Balance Due \$307.80
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

THE PRESERVE AT SOUTH BRANCH CDD
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746-5018

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NEW PORT RICHEY, FL 34656-2139



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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

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THE PRESERVE AT SOUTH BRANCH CDD

Service Address: **3048 SUNCOAST BLEND DR**

Bill Number: 22805984

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

Account #	Customer #
1060520	01390145
Please use the 15-digit number below when making a payment through your bank	
106052001390145	

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101953	6/18/2025	5290	7/18/2025	5535	30	245

Usage History

Water

July 2025	245
June 2025	197
May 2025	118
April 2025	34
March 2025	64
February 2025	64
January 2025	92
December 2024	59
November 2024	47
October 2024	26
September 2024	41
August 2024	74

Transactions

Previous Bill	27.68
Payment 07/21/25	-27.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	245 Thousand Gals X \$0.81 198.45
Total Current Transactions	198.45
TOTAL BALANCE DUE	\$198.45

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1060520
Customer # 01390145
Balance Forward 0.00
Current Transactions 198.45

Total Balance Due \$198.45
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

THE PRESERVE AT SOUTH BRANCH CDD
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746-5018

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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

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42-52576

THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 22806642

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1144390	01420479
Please use the 15-digit number below when making a payment through your bank	
114439001420479	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210125093	6/18/2025	14	7/18/2025	14	30	0
Reclaim	201161114	6/18/2025	2797	7/18/2025	2861	30	64

Usage History

	Water	Reclaimed
July 2025	0	64
June 2025	0	91
May 2025	0	71
April 2025	0	38
March 2025	0	56
February 2025	0	48
January 2025	0	68
December 2024	0	64
November 2024	0	0
October 2024	0	1
September 2024	0	10
August 2024	0	55

Transactions

Previous Bill	84.31
Payment 07/21/25	-84.31 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Reclaimed	
Reclaimed 64 Thousand Gals X \$0.81	51.84
Total Current Transactions	62.44
TOTAL BALANCE DUE	\$62.44

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1144390
Customer # 01420479
Past Due 0.00
Current Transactions 62.44

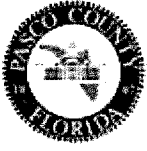
Total Balance Due \$62.44
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

THE PRESERVE AT SOUTHBRANCH CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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Pay By Phone: 1-855-786-5344

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42-52576

PRESERVE OF PASCO CO.- SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**

Bill Number: 22805729

Billing Date: 8/4/2025

Billing Period: 6/18/2025 to 7/18/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1030820	01395801
Please use the 15-digit number below when making a payment through your bank	
103082001395801	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190410080	6/18/2025	0	7/18/2025	0	30	0

Usage History

	Water
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0

Transactions

Previous Bill	10.60
Payment 07/21/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1030820
Customer # 01395801
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 8/21/2025

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

**The Total Due will be electronically
transferred on 08/21/2025.**

PRESERVE OF PASCO CO.- SOUTH BRANCH
PHASE 1
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746-5018

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



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
2069 S BRANCH BLVD
ENTRANCE

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8861 9000**

Billing summary

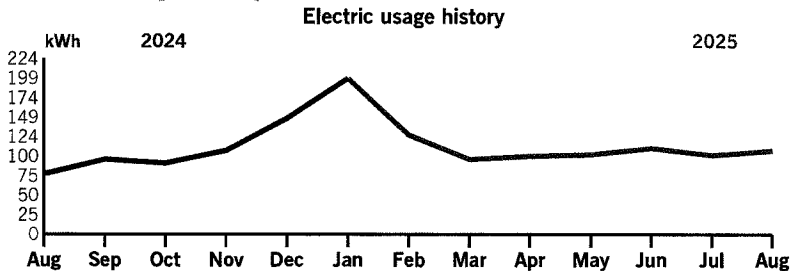
Previous Amount Due	\$34.53
Payment Received Jul 24	-34.53
Current Electric Charges	34.75
Taxes	0.92
Total Amount Due Aug 26	\$35.67



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	107	77	1,384	115
Avg. Daily (kWh)	3	2	4	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8861 9000

\$35.67
by Aug 26

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008861900000066000000000000000356700000035678





Your usage snapshot - Continued

Current electric usage for meter number 164224	
Actual reading on Aug 1	166489
Previous reading on Jul 2	- 166382
Energy Used	107 kWh
Billed kWh	107.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 164224	
Customer Charge	\$17.32
Energy Charge	
107.000 kWh @ 12.173c	13.03
Fuel Charge	
107.000 kWh @ 3.925c	4.20
Asset Securitization Charge	
107.000 kWh @ 0.187c	0.20
Total Current Charges	\$34.75

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.89
Total Taxes	\$0.92





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
16159 SOFT FERN TRCE
FOUNTAIN

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8859 4769**

Billing summary

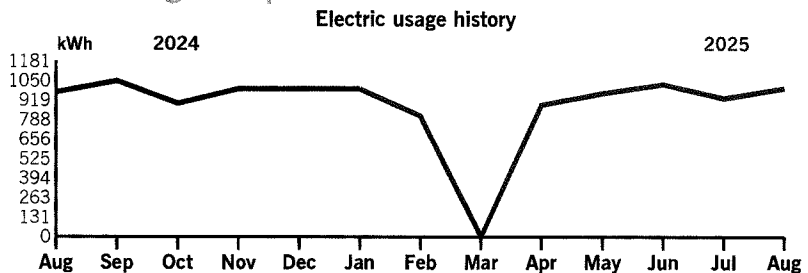
Previous Amount Due	\$173.40
Payment Received Jul 24	-173.40
Current Electric Charges	180.33
Taxes	4.79
Total Amount Due Aug 26	\$185.12



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,001	974	10,578	882
Avg. Daily (kWh)	32	31	29	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 4769

\$185.12
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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877.372.8477

Account number **9100 8859 4769**

Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Aug 1	79969
Previous reading on Jul 2	- 78968
Energy Used	1,001 kWh
Billed kWh	1,001.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 8255839	
Customer Charge	\$17.32
Energy Charge	
1,001.000 kWh @ 12.173c	121.85
Fuel Charge	
1,001.000 kWh @ 3.925c	39.29
Asset Securitization Charge	
1,001.000 kWh @ 0.187c	1.87
Total Current Charges	\$180.33

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.63
Total Taxes	\$4.79



Service address THE PRESERVE AT S BRANCH CDD
16108 TUSCANY HILLSIDE RD
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8859 3700

Billing summary

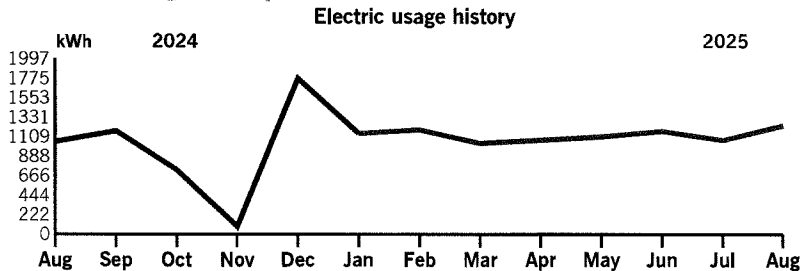
Previous Amount Due	\$196.59
Payment Received Jul 24	-196.59
Current Electric Charges	219.42
Taxes	5.82
Total Amount Due Aug 26	\$225.24



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,241	1,055	12,830	1,069
Avg. Daily (kWh)	40	34	35	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 3700

\$225.24
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 3408638	
Actual reading on Aug 1	88201
Previous reading on Jul 2	- 86960
Energy Used	1,241 kWh
Billed kWh	1,241.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 3408638	
Customer Charge	\$17.32
Energy Charge	
1,241.000 kWh @ 12.173c	151.07
Fuel Charge	
1,241.000 kWh @ 3.925c	48.71
Asset Securitization Charge	
1,241.000 kWh @ 0.187c	2.32
Total Current Charges	\$219.42

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.63
Total Taxes	\$5.82



Service address Bill date Aug 5, 2025
THE PRESERVE AT S BRANCH CDD For service Jul 2 - Aug 1
2887 LIVING CORAL DR 31 days
FOUNTAIN

Account number **9100 8859 2767**

Billing summary

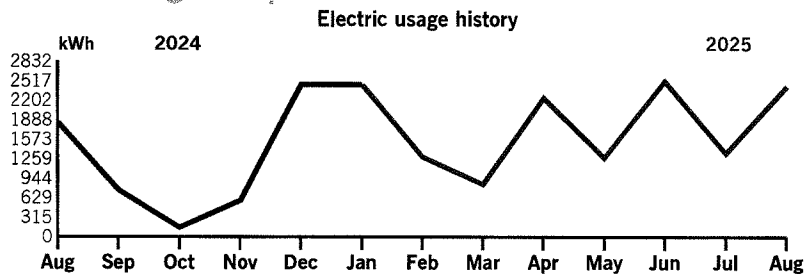
Previous Amount Due	\$242.95
Payment Received Jul 24	-242.95
Current Electric Charges	413.84
Taxes	10.98
Total Amount Due Aug 26	\$424.82



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,435	1,847	18,379	1,532
Avg. Daily (kWh)	79	60	50	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 2767

\$424.82
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4516185	
Actual reading on Aug 1	149948
Previous reading on Jul 2	- 147513
Energy Used	2,435 kWh
Billed kWh	2,435.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4516185	
Customer Charge	\$17.32
Energy Charge	
2,435.000 kWh @ 12.173c	296.40
Fuel Charge	
2,435.000 kWh @ 3.925c	95.57
Asset Securitization Charge	
2,435.000 kWh @ 0.187c	4.55
Total Current Charges	\$413.84

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.36
Gross Receipts Tax	10.62
Total Taxes	\$10.98



Service address Bill date Aug 5, 2025
THE PRESERVE AT S BRANCH CDD For service Jul 2 - Aug 1
2853 SUNCOAST BLEND DR 31 days
FOUNTAIN

Account number **9100 8859 2402**

Billing summary

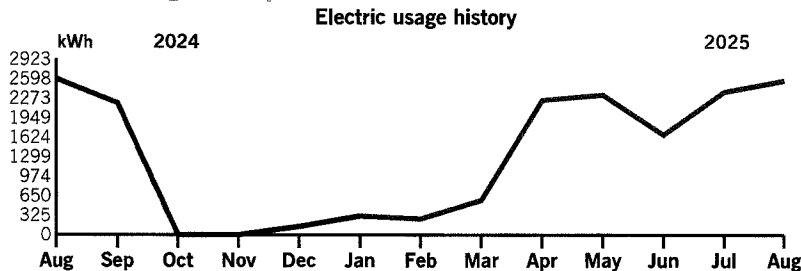
Previous Amount Due	\$415.33
Payment Received Jul 24	-415.33
Current Electric Charges	436.49
Taxes	11.58
Total Amount Due Aug 26	\$448.07



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,574	2,598	14,710	1,226
Avg. Daily (kWh)	83	84	40	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 2402

\$448.07
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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877.372.8477

Account number **9100 8859 2402**

Your usage snapshot - Continued

Current electric usage for meter number 1018357	
Actual reading on Aug 1	169390
Previous reading on Jul 2	- 166816
Energy Used	2,574 kWh
Billed kWh	2,574.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 1018357	
Customer Charge	\$17.32
Energy Charge	
2,574.000 kWh @ 12.173c	313.33
Fuel Charge	
2,574.000 kWh @ 3.925c	101.03
Asset Securitization Charge	
2,574.000 kWh @ 0.187c	4.81
Total Current Charges	\$436.49

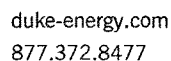
Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.38
Gross Receipts Tax	11.20
Total Taxes	\$11.58





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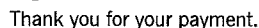
THE PRESERVE AT S BRANCH CDD
2539 S BRANCH BLVD
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number **9100 8859 2022**

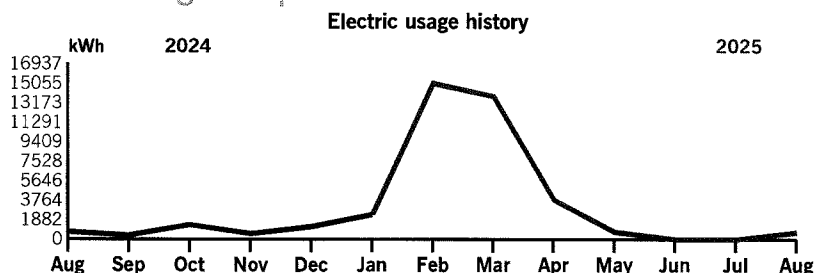
B **S**

Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	130.65
Taxes	3.46
Total Amount Due Aug 26	\$134.11



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



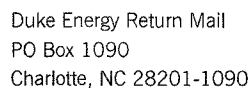
Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	696	722	40,064	3,339
Avg. Daily (kWh)	22	23	110	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8859 2022

\$134.11
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 197896	
Actual reading on Aug 1	510171
Previous reading on Jul 2	- 509475
Energy Used	696 kWh
Billed kWh	696.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 197896	
Customer Charge	\$17.32
Energy Charge	
696.000 kWh @ 12.173c	84.71
Fuel Charge	
696.000 kWh @ 3.925c	27.32
Asset Securitization Charge	
696.000 kWh @ 0.187c	1.30
Total Current Charges	\$130.65

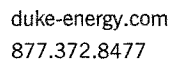
Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.11
Gross Receipts Tax	3.35
Total Taxes	\$3.46





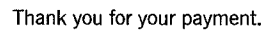
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THE PRESERVE AT S BRANCH CDD
15935 DEEP RAVINE LN
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

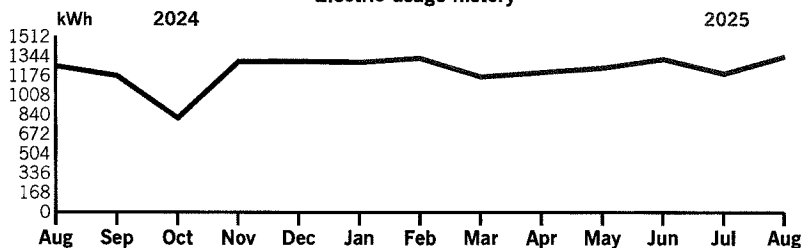
Account number **9100 8859 1823**

Previous Amount Due	\$217.09
<i>Payment Received Jul 24</i>	-217.09
Current Electric Charges	236.19
Taxes	6.27
Total Amount Due Aug 26	\$242.46



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Electric usage history

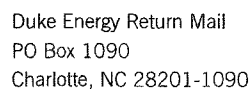


84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,344	1,259	14,692	1,224
Avg. Daily (kWh)	43	41	40	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8859 1823

\$242.46
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891.0088591.8230006600000000000000002424600000242460



Your usage snapshot - Continued

Current electric usage for meter number 1035423	
Actual reading on Aug 1	151231
Previous reading on Jul 2	- 149887
Energy Used	1,344 kWh
Billed kWh	1,344.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 1035423	
Customer Charge	\$17.32
Energy Charge	
1,344.000 kWh @ 12.173c	163.61
Fuel Charge	
1,344.000 kWh @ 3.925c	52.75
Asset Securitization Charge	
1,344.000 kWh @ 0.187c	2.51
Total Current Charges	\$236.19

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.06
Total Taxes	\$6.27



Service address

THE PRESERVE AT S BRANCH CDD
16090 SECRET MEADOW DR
FOUNTAIN

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8859 1584**

1. **Introduction**
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 3. **Methodology**
 4. **Results**
 5. **Discussion**
 6. **Conclusion**
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 217. **Figure 207**
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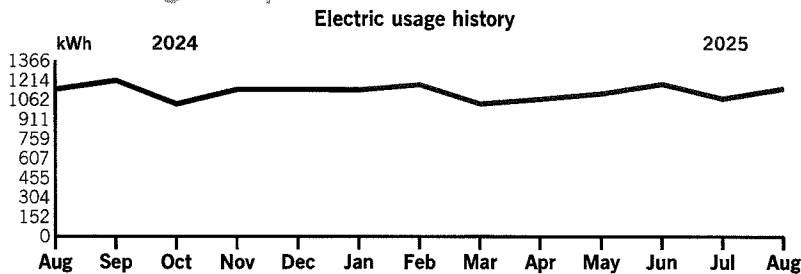
Previous Amount Due	\$196.91
<i>Payment Received Jul 24</i>	-196.91
Current Electric Charges	205.25
Taxes	5.45
Total Amount Due Aug 26	\$210.70



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,154	1,145	13,501	1,125
Avg. Daily (kWh)	37	37	37	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 1584

\$210.70
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008859158400066000000000000000002107000000210703

Your usage snapshot - Continued

Current electric usage for meter number 2771446	
Actual reading on Aug 1	130620
Previous reading on Jul 2	- 129466
Energy Used	1,154 kWh
Billed kWh	1,154.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 2771446	
Customer Charge	\$17.32
Energy Charge	
1,154.000 kWh @ 12.173c	140.48
Fuel Charge	
1,154.000 kWh @ 3.925c	45.29
Asset Securitization Charge	
1,154.000 kWh @ 0.187c	2.16
Total Current Charges	\$205.25

Your current rate is General Service Non-Demand Sec (GS-1).
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.27
Total Taxes	\$5.45



Service address
THE PRESERVE AT S BRANCH CDD
3410 S BRANCH BLVD
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number **9100 8857 4731**

Billing summary

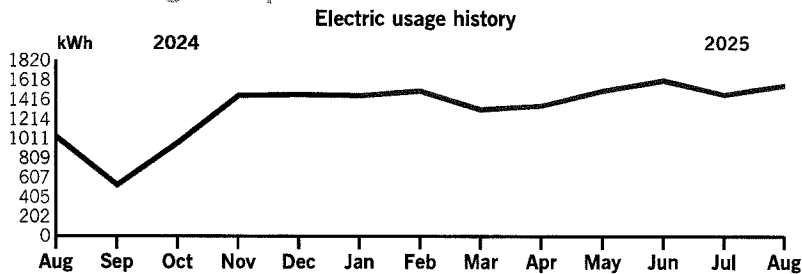
Previous Amount Due	\$262.77
Payment Received Jul 24	-262.77
Current Electric Charges	272.66
Taxes	7.24
Total Amount Due Aug 26	\$279.90



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,568	1,030	16,240	1,353
Avg. Daily (kWh)	51	33	44	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8857 4731

\$279.90
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885747310006600000000000000002799000000279901





Your usage snapshot - Continued

Current electric usage for meter number 4520461	
Actual reading on Aug 1	96015
Previous reading on Jul 2	- 94447
Energy Used	1,568 kWh
Billed kWh	1,568.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4520461	
Customer Charge	\$17.32
Energy Charge	
1,568.000 kWh @ 12.173c	190.87
Fuel Charge	
1,568.000 kWh @ 3.925c	61.54
Asset Securitization Charge	
1,568.000 kWh @ 0.187c	2.93
Total Current Charges	\$272.66

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	7.00
Total Taxes	\$7.24





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
15883 DEEP RAVINE LN
FOUNTAIN

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8857 4137**

Billing summary

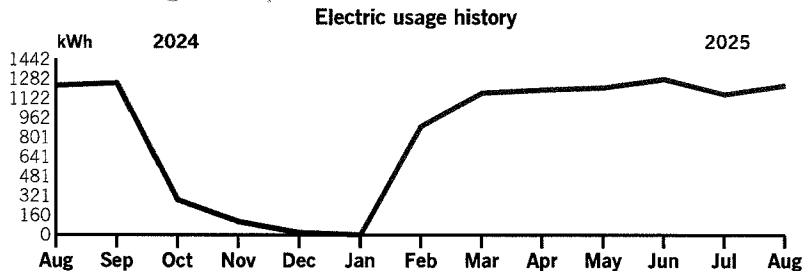
Previous Amount Due	\$210.76
Payment Received Jul 24	-210.76
Current Electric Charges	217.94
Taxes	5.78
Total Amount Due Aug 26	\$223.72



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,232	1,229	9,808	817
Avg. Daily (kWh)	40	40	27	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8857 4137

\$223.72
by Aug 26

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light
Amount enclosed

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Account number **9100 8857 4137**

Your usage snapshot - Continued

Current electric usage for meter number 1020089	
Actual reading on Aug 1	87100
Previous reading on Jul 2	- 85868
Energy Used	1,232 kWh
Billed kWh	1,232.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 1020089	
Customer Charge	\$17.32
Energy Charge	
1,232.000 kWh @ 12.173c	149.96
Fuel Charge	
1,232.000 kWh @ 3.925c	48.36
Asset Securitization Charge	
1,232.000 kWh @ 0.187c	2.30
Total Current Charges	\$217.94

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.59
Total Taxes	\$5.78





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
3194 TUSCON WIND PL
FOUNTAIN

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8857 3904**

Billing summary

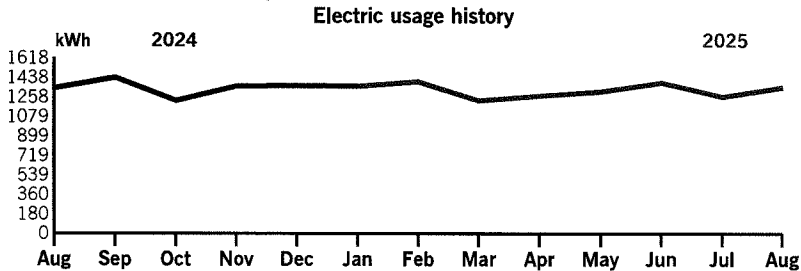
Previous Amount Due	\$228.09
Payment Received Jul 24	-228.09
Current Electric Charges	237.50
Taxes	6.30
Total Amount Due Aug 26	\$243.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,352	1,339	15,961	1,330
Avg. Daily (kWh)	44	43	44	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8857 3904

\$243.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4520493	
Actual reading on Aug 1	73624
Previous reading on Jul 2	- 72272
Energy Used	1,352 kWh
Billed kWh	1,352.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4520493	
Customer Charge	\$17.32
Energy Charge	
1,352.000 kWh @ 12.173c	164.58
Fuel Charge	
1,352.000 kWh @ 3.925c	53.07
Asset Securitization Charge	
1,352.000 kWh @ 0.187c	2.53
Total Current Charges	\$237.50

Your current rate is General Service Non-Demand Sec (GS-1).
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.09
Total Taxes	\$6.30



Service address

THE PRESERVE AT S BRANCH CDD
3234 LIVING CORAL DR
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number **9100 8859 1344**

Big summary

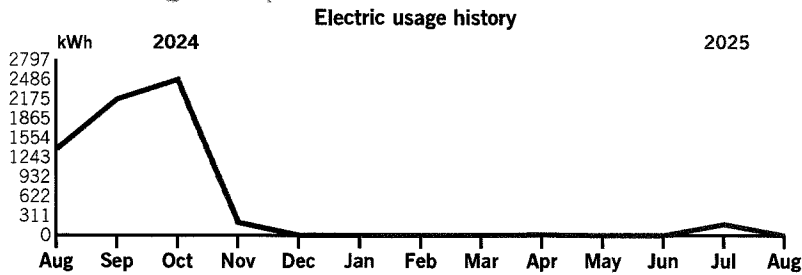
Previous Amount Due	\$47.88
<i>Payment Received Jul 24</i>	-47.88
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°	84°	87°
Current Month			Aug 2024		12-Month Usage		Avg Monthly Usage					
Electric (kWh)			0		1,377		5,063		422			
Avg. Daily (kWh)			0		44		14					
12-month usage based on most recent history												

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 1344

\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885913440006600000000000000000308000000030804



Your usage snapshot - Continued

Current electric usage for meter number 8170801	
Actual reading on Aug 1	80532
Previous reading on Jul 2	- 80532
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 8170801	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

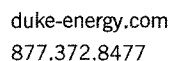
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



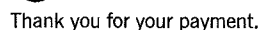
THE PRESERVE AT S BRANCH CDD
16236 WEATHERED WINDMILL TE
IRRIGATION TIMER

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8859 2957

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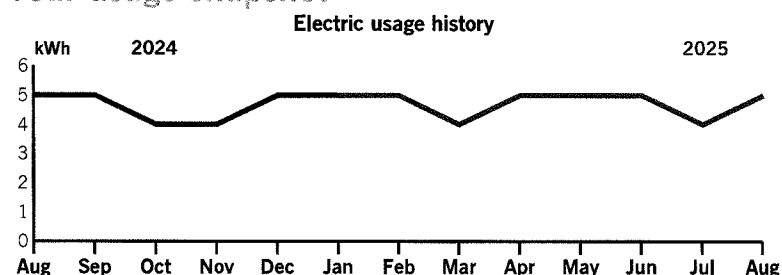
Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot

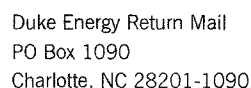


Average temperature in degrees

	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°	84°	87°
	Current Month			Aug 2024		12-Month Usage		Avg Monthly Usage					
Electric (kWh)	5			5		56		5					
Avg. Daily (kWh)	0			0		0							
12-month usage based on most recent history													

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8859 2957

\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885929570006600000000000000000308000000030805



Your usage snapshot - Continued

Current electric usage for meter number 4307180	
Actual reading on Aug 1	228
Previous reading on Jul 2	- 223
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4307180	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.87
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
3003 S BRANCH BLVD
ACCESS AND BBALL CT

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8859 3346**

Billing summary

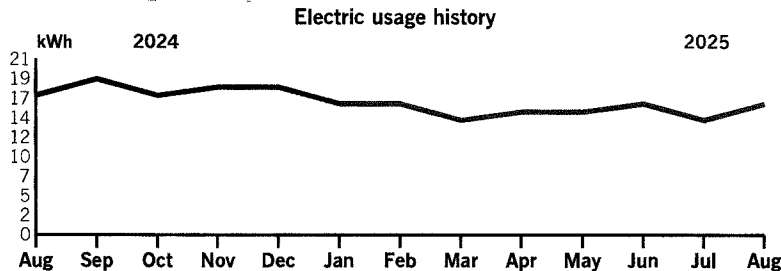
Previous Amount Due	\$30.80
Payment Received Jul 24	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	17	194	16
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 3346

\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 1049461	
Actual reading on Aug 1	715
Previous reading on Jul 2	- 699
Energy Used	16 kWh
Billed kWh	16.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 1049461	
Customer Charge	\$17.32
Energy Charge	
16.000 kWh @ 12.173c	1.95
Fuel Charge	
16.000 kWh @ 3.925c	0.63
Asset Securitization Charge	
16.000 kWh @ 0.187c	0.03
Minimum Bill Adjustment	10.07
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

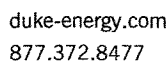
Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80





Page 1 of 3

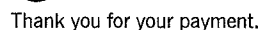
THE PRESERVE AT S BRANCH CDD
2574 STORYBROOK PRESERVE DR
FOUNTAIN

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number 9100 8859 3932

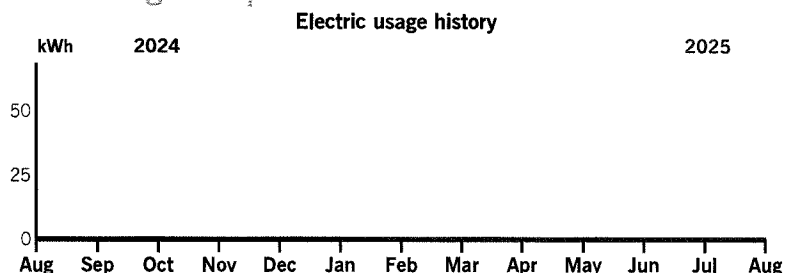
[illegible]

Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



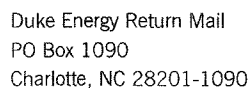
Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	N/A	0
Avg. Daily (kWh)	0	0	N/A	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number
9100 8859 3932

\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885937320006600000000000000000308000000030806



duke-energy.com
877.372.8477

Account number **9100 8859 3932**

Your usage snapshot - Continued

Current electric usage for meter number 8037821	
Actual reading on Aug 1	49896
Previous reading on Jul 2	- 49896
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 8037821	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Service address

THE PRESERVE AT S BRANCH CDD
3000 LIVING CORAL DR
IRRIGATION

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

Account number **9100 8859 4082**

Abstract

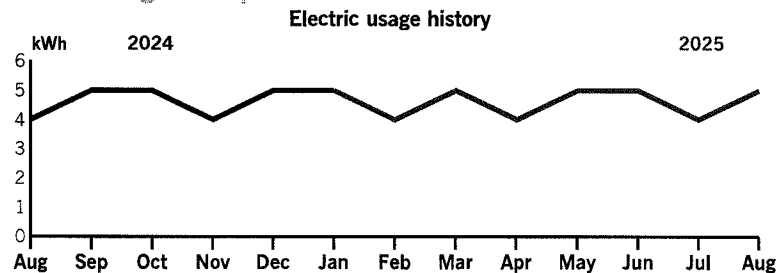
Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot



Average temperature in degrees

84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 87°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	4	56	5
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 4082

\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885940820006600000000000000000308000000030801.



Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Aug 1	278
Previous reading on Jul 2	- 273
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4514175	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.87
Total Current Charges	\$30.00

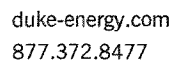
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

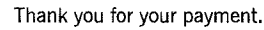


Page 1 of 3

Bill date Aug 5, 2025
For service Jul 2 - Aug 1
31 days

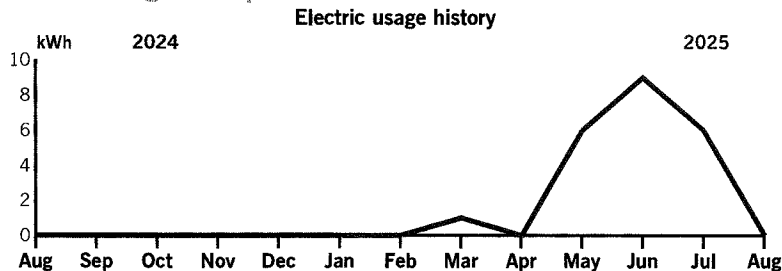
[illegible]

Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your usage snapshot

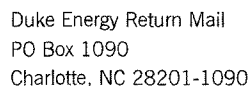


Average temperature in degrees

84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°	84°	87°
Current Month		Aug 2024		12-Month Usage		Avg Monthly Usage						
Electric (kWh)		0		0		22		2				
Avg. Daily (kWh)		0		0		0						
12-month usage based on most recent history												

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885945290006600000000000000000308000000030805



duke-energy.com
877.372.8477

Account number **9100 8859 4529**

Your usage snapshot - Continued

Current electric usage for meter number 3547206	
Actual reading on Aug 1	127057
Previous reading on Jul 2	- 127057
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 3547206	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address

THE PRESERVE AT S BRANCH CDD
3246 LIVING CORAL DR
IRRIGATION TIMER

Bill date Aug 5, 2025

For service Jul 2 - Aug 1
31 days

Account number **9100 8859 4272**

[illegible]

Previous Amount Due	\$30.80
<i>Payment Received Jul 24</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80

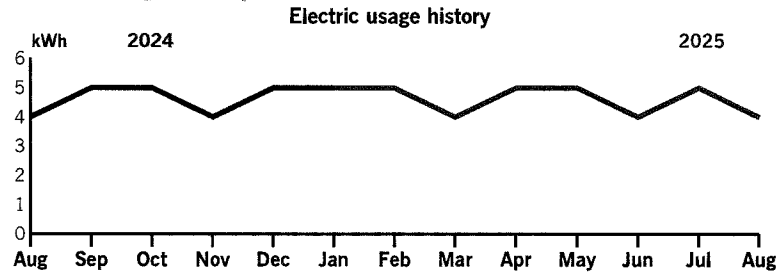


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot



Average temperature in degrees

	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°	84°	87°
	Current Month			Aug 2024		12-Month Usage		Avg Monthly Usage					
Electric (kWh)	4			4		56		5					
Avg. Daily (kWh)	0			0		0							
12-month usage based on most recent history													

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 4272

\$30.80
by Aug 26

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100885942720006600000000000000000308000000030809



duke-energy.com
877.372.8477

Page 3 of 3

Account number **9100 8859 4272**

Your usage snapshot - Continued

Current electric usage for meter number 3286494	
Actual reading on Aug 1	256
Previous reading on Jul 2	- 252
Energy Used	4 kWh
Billed kWh	4.000 kWh

Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 3286494	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.03
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

INVOICE



Commercial Cleaning Services
Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer Number: THEP0014
Invoice Number: Inv-272483
Invoice Date: 08-01-2025
Due Date: 08/31/2025

Bill To: The Preserve at South Branch
CDD
250 International Parkway
Suite 208
Lake Mary, FL 32746

Service Location: The Preserve at South Branch
CDD
16203 Good Hearted Ln
Odessa, FL 33556

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	08/31/2025	F0214
Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$649.50	\$649.50
Subtotal			\$649.50
Sales Tax			\$0.00
Total			\$649.50
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$649.50
Reference Inv-272483 with your payment to ensure prompt and accurate application.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$714.46	\$0.00	\$0.00	\$0.00	\$0.00	\$714.46

Each Office Pride franchise is independently owned and operated.

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.





Pasco Sheriff's Office
ATTN: Extra Duty
7432 Little Road
New Port Richey, FL 34654

Invoice: I-20258-11981
Service Total: \$928.00
Payments Total:
Amount Due: \$928.00
Sent Date: 8/1/2025

THE PRESERVE AT SOUTH BRANCH CDD
16087 SECRET MEADOW DR
ODESSA, FL 33556

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
7/3/2025	BOLES, PHILLIP - 6353	SECURITY/COMMUNITY @SOUTH BRANCH CDD	4:00 PM	4.00	\$58.00	\$232.00
7/5/2025	Not Filled	SECURITY/COMMUNITY @SOUTH BRANCH CDD		0.00	\$0.00	\$0.00
7/8/2025	BOLES, PHILLIP - 6353	SECURITY/COMMUNITY @SOUTH BRANCH CDD	4:00 PM	4.00	\$58.00	\$232.00
7/14/2025	Not Filled	SECURITY/COMMUNITY @SOUTH BRANCH CDD		0.00	\$0.00	\$0.00
7/19/2025	Not Filled	SECURITY/COMMUNITY @SOUTH BRANCH CDD		0.00	\$0.00	\$0.00
7/23/2025	FREDRICKSON, JARROD - 7659	SECURITY/COMMUNITY @SOUTH BRANCH CDD	4:00 PM	4.00	\$58.00	\$232.00
7/31/2025	EVERS, DANIEL - 6809	SECURITY/COMMUNITY @SOUTH BRANCH CDD	4:00 PM	4.00	\$58.00	\$232.00
Total:						\$928.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org



Make Checks Payable To:

Pasco Sheriff's Office

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

Invoice #: I-20258-11981

Invoice Total: \$928.00

Invoice For: THE PRESERVE AT SOUTH
BRANCH CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.



Blue Water Aquatics, Inc.

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

**INVOICE**

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

INVOICE 33986
DATE 08/01/2025
TERMS Net 45
DUE DATE 09/15/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/09/2025	Fountain Repair	Fountain Repair Services - ROUNABOUT FOUNTAIN Replaced 18 Drivers, 18 Chip Boards, 18 O-Ring Sets Per Approved Est. #2025-1103 Service Report Attached	1	4,824.88	4,824.88
SUBTOTAL					4,824.88
TAX					0.00
TOTAL					4,824.88
BALANCE DUE					\$4,824.88

THANK YOU for choosing Blue Water Aquatics, Inc.!



Order report

Service details

Technician:

Randy Mitchell

Client:

Preserve at South Branch CDD

Service Date

7/9/2025

Request Warranted

Yes

Action Taken

Installed (18) drivers, chip boards and o-ring sets. Lights are now functional

Service Date

7/9/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Sunny

Wind

N 5mph

Temperature

94

Multiple Sites Treated

No

Pond Number

Round a bout

Service Performed

Repairs

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ Backpack

Water Level

Low

Restrictions

None

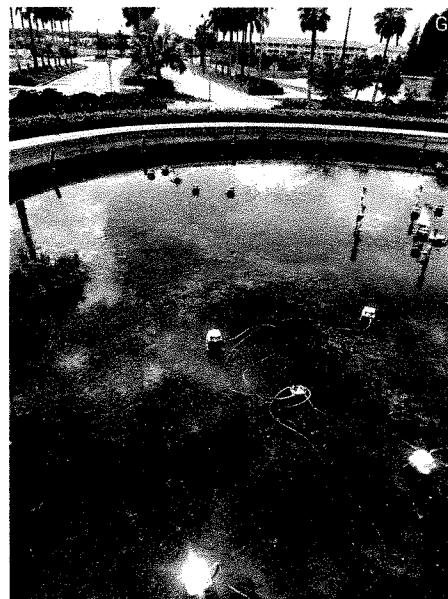
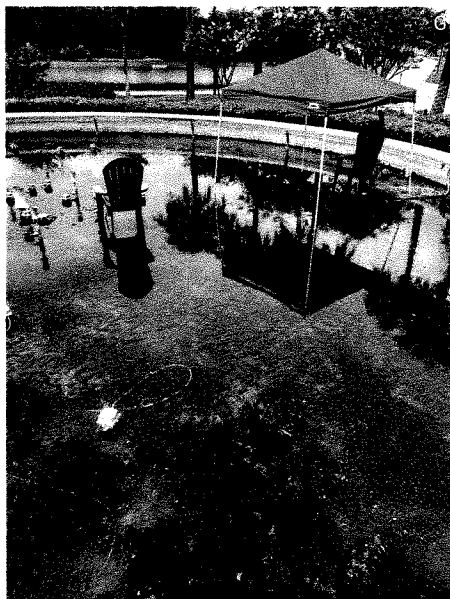
Observations/Recommendations

Lights are functional

Pictures:



Order report



Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 33990
DATE 08/01/2025
TERMS Net 45
DUE DATE 09/15/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/02/2025	Fountain Repair	Fountain Repair Services REPLACE TIMER ON FOUNTAIN FPCA (Includes Parts, Taxes & Labor) Service Report Attached	1	278.40	278.40

SUBTOTAL					278.40
TAX					0.00
TOTAL					278.40
BALANCE DUE					\$278.40



Order report

Service details

Technician:

Pete Dennis

Client:

Preserve at South Branch CDD

Service Date

6/2/2025

Request Warranted

Yes

Action Taken

I changed the timer. And the fountain seems to be running properly

Service Date

6/2/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Sunny

Wind

None

Temperature

80°

Multiple Sites Treated

No

Pond Number

Fb1

Service Performed

Repairs

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

I changed the timer on the fountain and it is running normally

Pictures:



Order report



Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 33989
DATE 08/01/2025
TERMS Net 45
DUE DATE 09/15/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/21/2025	Fountain Inspection & PM Cleaning	ROUNDABOUT Fountain Inspection & Preventative Maintenance Cleaning Services Service Report Attached	1	0.00	0.00
07/28/2025	Fountain Repair	ROUNDABOUT Fountain - Cleaning & Refill Process Service Report Attached	1	0.00	0.00
07/29/2025	Fountain Repair	ROUNDABOUT Fountain - Cleaning & Refill Process Service Report Attached	1	0.00	0.00
07/31/2025	Fountain Repair	ROUNDABOUT Fountain - Cleaning & Refill Process Service Report Attached	1	500.00	500.00

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
BALANCE DUE	\$500.00



Aquatic Services Report

Facility Name

Facility Location

Job Details

Service Date	7/28/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	88
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Started filling the pool. Added chlorine tablets and shock.



Aquatic Services Report

Technician
Barry Mitchell

Job Details

Service Date	7/29/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	N 5mph
Temperature	94
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added 5 gallons of liquid chlorine and 2lbs shock. Also netted out floating debris. Turned filters on. The fountain will be started up on Thursday, 7/31/25.

Aquatic Services Report

Job Number:

Report Attached

Job Details

Service Date	7/31/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Partly Cloudy
Wind	N 5mph
Temperature	92
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	We started up the feature pump. It is not spraying 100%. We left it running to see if it would prime the rest of the way. We will check it again on Friday 8/1/25. We also added 10 gallons of liquid chlorine.

Aquatic Services Report

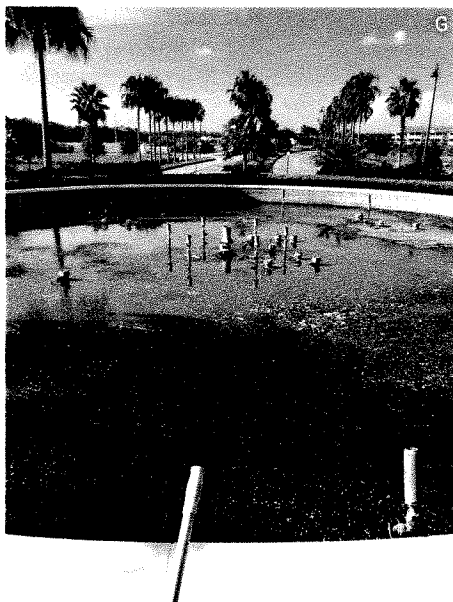
Technician
Patty Mitchell

Job Details

Service Date	7/21/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	97
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☒ Fountain / Aeration
Equipment Used	☒ Other
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	We cleaned the debris from fountain base. We are letting it dry out for today. I will turn autofill back on Tuesday 7/22/25 to start refill process.
Pictures	



Aquatic Services Report



Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 33988
DATE 08/01/2025
TERMS Net 45
DUE DATE 09/15/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/28/2025	Fountain Repair Fountain Repair Services Fountain #4 Service Requested, Timer Needs Adjustment Service Report Attached	1	136.00	136.00
SUBTOTAL				136.00
TAX				0.00
TOTAL				136.00
BALANCE DUE				\$136.00



Order report

Service details

Technician:

Randy Mitchell

Client:

Preserve at South Branch CDD

Service Date

7/28/2025

Request Warranted

Yes

Action Taken

Added off time from 10:30pm to 1:00am

Service Date

7/28/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Sunny

Wind

N 5mph

Temperature

88

Multiple Sites Treated

No

Pond Number

Fountain 4

Service Performed

Cleaning & Inspection (Fountain/Aeration)

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ Backpack

Water Level

Normal

Restrictions

None

Observations/Recommendations

Adjusted off time of fountain to 1:00am

Blue Water Aquatics, Inc.

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



INVOICE

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

INVOICE 33987
DATE 08/01/2025
TERMS Net 45
DUE DATE 09/15/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/05/2025	Fountain Repair	Fountain Repair Services - FOUNTAIN FPC-A Replace Over-Current Protector Per Approved Est. #FA-2025-1107 Service Report Attached	1	319.51	319.51

SUBTOTAL	319.51
TAX	0.00
TOTAL	319.51
BALANCE DUE	\$319.51



Order report

Service details

Technician:

Randy Mitchell

Service Date

Request Warranted

Action Taken

Service Date

Customer

Weather Conditions

Wind

Temperature

Multiple Sites Treated

Pond Number

Service Performed

Work Performed

Equipment Used

Water Level

Restrictions

Observations/Recommendations

Client:

Preserve at South Branch CDD

6/5/2025

Yes

Todd with Spinelli electric found that the over current is bad. I will source a new one for a proposal. We may also need to take fountain apart to check for blockages causing amps to be slightly up.

6/5/2025

Preserve at South Branch CDD

Partly Cloudy

N 5mph

90

No

Fountain FPCA

Troubleshooting

☒ Fountains / Aeration

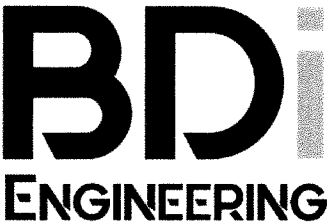
☒ Backpack

Low

None

Needs new over current protection

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Preserve at South Branch CDD
Vesta Property Services
250 International Pkwy., Ste. 208
Lake Mary, Florida 32746
United States

INVOICE 2063
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[July 01 - July 31]	9:30	180.00	1,710.00
Senior Inspector	[July 30]	2:00	120.00	240.00

BALANCE DUE **\$1,950.00**

Pay invoice





PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
Jul-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	3.00	\$180	J. Whited	\$540.00
Gutter Repair Living Coral Communication.	2.00	\$120	K. Wagner	\$240.00
	2.50	\$180	J. Whited	\$450.00
Irrigation Complaint Review and	0.00	\$120	K. Wagner	\$0.00
Communication - 15974 Weather Windmill Ter	1.00	\$180	J. Whited	\$180.00
Communitation with County for Phase 1	0.00	\$210	S. Brletic	\$0.00
Maintenance Bond Conveyance.	3.00	\$180	J. Whited	\$540.00
INVOICE TOTAL				\$1,950.00





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

Preserve at South Branch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

Date 08/01/2025

Invoice # 428118

In Reference To:

Monthly contracted management fees, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
District Management Services	1	1,287.50	1,287.50
Accounting Services	1	944.16	944.16
Administration Services	1	944.17	944.17
Assessment Preparation	1	458.33	458.33
Field Operations	1	324.17	324.17

Total 3,958.33

Illuminations Holiday Lighting

Invoice 92825

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Preserve at South Branch CDD
250 International Pkwy
Suite 208
Lake Mary, FL 32746

(321) 263-0132

JOB DESCRIPTION

Track and Landscape lighting Invoice for The Preserve at South Branch CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS

AMOUNT

Front Entrance

Install permanent track lighting on entrance sign, tower and first section of wall.

\$12,025.00

Install Blue-tooth landscape lights on 10 palm trees just behind entrance sign

20 Lights

\$6,995.00

Install Blue-tooth landscape lights on 10 Washingtonian Palm trees

20 Lights

\$6,995.00

Install Blue-tooth landscape lights on 2 Bismark palms

4 Lights

\$1,480.00

Install Blue-tooth landscape lights on 6 Queen Palm trees

12 Lights

\$4,280.00

Install Blue-tooth landscape lights on 4 ligustrums

8 Lights

\$2,920.00

Install Blue-tooth landscape lights on 8 Washingtonian Palm trees

16 Lights

\$5,975.00

**TOTAL
DEPOSIT**

\$40,670.00
\$20,335.00

Requires 50% Deposit

AMOUNT DUE

\$20,335.00

- * Price includes all materials needed to complete job and installation.
- * Remaining balance of project due upon receipt of invoice after installation.
- * **MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

8/13/2025
DATE





www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 8/15/2025
Invoice #: 2025-485

To:

Preserve at South Branch Community
Development District
250 International Parkway
Suite 208
Lake Marv. Florida 32746

Project: Preserve at South Branch
Proposal #: 23-210
P.O. #:

		Due Date	Service Date:
		8/15/2025	July 2025
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2024-2025	100.00%	1,875.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$1,875.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$1,875.00



INVOICE #TPA5920

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

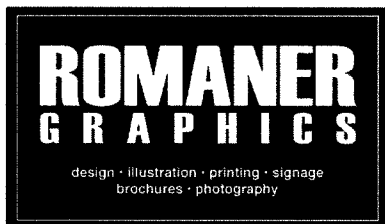
BILL TO

The Preserve at South Branch CDD.
c/o DPGF
250 International Parkway
Suite 280
Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA5920	08/18/2025	\$520.00	Net 15	

DESCRIPTION	PRICE
08/18/2025: WORK ORDER: 50323 Trimming of Bamboo behind Townhome wall at Building 31, Bamboo needs to be reduced to 1/3 of its size.	\$520.00
BALANCE DUE	\$520.00





20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

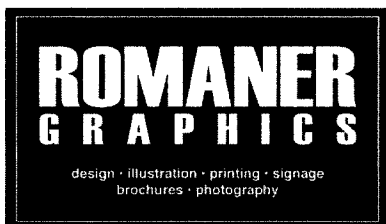
INVOICE # 22662

TO: The Preserve at South Branch
COMPANY NAME: _____
DATE: 4/23/25

At traffic circle:

Missing Pedestrian Crossing signs (Stop for Pedestrians) with arrow sign both east and west sign of circle. 2 @ \$225.00 each	\$450.00
Speed Limit / No Parking sign down - at Secret Meadow Dr. Needs new Breakaway Stub and Lap Splice Kit	\$150.00
Speed Limit / No Parking sign down - at Glowing Grove Ave. Needs new Speed Limit sign, Breakaway Stub and Lap Splice Kit	\$229.00
Replace the missing street name signs Mauvewood Ave/South Branch Blvd and 12" cross	\$285.00
South Branch Blvd/Deep Raven Ln. Pedestrian Crossing sign, lap splice kit and breakaway stub	\$209.00
Glowing Grove Ave/South Branch Blvd lap splice kit and breakaway stub on existing Divided Highway sign	\$130.00
New street name signs at Sweet Springs Bend/Living Coral Dr.	\$285.00

TOTAL: \$1,738.00



**20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com**

INVOICE # 22661

TO: The Preserve at South Branch
COMPANY NAME: _____
DATE: 4/23/25

Straighten leaning traffic signs (37)	\$2,960.00
Replace missing street name signs at S. Branch Blvd (Public Street) & Deep Ravine Ln (Private Street) 12" cap & 12" cross	\$348.00
Replace missing 20 mph speed limit sign at Black Pepper Ln	\$169.00
TOTAL:	\$3,477.00

Thank You,



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

Preserve at South Branch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

Invoice

Date 07/31/2025

Invoice # 428054

In Reference To:

Billable Expenses - Jul 2025

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
Billable Expenses			
Barry Jeskewich - 2025-07-04 - SPRINGHILL SUITES LAND - Bill to The			183.00
Preserve at South Branch CDD - Meeting Space			
Total Billable Expenses			183.00
Total			183.00

SPRINGHILL SUITES® BY MARRIOTT

SPRINGHILL SUITES BY MARRIOTT®
16615 Crosspointe Run, Land O' Lakes, FL 34638 P 813.536.1900
springhillsuites.com

Shirley Conley Preserve At South Br

Room: HSE

250 International Pkwy

Room Type: HSE

Lake Mary FL 32746

Number of Guests: 0

Preserve At South Branch

Rate: \$0.00

Clerk: BLD

Arrive: 02Jul25

Time: 04:10PM

Depart: 02Jul25

Time: 04:31PM

Folio Number: 35099

DATE	DESCRIPTION	CHARGES	CREDITS
02Jul25	Meeting Room A		
02Jul25	Banquet Service Charge	150.00	
02Jul25	Visa	33.00	
			183.00
		Card #: VXXXXXXXXXXXX5550/XXXX Card Type: VISA Card Entry: MANUAL Approval Code: S54806	
		BALANCE:	0.00

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KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 12947
Date: 08/14/2025
Due On: 09/13/2025

The Preserve at South Branch CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,075.80	) - (\$0.00	) = \$1,075.80

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	07/01/2025	Travel to and from Board meeting.	1.00	\$250.00	100.0%	\$0.00
Service	LM	07/01/2025	Attend regular Board meeting.	1.90	\$250.00	-	\$475.00
Service	CD	07/01/2025	Scan and Transmit proposal to District Staff.	0.10	\$195.00	-	\$19.50
Expense	KB	07/01/2025	Travel: Mileage - LM.	25.00	\$0.70	-	\$17.50
Expense	KB	07/01/2025	Travel: Tolls - LM.	1.00	\$2.30	-	\$2.30
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on updated Rules of Procedure and notices of rulemaking and rule development.	0.10	\$365.00	-	\$36.50
Service	LM	07/15/2025	Review email from V. Vattikuti re: maintenance of South Branch Blvd.	0.10	\$250.00	-	\$25.00
Service	LM	07/17/2025	Review email from B. Deakin re: crosswalk and sidewalk; Review email from C. Parker with the	0.30	\$250.00	-	\$75.00

		County re: maintenance bond release should occur next week and they will process work order; Review email from V. Vattikuti re: County to schedule repair of cracking and ADA mats repair					
Service	LM	07/18/2025	Confer with J. Whited re: truncated dome on sidewalk; Review pending proposals and estimates and confer with H. Beckett on same; Confer with S. Conley re: pending proposals; Prepare Additional Services Order for GHS proposals; Review notices for public hearings on budget and assessments; Prepare budget and assessment resolutions	1.50	\$250.00	-	\$375.00
Service	LM	07/21/2025	Confer with S. Conley re: Site Masters proposal for curb repair	0.10	\$250.00	-	\$25.00
Service	LM	07/30/2025	Review draft agenda.	0.10	\$250.00	-	\$25.00
				Line Item Discount Subtotal			-\$250.00
				Total			\$1,075.80

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01737P

Date 08/22/2025

Attn:
Preserve At South Branch CDD/Vesta
250 INTERNATIONAL PKWY., SUITE 208
LAKE MARY FL 32746

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

Description

Amount

Serial # 25-01737P

\$61.25

Public Board Meetings

RE: Preserve at South Branch Board of Supervisors Meeting on September 2, 2025

Published: 8/22/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid
Total **\$61.25**

Payment is expected within 30 days of the
first publication date of your notice.

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

NOTICE

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



Business Observer

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

INVOICE

Legal Advertising

**THE PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF CHANGE OF REGULAR MEETING OF THE
BOARD OF SUPERVISORS**

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on September 2, 2025, at 9:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
August 22, 2025

25-01737P

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

NOTICE

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EXHIBIT 15



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-2025-1126
DATE 09/09/2025
EXPIRATION DATE 10/31/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services - Replace Capacitor Box on FOUNTAIN #10 (Estimate Includes All Parts & Labor)	1	484.00	484.00

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	484.00
TAX	0.00
TOTAL	\$484.00

Accepted By *Heath Beckett*
Accepted Date 09/11/2025

