



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, November 6, 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, November 6, 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, November 6, 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

Supervisors	Present	Teams	Absent
Anthony Snyder (C)			
Thomas Handrick, Jr			
David Silverstein			
Rob Howard (VC)			
Jules Abercrombie			

Staff/Vendors

Heath Beckett, District Manager, Vesta District Services

Mike Bush, Field Manager, Vesta District Services

Lindsay Moczynski, District Counsel, Kilinski Van Wyk

Jerry Whited, District Engineer, BDi

Chuck Burnite, Account Manager, GHS Environmental

Ted Katina, Account Manager, Cepra

Chris Thompson, President, Blue Water Aquatics

Randy Mitchell, Fountain Tech, Blue Water Aquatics

Thaddeus Penfield, Willow Creek Fire Co.

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS

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

THIRD ORDER OF BUSINESS: GUEST PRESENTATION

- A. SWFWMD Wetland Mitigation Project Prescribed Burn Process - *Thaddeus Penfield, Willow Creek Fire Co.*

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*

EXHIBIT 1

1. Consideration of MRIC Spatial, LLC Proposal for Limited Topographic Survey at FPC E - \$1,800.00

- B. Review of Field Services Requests/Responses (9/25 – 10/27) – None

1. Discussion on Rodent Control (Townhomes)

- C. Aquatic – *Chuck Burnite, GHS Environmental*

EXHIBIT 2

1. Update on SWFWMD Wetland Mitigation Project

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)

D. Landscape – *Ted Katina, Cepra*

[EXHIBIT 3](#)

1. Consideration of Cepra Proposals

a. #51908 to Grind Two (2) Stumps on South Branch Blvd Medians - \$350.00

[EXHIBIT 4](#)

b. #51796 to Replace Plants at SR 54 Entry - \$18,955.00

[EXHIBIT 5](#)

DI. Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics*

[EXHIBIT 6](#)

DII. Field Services – *Michael Bush, Vesta District Services*

[EXHIBIT 7](#)

1. Consideration of Field Operation Proposals

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

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

1. Adoption of **Resolution 2026-02, Amending FY 2025 Budget**

[EXHIBIT 8](#)

2. Adoption of **Resolution 2026-03, Requesting Pasco County Supervisor of Elections Conduct the District's General Elections and Authorizing Staff to Notice the Qualification Period**

[EXHIBIT 9](#)

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. Consideration and Approval of the Minutes of the Regular Meeting Held October 2, 2025

[EXHIBIT 10](#)

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

[EXHIBIT 11](#)

C. Ratification of Approval for Cepra Mainline Irrigation Break Repair Proposal #51284 – NTE \$1,500.00

[EXHIBIT 12](#)

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS

(Includes Updates, General Comments, and Next Meeting Agenda Requests)

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS

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

EIGHTH 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 December 4, 2025

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

NINTH ORDER OF BUSINESS: ACTION ITEM SUMMARY (To be Listed in Meeting Minutes)

TENTH ORDER OF BUSINESS: ADJOURNMENT

EXHIBIT 1



**PRESERVE AT SOUTH BRANCH CDD
ENGINEERS REPORT FOR NOVEMBER 6th, 2025 BOARD MEETING**

Ongoing Projects Report and Updates:

Curb Inlet & Gutter Repair: 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 as soon as possible.

FPC E – Modification: We believe using the same GEOWEB soil stabilization system seen in other berms throughout the community will work here for an overflow berm and could allow us to completely bypass the SWFWMD permit modification process. This should provide a long-lasting repair and be more cost effective for the community. We are seeking approval for the attached topographic survey proposal from MRIC Spatial of the pond to check the elevations around the wetland and pond berms.

Phase 1 Turnover of South Branch Blvd: The County sent the engineer at WRA for the developer an email stating that the County is trying to release the maintenance Bond for the South Branch Preserve Phase 1 project and that upon inspection the County noticed the sidewalk on South Branch Blvd, in the area of the entrance to Touch Point Medical, is severely cracked. They have asked the Developer to replace the broken concrete at this location so that I can continue the release of the Bond. This communication was sent to the developer on September 26, 2025.

Wetland 11 Grading Evaluation: An inquiry has been submitted to SWFWMD for the grading in the wetland buffer. SWFWMD responded to us that we could proceed with drawing up an exhibit for the scope of the grading work to be done in the buffer and submitting that to the District for a pre-application meeting where they will give us notes about the project to ensure approval and then we will submit this as a minor modification for the permit.



MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Letter Fee Proposal

To: The Preserve at South Branch Community Development District
C/O Vesta Property Services
16087 Secret Meadow Dr
Odessa, FL 33556

From: Pierson Monetti, PSM

Date: 10-14-2025

Subject: South Branch CDD – Limited Topographic Survey

Thank you for the opportunity to submit a proposal for your project in **Pasco County, FL**. We are confident we will exceed your needs and expectations if awarded this project.

At MRIC Spatial we pride ourselves on delivering quality services efficiently. To us, efficient means a fair price and an expedient timeframe. We understand time means money in today's business environment and you can rest assured we'll value your time and money. With an experienced staff of professionals and highly qualified and trained technicians, we're certain working with us will be a satisfying experience.

We maintain a fully licensed and insured business and you can feel secure knowing that our work is backed by \$1,000,000 in Professional Liability Insurance along with an additional \$2,000,000 of General Liability Insurance.

Scope of Services

1) Limited Topographic Survey

\$1,800.00

- Topographic Survey shall be prepared in accordance with Florida Minimum Technical Standards, normally accepted standards of practice for the project area and shall include field and office work necessary to produce a topographic surface model suitable for plotting contours at 1-foot intervals, above ground evidence of underground utilities include depth to invert with size/type of accessible water, sewer, and storm drainage structures. Topographic data shall extend approximately 25 feet beyond the property limit where adjacent properties are accessible to the surveyor. Topographic Survey will exclude wetland areas.
- Spot elevations will be collected and presented at a minimum of 50' intervals.
- Survey includes elevations of pond bottom.



MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Area of Interest



MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Letter of Engagement

In order to proceed with this work, please sign and return this Letter of Engagement acknowledging the terms and conditions as outlined hereon.

Attention: Pierson Monetti **pmonetti@mricespatial.com**
Project: Preserve at South Branch CDD
Description of Work: Limited Topographic Survey
Fees: \$1,800.00
Prompt Payment Discount: 5% if paid within 30 days

By signing below, we accept the terms and conditions herein.

Name/Title: _____

For: _____

Signature: _____ **Date:** _____

Pierson Monetti, PSM

For MRIC Spatial, LLC.

Signature:  _____ **Date:** 10-14-2025



MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



Contract Terms and Conditions

All fees stated in this contract shall be payable in full, in monthly installment, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at MRIC Spatial, LLC's prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this contract, all out-of-pocket expenses shall be charged to the client and MRIC Spatial, LLC's cost.

Work will be billed at or near the end of each month under the terms of this contract or upon completion and MRIC Spatial, LLC shall expect payment by the tenth of the following month unless otherwise agreed to in writing. If client fails to make any payment due to MRIC Spatial, LLC within 30 days of the invoice date, the amount due shall accrue interest at the rate of 1.5 percent monthly, and shall be calculated from the first day that the payment is deemed late pursuant to these terms and conditions.

In the event this contract is terminated prior to completion, MRIC Spatial, LLC shall be entitled to payment for services rendered as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify and hold harmless MRIC Spatial, LLC from and against any claims, liabilities, damages, penalties and/or costs, including, without limitation, reasonable attorney's fees and expenses that MRIC Spatial, LLC may incur as a result of claims in any form by third parties, including, without limitation, governmental agencies and departments, relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of MRIC Spatial, LLC. MRIC Spatial, LLC agrees to indemnify and hold harmless Client from and against all claims, losses, liability, suits, and damages, including reasonable expenses, to which Client may be put or subjected to, but only to the extent caused by the negligence of Surveyor, its agents or employees in the provisions of its services.

The prevailing party in any litigation between the parties relating to or arising out of this Contract shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services herein and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract and authorize such work on behalf of the owner.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by MRIC Spatial, LLC, in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "Documents") are the sole property of MRIC Spatial, LLC. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of MRIC Spatial, LLC. Client agrees that MRIC Spatial, LLC shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, MRIC Spatial, LLC, shall



MRIC Spatial, LLC

701 Howard Ave, Suite 106-320, Tampa, FL 33606 (813) 515-0821



be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and MRIC Spatial, LLC.

Client agrees not to assign this Contract or any part hereof without the prior written consent of MRIC Spatial, LLC. Said consent may be withheld by MRIC Spatial, LLC for any reason it deems appropriate in its sole discretion. MRIC Spatial, LLC may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent or notification of the Client. This contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

MRIC Spatial, LLC, in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. MRIC Spatial, LLC. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.

In recognition of the relative risks and rewards involved in this project, Client and MRIC Spatial, LLC agree that Client shall limit MRIC Spatial, LLC's liability such that MRIC Spatial, LLC's total liability for any and all injuries, claims, and losses shall not exceed the amount of MRIC Spatial, LLC's insurance limits.



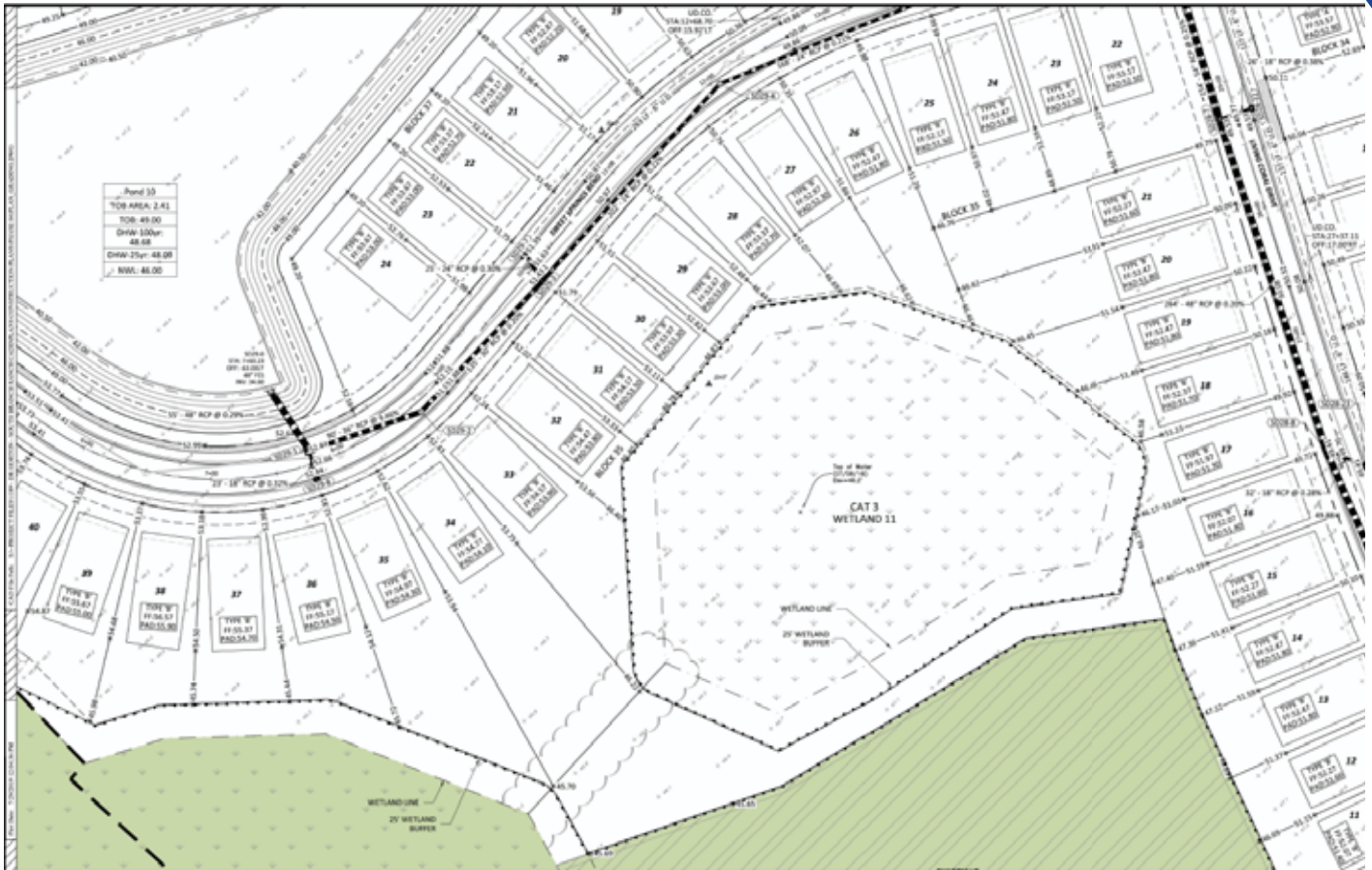


EXHIBIT 2





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 (13.6 Ac.)	FPC C (50.9 Ac.)	FPC D (55.5 Ac.)	FPC E (50.7 Ac.)	FPC F (50.6 Ac.)	FPC G (50.9 Ac.)	FPC H (51.0 Ac.)	Mit 1 (24.9 Ac.)	Mit 3 (22.7 Ac.)	Maintenance Area 1 (22.59 Ac.)	Maintenance Area 2 (55.77 Ac.)	Maintenance Area 3 (22.85 Ac.)	Maintenance Area 4 (14.12 Ac.)	Maintenance Area 5 (25.54 Ac.)	Field Notes
1/7/2025																									Attended monthly CDD meeting.
1/10/2025														T											Review and address resident concern on FPC F. Email coordination with B. Jeskewich and M. Bush concerning hog damage along FPC G.
1/23/2025								G	G										*	*	*	*	*		Coordination with S. Brietic 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																									Trash pickup all ponds.
2/26/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							
3/3/2025				G	A	A																			
3/7/2025		G	G	G	G		G																		
3/18/2025						A								S	S	S									Field check.
3/24/2025					A																				
3/27/2025																									Attended monthly CDD meeting.
4/1/2025								S							S	S									
4/14/2025																									
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				Trash pickup.
4/23/2025					T	T		T	T	T	T	T	G, T	G, T	T							WM			* Email coordination with Vesta concerning growth of vegetation on the eroded pond banks of FPC E.
4/25/2025										*															Trash pickup.
4/28/2025	T	T	T	T	T		T									T	T	T							
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																									
5/19/2025				T	T		T	T	T	T															Trash pickup.
5/21/2025																									
5/29/2025																									
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								Attended monthly CDD meeting.
7/1/2025																	G								
7/2/2025																									Prepared and submitted control structure maintenance proposal (GHS Proposal No. 25-220)
7/15/2025																									
7/21/2025													S		S										
7/22/2025																						WM			



Service Date																									Field Notes
	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 (25.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (212.0 Ac.)	FPC B1 (20.4 Ac.)	FPC B2 (110.8 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 (24.9 Ac.)	Mit 3 (22.7 Ac.)	Maintenance Area 1 (22.58 Ac.) (25.7 Ac.)	Maintenance Area 2 (29.77 Ac.)	Maintenance Area 3 (22.88 Ac.)	Maintenance Area 4 (21.32 Ac.)	Maintenance Area 5 (29.24 Ac.)	
7/25/2025		*																							* Remove dead fish due to planktonic algae outbreak and mixing of pond layers- recent rain and cloudiness.
7/26/2025	A																								*Field check conditions.
7/28/2025		*																							* Install GreenClean Pond Blocks at MES.
7/31/2025	*	*																							Attended monthly CDD meeting.
8/5/2025																									Field check. Coordination with E. Navarro and H. Beckett on gate lock to access between fence and Suncoast Trail.
8/6/2025																									
8/11/2025		G						G	G	G		G		G	G	G									
8/19/2025																			*	*	*	*	*	*	Work on UMAM scoring modifications.
8/27/2025																			*	*	*	*	*	*	Field checks. Work on UMAM scoring modifications.
9/2/2025																G									Attended CDD meeting. Performed vegetation removal around control structures inside wetlands.
9/8/2025																			*	*	*	*	*	*	UMAM review, SWFWMD file review.
9/10/2025	G	G					G		G		G														
9/11/2025														G											
9/18/2025	G		W	G	G	G	G	G	G	A, S	A, S														
9/23/2025																									
9/24/2025														A, S					*	*	*	*	*	*	Preparation for meeting to discuss SWFWMD modification, UMAM and costs.
9/28/2025																			*	*	*	*	*	*	Preparation for meeting to discuss SWFWMD modification, UMAM and costs.
9/29/2025																			*	*	*	*	*	*	Teams meeting with L. Moczynski, H. Beckett and R. Howard to discuss SWFWMD modification, UMAM, costs. Coordination with burn contractor, T. Penfield.
9/30/2025																									Field check.
10/1/2025																		M							Attended CDD meeting. Mowed edge of Mit 3.
10/2/2025										*															* Checked treatment of coontail on B2.
10/6/2025																									
10/13/2025														A	A										
10/16/2025											G														
10/23/2025																			*	*	*	*	*	*	Field meeting with T. Penfield with Willow Creek Frre Co. to review the mitigation and preservation areas per the SWFWMD permit. Coordination with Vesta to include on the next agenda for presentation.
10/29/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							Trash pickup.



EXHIBIT 3



Cepra - Palm Boot Removal along South Branch Blvd 10/3/2025



EXHIBIT 4





Proposal

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

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

PROPOSAL #	DATE
51908 (v. 0)	10/23/2025

DESCRIPTION	
Stump grinding of 2 large tree stumps on Blvd including debris removal.	\$350.00

				\$350.00
Description	Type	Qty	Unit \$	Total \$
Tree - Subcontractor	LS	2.00	\$175.00	\$350.00

Total **\$350.00**



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: 51908



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
51796 (v. 0)	11/04/2025

DESCRIPTION	
Preserve CDD - Plant Replacement - Fill in missing plant material from the entry on SR54 to the round a bout. - Lightly mulch areas of new plantings Plants and Material include: - (200) 1 gallon Liriope - (50) 3 gallon Thryallis - (500) 3 gallon Flax Lily - (11) cubic yards of pine bark mulch - irrigation adjustments as needed	\$18,955.00

				\$18,955.00
Description	Type	Qty	Unit \$	Total \$
General Enhancement Labor	HR	60.00	\$70.00	\$4,200.00
Pine Bark Mulch (Mini) - Bulk Installed	YD	11.00	\$105.00	\$1,155.00
Flax Lilly - 3 gal.	EA	500.00	\$21.00	\$10,500.00
Thryallis - 3 gal.	EA	50.00	\$20.50	\$1,025.00
Liriope 'Emerald Goddess' - 1 gal.	EA	200.00	\$8.50	\$1,700.00
Irrigation Technician Labor	HR	5.00	\$75.00	\$375.00

Total **\$18,955.00**



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: 51796



EXHIBIT 6





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





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.Backwashed 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



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



Shirley M. Conley

From: Randy Mitchell <randy@bluewateraquaticsinc.com>
Sent: Tuesday, October 21, 2025 7:09 PM
To: Christopher Pomplun
Cc: Anthony Snyder; Heath Beckett; Barry Jeskewich; Michael P. Bush; customer Service; Chris Thompson; Shirley M. Conley
Subject: Re: 3188 living corral fountain light is out

We are still working on it. There are broken wires we have to repair. We had to pick up some parts. We will return to fix.

Thank you,
Randy Mitchell

On Tue, Oct 21, 2025, 7:07 PM Christopher Pomplun <chris.pomplun@yahoo.com> wrote:
The fountain light is out.

Chris

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Oct 16, 2025 at 4:57 PM, Anthony Snyder
<anthony.snyder@cyberdefensetechnologies.com> wrote:

That's great Randy. If this solves the issues with our most problematic systems – it may be worth updating all of them over time. The currently DR Horton controllers are certainly a confusing mess.

Appreciate the update!

Anthony

Anthony J. Snyder II PMP, CSM

Senior Program Manager

M: (434)-996-8385

[360 Central Ave Suite 1015,](#)

[St. Petersburg, FL 33701](#)



CDT E: anthony.snyder@cyberdefensetechnologies.com

SOFSA E: anthony.snyder.ctr@sofsa.mil



From: Christopher Pomplun <chris.pomplun@yahoo.com>
Sent: Thursday, October 16, 2025 4:22 PM
To: randy@bluewateraquaticsinc.com; Anthony Snyder <anthony.snyder@cyberdefensetechnologies.com>
Cc: Heath Beckett <hbeckett@vestapropertyservices.com>; Barry Jeskewich <bjeskewich@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>; customer Service <customerservice@bluewateraquaticsinc.com>; Chris Thompson <chris@bluewateraquaticsinc.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: 3188 living corral fountain

Nice, sounds good.

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Oct 16, 2025 at 3:44 PM, Randy Mitchell

<randy@bluewateraquaticsinc.com> wrote:

Good afternoon,

Just a quick update on fountains 7 and FPCA. We are converting the controls from Shakti mess of wires to much simpler capacitor box and timer. Blue Water Aquatics will absorb the cost of the parts and labor. We will be there tomorrow working on the conversion on FPCA.

Thank you for your patience,

Randy Mitchell



On Thu, Oct 16, 2025, 2:42 PM Anthony Snyder <anthony.snyder@cyberdefensetechnologies.com> wrote:

Chris P.

Heath covered it – but I recall from the meeting as well that about the only place they haven't looked at is the cabling underground to see if there are any issues there... in any case the troubleshooting continues.

Thanks

Anthony

From: Christopher Pomplun <chris.pomplun@yahoo.com>
Sent: Thursday, October 16, 2025 2:12 PM
To: hbeckett@vestapropertyservices.com; Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; customer Service <customerservice@bluewateraquaticsinc.com>; Anthony Snyder <anthony.snyder@cyberdefensetechnologies.com>; Chris Thompson <chris@bluewateraquaticsinc.com>; Randy Mitchell <randy@bluewateraquaticsinc.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: RE: 3188 living corral fountain

Thanks for the info

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Oct 16, 2025 at 1:54 PM, Heath Beckett

<hbeckett@vestapropertyservices.com> wrote:

Good afternoon, Chris

They have been working on this fountain. We are about to the place that we have replaced everything. The latest update we received is they replaced the contractor, but something is not

activating the contactor. They are researching the possible cause of this issue. We received this from the vendor first part of October.

Sorry I don't have any better news, but we are continually working with the contractor to get this up and going.

Thanks,



Heath Beckett

District Manager

P. 321.263.0132 x536

Vesta District Services

250 International Pkwy Suite 208,
Lake Mary, FL 32746

www.VestaPropertyServices.com





CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Christopher Pomplun <chris.pomplun@yahoo.com>
Sent: Thursday, October 16, 2025 1:23 PM
To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; customer Service <customerservice@bluewateraquaticsinc.com>; Anthony Snyder <anthony.snyder@cyberdefensetechnologies.com>; Chris Thompson <chris@bluewateraquaticsinc.com>; Randy Mitchell <randy@bluewateraquaticsinc.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: 3188 living corral fountain

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

Hi Barry

Any news on the fountain ?



Thanks,

Chris

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, May 30, 2025 at 1:52 PM, Barry Jeskewich

[<bjeskewich@vestapropertyservices.com>](mailto:bjeskewich@vestapropertyservices.com) wrote:

Thank you for clarifying, Mr. Pomplun!

The pond you referenced is FPC-A. This fountain required additional electrical work that was performed this morning by a licensed electrician. Coincidentally, we just received word this work has been completed, and the Blue Water Aquatics team are performing the finishing touches to make fully operational. Please expect this to be flowing by the end of the day; barring any unexpected delays.

In Service ~ Barry

Your
Community.
Our
Commitment.

Barry Jeskewich, LCAM
District Manager
P. 321.263.0132 ext.398
[250 International Pkwy, Ste 208](#)
[Lake Mary, FL 32746](#)
www.VestaPropertyServices.com

[Careers](#) | [Request Proposal](#)

**In compliance with the Florida Sunshine Law, CDD Board members
should not globally respond to this e-mail via, "reply to all".**

District Communications Reminder: Florida has a broad public records law. Your email communication may be subject to public disclosure.

From: Christopher Pomplun [<chris.pomplun@yahoo.com>](mailto:chris.pomplun@yahoo.com)
Sent: Friday, May 30, 2025 1:40 PM
To: Barry Jeskewich [<bjeskewich@vestapropertyservices.com>](mailto:bjeskewich@vestapropertyservices.com)

Cc: Michael P. Bush <mbush@vestapropertyservices.com>; customer Service <customerservice@bluewateraquaticsinc.com>; Anthony Snyder <anthony.snyder@cyberdefensetechnologies.com>; Chris Thompson <chris@bluewateraquaticsinc.com>; Randy Mitchell <randy@bluewateraquaticsinc.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Re: Preserve water fountain update

Hello,

I was referring to fountain in the back. I'm on living corral dr. It's been broken for a long time.

Thanks,

Chris

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, May 30, 2025 at 1:11 PM, Barry Jeskewich

<bjeskewich@vestapropertyservices.com> wrote:

Good Afternoon, Christopher:

Via Chris, with Blue Water Aquatics, I am in receipt of your email. If you are referring to the primary monument fountain near the entrance of the community, the vendor (Chris and Blue Water Aquatics) is waiting for a few components to be delivered. Once received, they will be installed in short order; with the fountain fully-functioning and resuming operations thereafter.

If you have any further questions, please reach out directly to me, or Heath Beckett (CC'd herein).

In Service ~ Barry

Your
Community.

Barry Jeskewich, LCAM
District Manager
P. 321.263.0132 ext.398
[250 International Pkwy, Ste 208](#)

Our [Lake Mary, FL 32746](#)
Commitment. www.VestaPropertyServices.com

[Careers](#) | [Request Proposal](#)

**In compliance with the Florida Sunshine Law, CDD Board members
should not globally respond to this e-mail via, "reply to all".**

District Communications Reminder: Florida has a broad public records law. Your email communication may be subject to public disclosure.

----- Forwarded message -----

From: **Christopher Pomplun** <chris.pomplun@yahoo.com>

Date: Fri, May 30, 2025 at 9:43 AM

Subject: Preserve water fountain update

To: chris@bluewateraquaticsinc.com <chris@bluewateraquaticsinc.com>

Hi Chris,

I live at the preserve in Odessa you guys are fixing our fountain any updates?

Thanks,

Chris

[Yahoo Mail: Search, Organize, Conquer](#)



Shirley M. Conley

From: Randy Mitchell <randy@bluewateraquaticsinc.com>
Sent: Wednesday, October 29, 2025 2:57 PM
To: anthonyjsnyderii@yahoo.com
Cc: Heath Beckett; Chris Thompson; Customer Service; Shirley M. Conley
Subject: Re: Fountain Updates?
Attachments: 1000000873.jpg; 1000000872.jpg

Good afternoon,

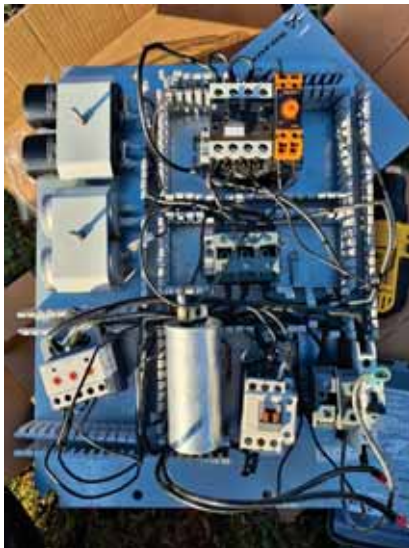
FPCA is up and running.
Fountain 7 we are still having issues. We are still working on a solution.

We have removed all the Shakti controls in the above fountains and installed simpler controls (pictures below). We are still needing troubleshooting on 7.

We will check the intake screen on the roundabout and clear debris. With the winds lately a lot of debris from the palm trees is making its way into the fountain.

Our last drive thru only fountain 7 was down.

Thank you,
Randy Mitchell



On Wed, Oct 29, 2025, 2:32 PM Anthony Snyder <anthonyjsnyderii@yahoo.com> wrote:
Hey guys -

I haven't heard anything recently on where we are with fountain 7? Looks like FPCA is up and running. Not sure if any others are currently down. I did notice about 30m ago the roundabout fountain is up - but looks like debris might be clogging the intake.

Thanks

Anthony



EXHIBIT 7

PENDING



EXHIBIT 8



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Preserve at South Branch Community Development District (“**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 Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for The Preserve at South Branch Community Development District for the Fiscal Year Ending

September 30, 2025, as amended and adopted by the Board of Supervisors effective November 6, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 6th day of November, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget



EXHIBIT 9



RESOLUTION 2026- 03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2 currently held by Thomas Handrick Jr., and Seat 4 currently held by Rob Howard, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____ 2025.

**PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Chairperson/Vice Chairperson

ATTEST:

Secretary/Assistant Secretary

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of The Preserve at South Branch Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections. The Pasco County Supervisor of Elections has multiple offices. The Central Pasco Professional Center is located at 4111 Land O' Lakes Blvd., Suite 105, Land O' Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Preserve at South Branch Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

October 24, 2025

Preserve at South Branch
250 International Pkwy Suite 208
Lake Mary FL 32746

Dear Special Voting District:

The Pasco County Supervisor of Elections' Office is gearing up for the 2026 Election Cycle. One of the aspects of the election cycle is certifying the accuracy of the Notice of General Election (NGE) published by the Division of Elections.

The NGE lists the offices up for election in the coming election cycle. In an effort to list the correct seat numbers up for resident elections and to qualify candidates for the correct seats, we are asking that your district provide our office with a resolution listing the seat numbers up for election.

An example of a resolution we received in 2024 is included with this letter. We are also including an information sheet regarding Special District candidate information to assist your district in satisfying this request.

We would like to receive all resolutions by January 13, 2026. Resolutions may be emailed to me at talligood@pascovotes.gov or mailed to my attention to the elections' office at PO Box 300, Dade City, FL, 33526-0300.

As always, please email or call me if you have any questions or need additional information. Our toll-free number is 800-851-8754.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Enclosures

RECEIVED OCT 27 2025

East Pasco - Dade City (352) 521-4500
Central Pasco - Land O' Lakes (813) 929-2000
West Pasco - New Port Richey (727) 847-8162

RESOLUTION NUMBER 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTURIA COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD ON NOVEMBER 5, 2024.

WHEREAS, Asturia Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Fla. Stat.*, the District’s Board of Supervisors consists of five (5) members; and

WHEREAS, Chapter 190, Florida Statutes, Section 190.006(8), *Fla. Stat.*, provides for each supervisor to be entitled to receive an amount not to exceed \$200 per meeting of the Board and not to exceed \$4,800.00 per year per Supervisor; and

WHEREAS, Section 190.006(3), *Fla. Stat.*, provides for the election of members to specific terms and seat numbers for the District’s Board of Supervisors, and currently calls for the election of three (3) members of the Board of Supervisors of the District for the following seat numbers and length of terms:

Seat No. 1, Currently held by Jonathan Tietz	Length of term: Four years
Seat No. 2, Currently held by Glen Penning	Length of term: Four years
Seat No. 3, Currently held by Jacques Darius	Length of term: Four years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ASTURIA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. General Election. There is hereby called an election in Pasco County to be held concurrent with the general Election on the first Tuesday of November, which is November 5, 2024, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine three (3) qualified electors to serve on the Board of Supervisors of the District.

SECTION 3. Qualifying Period. The period of qualifying as a candidate for a supervisor to the District shall be from noon June 10, 2024, through noon June 14, 2024, pursuant to Section 99.061, *Fla. Stat.* This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3), *Fla. Stat.* Interested candidates should contact the Pasco County Supervisor of Elections for further information.



SECTION 4. Conduction and Procedure of Election. Said election shall be conducted in accordance with the requirements of general law and law governing special district election.

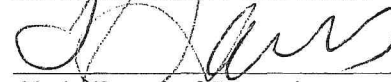
- a. The election shall be held at the precinct polling places designated by the Supervisor of Elections in Pasco County, Florida. The polls shall be opened and closed as provided by law pursuant to Section 100.011, *Fla. Stat.*, and the ballot shall contain the names of the candidates to be voted upon pursuant to Section 101.151, *Fla. Stat.*
- b. The Department of State shall, in any year in which a general election is held, make out a notice sating what offices and vacancies are to be filled at the general election, pursuant to Section 100.021, *Fla. Stat.*

SECTION 5. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Fla. Stat.*

SECTION 6. Effective Date. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed, and the District's secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of Pasco County.

PASSED AND ADOPTED this 23rd day of April, 2024.

ASTURIA COMMUNITY
DEVELOPMENT DISTRICT



Vice Chair, Board of Supervisors

JACQUES DARIUS

ATTEST:



Secretary Assistant Secretary



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

SPECIAL DISTRICT CANDIDATE INFORMATION FOR PASCO COUNTY

Any person interested in running for an available Special District seat may qualify by the petition process or by paying a qualifying fee. If a candidate chooses the petition process, they will need to collect 25 **valid** signatures from resident electors and submit those petitions to the Supervisor of Elections' Office no later than **Noon, May 11, 2026**. Otherwise, a \$25.00 qualifying fee will be due **during** the week of candidate qualifying.

Candidate qualifying is **NOON, Monday, June 8, 2026 – NOON, Friday, June 12, 2026**. Absolutely NO paperwork will be accepted after noon on Friday, June 12th. Paperwork may be submitted early beginning on Tuesday, May 26, 2026.

Candidates are required to file a Candidate Oath – Nonpartisan Office (Form DS-DE 302NP) and an **ELECTRONIC** Form 1, Statement of Financial Interests (2025 form) during the week of qualifying. The form 1 **must be** filed electronically with the Commission on Ethics **BEFORE** coming into the elections' office to qualify. A copy of the electronically filed form 1 must be submitted during qualifying.

Special District candidates are **not required** to file an Appointment of Campaign Treasurer and Designation of Campaign Depository (Form DS-DE 9) or a Statement of Candidate (Form DS-DE 84) **if** they do not intend to collect or expend campaign funds (even their own monies). Instead, they will file an Affidavit of Intention.

Candidates who plan to accept contributions (including personal funds and items donated by anyone including the candidate) and/or make expenditures (including personal funds spent/used by the candidate themselves) will be required to complete the DS-DE 9, DS-DE 84, **and** file periodic electronic campaign treasurer reports in addition to the other requirements listed above. Please note that petition fees or qualifying fees are the **only** exception to this rule for Special District candidates **ONLY**.

The supervisors elected during the November 3, 2026, General Election will assume office on Tuesday, November 17, 2026. Interested individuals may visit our website for more information, *PascoVotes.gov*, or they may pick-up candidate information from any of the three Pasco County Supervisor of Elections' offices.

All questions regarding candidacy should be directed to the Supervisor of Elections' Office at 800-851-8754 or *cand@pascovotes.gov*.

EXHIBIT 10



end of the current berm rather than removing the entire berm and stabilize the east shoreline. Work will be scheduled for the dry season.

Mr. Whited also discussed the wetland south of Sweet Springs Bend. He would like to ask SWFWMD to perform a site visit to provide options to regrade the buffer which appears to be inhibiting watershed. This may alleviate residents' concerns regarding standing water encroaching private property. The Board was amenable to Mr. Whited obtaining proposals and requesting SWFWMD review them prior to their consideration. The area was accepted in conveyances so it is unlikely to be something to take back to DR Horton.

B. EXHIBIT 1: Review of Field Services Requests/Responses (8/27 – 9/24)

Mr. Bush advised Romaner will address the leaning street sign when they are on site next. He was asked to address two signs on the ground at the roundabout near Touchpoint. It was noted that the fountain in FPC E was recentered and moored. Mr. Burnite noted weeds on the pond banks had been addressed.

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

1. Update on SWFWMD Wetland Mitigation Project

Mr. Burnite advised that if the prescribed burn is taken out of the mitigation plan, the District will be at a deficit of UMAM credits, which would cost approximately \$200,000.00 to remedy. He has asked a recommended burn contractor to perform a site review. The three-phase burn plan had been located, but it will be up to the contractor to determine how he wishes to proceed.

2. EXHIBIT 3: Discussion on Native Pond Bank Plants

This item was discussed out of order prior to III.C.1. Update on SWFWMD Wetland Mitigation Project

Mr. Burnite discussed the native plants along the pond banks that were being complained about by a resident. He advised the plants create a barrier to inhibit erosion from wave action and catfish burrowing in the banks. Supervisors affirmed they wished to keep the beneficial native vegetation on the pond banks. An e-blast to the community explaining the plant benefits was requested.

Mr. Burnite provided an update on the clearing of vegetation around the structures at pond 7 which had been discussed at a previous meeting.

D. EXHIBIT 4: Landscape – *Eddie Navarro, Cepra*

Mr. Navarro introduced his associates and advised of his new role with Cepra and Mr. Katina's role as the new account manager. Supervisors praised Mr. Navarro for his pro-active management of the community and his patience when responding to residents.

The palm tree damaged during a vehicle accident was discussed. Ms. Moczynski affirmed the police will not provide information related to an open case. Board consensus was to not pursue the driver after discussing the cost benefit compared to the cost of removing the stump.

Mr. Katina presented the landscape report. The Board agreed to considering landscape replenishment proposals along South Branch Blvd at a future meeting.

Water meters under HOA accounts potentiall servicing District irrigation were discussed. Cepra will review the service areas for these meters.

Supervisors discussed commonly occurring landscape items.

1. EXHIBIT 5: Consideration of Cepra Proposal #51363 for Annuals Replacement - \$2,100.00

On a MOTION by Mr. Howard, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the Board approved Cepra proposal #51363 to replace annuals, in the amount of \$2,100.00, for The Preserve at South Branch Community Development District.

Mr. Katina noted the annuals would be replaced at the beginning of November and will include reds and whites for the winter holiday colors. Annuals are replaced every 3-4 months.

2. WALK-ON EXHIBIT B: Consideration of Cepra Proposal to Remove 20 Palm Boots - \$1,980.00

This item was considered out of order, prior to III.D. Consideration of Cepra Proposal #51363 for Annuals Replacement.

It was noted this proposal would address the HOA's request to trim the palms in preparation for the installation of holiday lighting.

On a MOTION by Mr. Snyder, SECONDED by Mr. Howard, OPPOSED by Mr. Abercrombie, the Board approved Cepra proposal #51486 to remove boots from 20 Palms, in the amount of \$1,980.00, for The Preserve at South Branch Community Development District.

Mr. Navarro was asked for input on the rodent issue. He has discussed this item with Mr. Burnite, and has notified Ms. Desthers about the trash being dumped behind the wall.

- E. EXHIBIT 6: Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics*

Mr. Thompson presented the fountain report noting the completed shoreline restoration on FPC E, the scheduled installation of the fountain 7 motor, and ongoing troubleshooting of the FPC A fountain. Discussion followed on the inconsistent system design for each of the fountains. The anemometer will be adjusted to temporarily turn off the roundabout fountain after two minutes of sustained wind. A commercial pool company has been contacted for a proposal to install an automatic chlorine feeder. A mesh cover for the grate is in production to make cleaning easier.

1. EXHIBIT 7: Consideration of Blue Water Aquatic Revised Water Features Preventative Maintenance Proposal Adding Weekly Roundabout Fountain Service – 14,140.00/Yr (\$1,179/Month)
 - a. Current Maintenance Agreement (Monthly & Quarterly Service) - \$6,600/Yr (\$550/Month)
- Improved consistency in water quality due to the weekly fountain maintenance already being performed was acknowledged by Supervisors. Inclusion in the scope of a visual inspect on all pond fountains while the vendor is on site was requested. Discussion followed on fund allocation in the FY 2026 budget.

On a MOTION by Mr. Snyder, SECONDED by Dr. Silverstein, WITH ALL IN FAVOR, the Board approved Blue Water Aquatic's revised water features preventative maintenance proposal adding weekly service for the roundabout fountain in the amount of 14,140.00/Yr, for The Preserve at South Branch Community Development District.

Discussion returned to III.H. Discussion on HOA Water Meter Transfers before proceeding to the next item.

The meeting was recessed at approximately 5:12 p.m. and resumed at 5:18 p.m. Mr. Snyder's absence during the remainder of the meeting did not impact quorum.

F. EXHIBIT 8: Field Services – Michael Bush, Vesta District Services

Mr. Bush reviewed the Field Services reports. Discussion items included the gutters for the mailbox cover - the larger gutter downspout was requested, troubleshooting some issues with the newly installed lights, pavement cleaning, signs, trash in the center median.

1. EXHIBIT 9: Discussion on Sidewalk Damage

Discussion followed regarding the damaged sidewalk. Mr. Beckett was asked to notify the resident that, absent evidence supporting an entity's responsibility for the damage, no further action would be taken by the District.

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

Ms. Moczynski plans to have recommendations on the mitigation credits process at the next meeting.

1. EXHIBIT 10: Consideration of **Resolution 2026-01, Setting Public Hearing on Revised Rules of Procedure**

Ms. Moczynski advised that some minor changes went into effect after the last legislative session and noted that the District is required to follow the Statutes even if the Rules of Procedure are not officially updated. This item was tabled.

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

1. EXHIBIT 11: Consideration of **Resolution 2026-02 01, Redesignating Registered Agent and Registered Office of the District** (*Naming Individual as Registered Agent*)

Based on the Board's tabling of the previous resolution, Resolution 2026-02 was renumbered as 2026-01. Mr. Beckett explained this resolution named him as the registered agent rather than Vesta District Services.

On a MOTION by Dr. Silverstein, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-01, Redesignating Registered Agent and Registered Office of the District**, naming Mr. Beckett as the registered agent, for The Preserve at South Branch Community Development District.

2. EXHIBIT 12: Discussion on HOA Water Meter Transfers

This item was initially discussed during III.D. Landscape.

Ceptra will confirm which meters supply District irrigation.

Further discussion occurred prior to III.F. Field Services

Mr. Bush acknowledged the two meters he was able to locate were on CDD property. Mr. Beckett recommended having Ceptra not just identify the service area for the meters but also if they are required; if so, then staff will then work on transferring those accounts to the District. Ms. Moczynski noted that a cost share agreement with the HOA was not on file for water meter payments.

FOURTH ORDER OF BUSINESS: Consent Agenda

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

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

FIFTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)

Dr. Silverstein raised a resident's concern regarding low-flying drones intruding over their property. Supervisors agreed that it is a police matter and residents should contact the police.

Mr. Beckett reviewed Supervisor requests he'd noted earlier in the meeting.



SIXTH ORDER OF BUSINESS:

Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS:

Action Items Summary

District Manager

- Add Discussion on rodents behind townhomes to next agenda
- SWFMD has a training that we can put on the website
- Request HOA send an eblast regarding beneficial aquatic plants and reminding residents of the deed restriction on feeding wildlife
- Connect with Ms. Desthers regarding an agreement for the meters

EIGHTH ORDER OF BUSINESS:

Next Meeting Quorum Check

The Preserve at South Branch Community Development District's next meeting is scheduled for 4:00 p.m. on November 6, 2025 at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558.

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

NINTH ORDER OF BUSINESS:

Adjournment

On a MOTION by Dr. Silverstein, SECONDED by Mr. Handrick, Jr., WITH ALL IN FAVOR, the Board adjourned the meeting at 5:43 p.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 by vote of the Board of Supervisors at a publicly noticed meeting held on November 6, 2025.

☐ Heath Beckett, Secretary

☐ _____, Assistant Secretary

☐ Anthony Snyder, Chair

☐ Rob Howard, Vice Chair

EXHIBIT 11



The Preserve at South Branch Community Development District

Financial Statements (Unaudited)

September 30, 2025



The Preserve at South Branch CDD
Balance Sheet
September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 489,838	\$ -	\$ -	\$ -	\$ -	\$ 489,838
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS						
6 REVENUE FUND	-	-	231,151	313,191	166,781	711,124
7 RESERVE FUND	-	-	131,656	178,475	217,050	527,181
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	28,517	28,517
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	\$ 498,477	\$ 54,656	\$ 362,807	\$ 491,666	\$ 412,348	\$ 1,819,954
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 58,773	\$ -	\$ -	\$ -	\$ -	\$ 58,773
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	113,429	-	-	-	-	113,429
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	7,359	-	-	-	-	7,359
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	377,689	54,656	362,807	491,666	412,348	1,699,167
31 TOTAL FUND BALANCE	385,048	54,656	362,807	491,666	412,348	1,706,526
32 TOTAL LIABILITIES & FUND BALANCE	\$ 498,477	\$ 54,656	\$ 362,807	\$ 491,666	\$ 412,348	\$ 1,819,954



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 September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	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	\$ 600	\$ 10,400	\$ (2,600)	80%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	15,450	-	100%
11 ADMINISTRATIVE SERVICES	11,330	944	11,330	0	100%
12 ACCOUNTING SERVICES	11,330	944	11,330	(0)	100%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	5,500	(0)	100%
15 MASS MAILING	1,500	-	1,394	(106)	93%
16 MEETING ROOM RENTAL	3,000	183	2,333	(667)	78%
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	88	1,851	651	154%
22 ENGINEERING SERVICES	14,000	2,775	32,213	18,213	230%
23 COUNTY ROAD CONVEYANCE	15,000	-	226	(14,774)	2%
24 LEGAL SERVICES	20,000	1,869	12,630	(7,370)	63%
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	9,149	126,794	(13,081)	91%
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	5,513	36,009	(38,991)	48%
36 STREETLIGHTS	199,100	13,133	159,240	(39,860)	80%
37 RECLAIMED WATER	5,000	577	4,748	(252)	95%
38 TOTAL UTILITIES	279,100	19,223	199,997	(79,103)	72%

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 September 30, 2025

39	FIELD OPERATIONS					
40	FIELD OPERATIONS	3,890	324	3,890	0	100%
41	AQUATIC MAINTENANCE	22,500	55,169	129,563	107,063	576%
42	WETLAND MONITORING	9,500	-	-	(9,500)	0%
43	WETLAND MAINTENANCE	78,480	-	-	(78,480)	0%
44	FOUNTAIN MAINTENANCE & REPAIR	34,200	2,335	32,690	(1,510)	96%
45	ACCESS CONTROL	7,000	-	-	(7,000)	0%
46	PARK MAINTENANCE	9,000	-	56	(8,944)	1%
47	ENTRANCE, GATE & WALLS MAINTENANCE	5,000	-	-	(5,000)	0%
48	LANDSCAPE MAINTENANCE	300,785	24,695	299,330	(1,455)	100%
49	LANDSCAPE REPLACEMENT/REPAIRS	37,635	-	19,374	(18,261)	51%
50	IRRIGATION REPAIRS	4,000	-	8,558	4,558	214%
51	MULCH	12,000	6,401	12,802	802	107%
52	ANNUAL FLOWER ROTATION	8,000	-	5,982	(2,018)	75%
53	HOLIDAY LIGHTING	5,000	-	45,670	40,670	913%
54	SECURITY	10,000	5,249	12,209	2,209	122%
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	756	3,345	545	119%
58	SIDEWALK MAINTENANCE	3,000	-	-	(3,000)	0%
59	ROADWAY & SIGNAGE MAINTENANCE	3,000	4,800	22,430	19,430	748%
60	PLAYGROUND MAINTENANCE	1,000	-	-	(1,000)	0%
61	FENCE MAINTENANCE	2,000	-	298	(1,702)	15%
62	MISC FIELD SERVICES/CONTINGENCY	19,500	2,857	26,530	7,030	136%
63	TOTAL FIELD OPERATIONS	588,290	102,586	625,788	37,498	106%
64	TOTAL EXPENDITURES	\$ 1,023,265	\$ 130,958	\$ 967,770	\$ (55,495)	95%
65	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	0	(130,958)	42,437	42,437	
66	OTHER FINANCING SOURCES & USES					
67	TRANSFERS IN	-	-	-	-	
68	TRANSFERS OUT	-	-	-	-	
69	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
70	FUND BALANCE - BEGINNING - UNAUDITED	159,751	489,838	342,611	182,860	
71	NET CHANGE IN FUND BALANCE	0	(130,958)	42,437	42,437	
72	FUND BALANCE - ENDING - PROJECTED	\$ 159,751	\$ 358,880	\$ 385,048	\$ 225,297	
73	ANALYSIS OF FUND BALANCE					
74	NONSPENDABLE					
75	PREPAID & DEPOSITS	7,359		7,359		
76	CAPITAL RESERVES					
77	OPERATING CAPITAL	-		-		
78	UNASSIGNED	152,392		377,689		
79	TOTAL FUND BALANCE	\$ 159,751		\$ 385,048		

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 September 30, 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	27,381	\$ 81
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 September 30, 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	-	12,630	12,630
5 TOTAL REVENUE	263,350	276,757	13,407
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	17,569	16,745
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	17,569	16,745
21 FUND BALANCE - ENDING	\$ 322,519	\$ 362,807	\$ 40,288



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 September 30, 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	-	16,803	16,803
5 TOTAL REVENUE	357,357	375,214	17,857
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	20,377	15,746
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	20,377	15,746
21 FUND BALANCE - ENDING	\$ 449,156	\$ 491,666	\$ 42,510



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 September 30, 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	-	15,030	15,030
5 TOTAL REVENUE	434,100	450,411	16,311
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	15,511	14,186
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(9,524)	(9,524)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(9,524)	(9,524)
19 FUND BALANCE - BEGINNING	366,400	377,845	11,445
20 NET CHANGE IN FUND BALANCE	1,325	5,987	4,662
21 FUND BALANCE - ENDING	\$ 367,725	383,831	\$ 16,106



The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2024		EOY Balance				361,996.39
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	16090 Secret Meadow Dr- Fountain 09/04/24-10/01/24		167.94	313,275.60
10/24/2024	06ACH102424	Duke Energy	2539 S Branch Blvd- Fountain 09/04/24-10/01/24		223.66	313,051.94
10/24/2024	07ACH102424	Duke Energy	2853 Suncoast Blend Dr- Fountain 09/04/24-10/01/24		30.80	313,021.14
10/24/2024	08ACH102424	Duke Energy	2887 Living Coral Dr.- Fountain 09/04/24-10/01/24		38.45	312,982.69
10/24/2024	09ACH102424	Duke Energy	16236 Weathered Windmill TE- Irrigation 09/04/24-10/01/24		30.80	312,951.89
10/24/2024	10ACH102424	Duke Energy	3003 S Branch Blvd Access and B&B Ct 09.04.24-10.01.24		30.80	312,921.09
10/24/2024	11ACH102424	Duke Energy	16108 Tuscany Hillside Rd- Fountain 09/04/24-10/01/24		124.10	312,796.99
10/24/2024	12ACH102424	Duke Energy	2574 Storybrook Preserve Dr- Fountain 09/04/24-10/01/24		30.80	312,766.19
10/24/2024	13ACH102424	Duke Energy	3000 Living Coral Dr - irrigation 09/04/24-10/01/24		30.80	312,735.39
10/24/2024	14ACH102424	Duke Energy	3246 Living Coral Dr- Irrigation 09/04/24-10/01/24		30.80	312,704.59
10/24/2024	15ACH102424	Duke Energy	16080 Tuscany Hillside Rd- Fountain 09/04/24-10/01/24		30.80	312,673.79
10/24/2024	16ACH102424	Duke Energy	16159 SOFT FERN TRCE 09/04/24-10/01/24 (Fountain)		148.29	312,525.50
10/24/2024	17ACH102424	Duke Energy	2069 S Branch Blvd- Entrance 09/04/24-10/01/23		30.80	312,494.70
10/25/2024	01ACH102524	Duke Energy	3410 S BRANCH BLVD 09/04/24-10.01/24 (Fountain)		158.84	312,335.86
10/25/2024	02ACH102524	Duke Energy	15935 Deep Ravine Ln - Fountain 09/04/24-10/01/24		135.68	312,200.18
10/25/2024	100345	Cepra Landscape	Invoice: 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

The Preserve at South Branch CDD
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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	100352	Office Pride Commercial Cleaning Services	Invoice: Inv-230315 (Reference: Porter Services.)		649.50	279,551.32
11/6/2024	01ACH110624	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 9.15.24-10.15.24		869.44	278,681.88
11/6/2024	02ACH110624	Duke Energy	00000 S Branch Blvd 4B 9.15.24-10.15.24		661.18	278,020.70
11/6/2024	03ACH110624	Duke Energy	00 South Branch Blvd. LITE 9.15.24-10.15.24		834.73	277,185.97
11/6/2024			Deposit	178.09		277,364.06
11/6/2024			Deposit	20,664.37		298,028.43
11/7/2024	100353	Cepra Landscape	Invoice: TPA4729 (Reference: Annual replacement.)		1,800.00	296,228.43
11/7/2024	100364	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	Brlitic Dvorak, Inc	Invoice: 1700 (Reference: Project Manager 10.24.)		2,712.50	291,757.93
11/8/2024	100358	Vesta District Services	Invoice: 423026 (Reference: Monthly DM Fees - Oct 2024.)		3,958.33	287,799.60
11/11/2024	1449	Mike Fasano, Pasco County Tax Collector			538.08	287,261.52
11/11/2024	1450	Anthony Snyder	BOS Meeting 11/05/24		200.00	287,061.52
11/11/2024	1451	David H. Silverstein	BOS Meeting 11/05/24		200.00	286,861.52
11/11/2024	1452	Jules C. Abercrombie	BOS Meeting 11/05/24		200.00	286,661.52
11/11/2024	1453	Robert Howard	BOS Meeting 11/05/24		200.00	286,461.52
11/12/2024	1454	Thomas Handrick, Jr.	BOS Meeting 11/05/24		200.00	286,261.52
11/12/2024	1158	South Branch Town Center Property Owners.		21,629.00		307,890.52
11/13/2024	100359	Business Observer	Invoice: 24-02070P (Reference: Legal Advertising.)		115.94	307,774.58
11/14/2024	100360	Vesta District Services	Invoice: 423127 (Reference: Billable Expenses - Oct 2024.)		366.00	307,408.58
11/14/2024	100361	LLS Tax Solutions, Inc	Invoice: 003548 (Reference: Arbitrage Services - Special Assessments Refunding Bonds, Rebate Req...		650.00	306,758.58
11/14/2024			Deposit	91,451.81		398,210.39
11/19/2024	100362	09000 Consulting, LLC	Invoice: 10098 (Reference: Remove Signs & Install New Signs.)		4,990.00	393,220.39
11/19/2024	100363	Cepra Landscape	Invoice: TPA4790 (Reference: Monthly Landscape - 11.24.)		24,695.00	368,525.39
11/21/2024	03ACH112124	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 9.17.24 - 10.17.24		6.48	368,518.91
11/21/2024			Deposit	53,403.32		421,922.23
11/25/2024	01ACH112524	Pasco County - Utilities Services	16546 Secret Meadow Dr 9.17.24 - 10.17.24		10.60	421,911.63
11/25/2024	02ACH112524	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.24 - 10.17.24		21.06	421,890.57
11/25/2024	1455	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District State Fee		175.00	421,715.57
11/25/2024	100364	Business Observer	Invoice: 24-02135P (Reference: Legal Advertising.)		70.00	421,645.57
11/26/2024	01ACH112624	Duke Energy	3234 LIVING CORAL DR 10.02.24 - 11.01.24 (Fountain)		46.36	421,599.21
11/26/2024	02ACH112624	Duke Energy	16090 Secret Meadow Dr- Fountain 10.02.24 - 11.01.24		184.50	421,414.71
11/26/2024	03ACH112624	Duke Energy	15935 Deep Ravine Ln - Fountain 10.02.24 - 11.01.24		206.80	421,207.91
11/26/2024	04ACH112624	Duke Energy	2539 S Branch Blvd- Fountain10.02.24 - 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	16106 Tuscanry Hillside Rd- Fountain 10.02.24 - 11.01.24		30.80	420,813.19
11/26/2024	11ACH112624	Duke Energy	3194 TUSCON WIND Pt. 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 Tuscanry 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

The Preserve at South Branch CDD
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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/09/2024	01ACH120924	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 10.16.24 - 11.13.24		869.44	2,181,341.43
12/09/2024	02ACH120924	Duke Energy	00000 S Branch Blvd 4B 10.16.24 - 11.13.24		661.18	2,180,680.25
12/09/2024	03ACH120924	Duke Energy	00 South Branch Blvd. LITE 10.16.24 - 11.13.24		834.73	2,179,845.52
12/10/2024	100371	Ceptra Landscape	Invoice: TPA4878 (Reference: Hurricane Milton Clean Up 11.29.24.)		6,988.00	2,172,857.52
12/10/2024	100372	Brletic 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	Ceptra Landscape	Invoice: TPA4903 (Reference: Landscape Maintenance Dec 2024.) Invoice: TPA4767 (Reference: Hu...		29,950.60	2,166,621.75
12/18/2024	100376	Vesta District Services	Invoice: 423165 (Reference: Dissemination Agent 10.24.)		2,500.00	2,164,121.75
12/23/2024	01ACH122324	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 10.17.24 - 11.15.24		274.59	2,163,847.16
12/23/2024	02ACH122324	Pasco County - Utilities Services	3048 Suncoast Blend Dr 10.17.24 - 11.15.24		38.07	2,163,809.09
12/23/2024	03ACH122324	Pasco County - Utilities Services	16546 Secret Meadow Dr 10.17.24 - 11.15.24		10.60	2,163,798.49
12/24/2024	100377	Kass Shuler, PA	Invoice: 764205 (Reference: Professional Services November 2024.)		1,160.00	2,162,638.49
12/27/2024	100378	09000 Consulting, LLC	Invoice: 10101 (Reference: Remove Signs & Install New Signs 11.27.24.)		2,960.00	2,159,678.49
12/30/2024			Deposit	1,100.00		2,160,778.49
12/30/2024	01ACH123024	Duke Energy	15501 SWEET SPRINGS BN 11.02.24 - 12.02.24 (Fountain)		244.48	2,160,534.01
12/30/2024	02ACH123024	Duke Energy	3194 TUSCON WIND PL 11.02.24 - 12.02.24 (Fountain)		216.33	2,160,317.68
12/30/2024	03ACH123024	Duke Energy	15883 Deep Ravine Ln- Fountain 11.02.24 - 12.02.24		30.80	2,160,286.88
12/30/2024	04ACH123024	Duke Energy	3410 S BRANCH BLVD 11.02.24 - 12.02.24 (Fountain)		232.18	2,160,054.70
12/30/2024	05ACH123024	Duke Energy	3234 LIVING CORAL DR 11.02.24 - 12.02.24 (Fountain)		30.80	2,160,023.90
12/30/2024	06ACH123024	Duke Energy	16090 Secret Meadow Dr- Fountain 11.02.24 - 12.02.24		184.36	2,159,839.54
12/30/2024	07ACH123024	Duke Energy	15935 Deep Ravine Ln - Fountain 11.02.24 - 12.02.24		207.24	2,159,632.30
12/30/2024	08ACH123024	Duke Energy	2539 S Branch Blvd- Fountain 11.02.24 - 12.02.24		195.80	2,159,436.50
12/30/2024	09ACH123024	Duke Energy	2853 Suncoast Blend Dr- Fountain 11.02.24 - 12.02.24		36.82	2,159,399.68
12/30/2024	10ACH123024	Duke Energy	2897 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&Ball Cr 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
01/09/2025			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	Brletic 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

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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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-248187 (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
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	Britic 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: 425369 (Reference: Billable Expenses - Feb 2025.)		482.53	2,078,980.61
03/18/2025	1477	Trust Tile Solutions, LTD	File No. TT25009 Check deposited in error		196.53	2,078,784.08
03/20/2025	100411	Business Observer	Invoice: 25-00474P (Reference: Legal Advertising.)		56.88	2,078,727.20
03/21/2025	01ACH032125	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 01.16.25- 02.17.25		253.53	2,078,473.67
03/21/2025	02ACH032125	Pasco County - Utilities Services	16546 Secret Meadow Dr 01.16.25- 02.17.25		10.60	2,078,463.07
03/25/2025	1478	Anthony Snyder	BOS Meeting 3/24/25		200.00	2,078,263.07
03/25/2025	1479	David H. Silverstein	BOS Meeting 3/24/25		200.00	2,078,063.07
03/25/2025	1480	Thomas Handrick, Jr.	BOS Meeting 3/24/25		200.00	2,077,863.07
03/26/2025	1481	US Bank Tax distribution			1,044,696.70	1,033,166.37
03/26/2025	100412	Cepra Landscape	Invoice: TPA5273 (Reference: March Landscape Maintenance.) Invoice: TPA5338 (Reference: Irrig...		25,245.00	1,007,921.37
03/26/2025	100413	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108481 (Reference: audited financial.)		3,600.00	1,004,321.37
03/26/2025	100414	Business Observer	Invoice: 25-00523P (Reference: Notice of Regular Meeting of the board.)		61.25	1,004,260.12
03/28/2025	100415	GHS Environmental	Invoice: 2025-253 (Reference: Aquatic Maintenance Program 2024-2025.)		1,875.00	1,002,385.12
03/28/2025	100416	Kass Shuler, PA	Invoice: 767306 (Reference: Legal services.)		1,054.00	1,001,331.12
03/28/2025	02ACH032825	Duke Energy	2539 S Branch Blvd- Fountain 02.04.25- 03.03.25		2,318.56	999,012.56
03/28/2025	03ACH032825	Duke Energy	3000 Living Coral Dr - Irrigation02.04.25- 03.03.25		30.80	998,981.76
03/28/2025	04ACH032825	Duke Energy	3246 Living Coral Dr - Irrigation02.04.25- 03.03.25		30.80	998,950.96
03/28/2025	01ACH032825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 02.04.25- 03.03.25		30.80	998,920.16
03/28/2025	04ACH032825	Duke Energy	15935 Deep Ravine Ln - Fountain 02.04.25- 03.03.25		212.58	998,707.58
03/28/2025	05ACH032825	Duke Energy	16236 Weathered Windmill TE- Irrigation 02.04.25- 03.03.25		30.80	998,676.78
03/28/2025	06ACH032825	Duke Energy	15883 Deep Ravine Ln- Fountain 02.04.25- 03.03.25		212.26	998,464.52
03/28/2025	07ACH032825	Duke Energy	2887 Living Coral Dr - Fountain 002.04.25- 03.03.25		159.09	998,305.43
03/28/2025	08ACH032825	Duke Energy	3194 TUSCON WIND PL 02.04.25- 03.03.25 (Fountain)		222.43	998,083.00
03/28/2025	09ACH032825	Duke Energy	3234 LIVING CORAL DR 02.04.25- 03.03.25 (Fountain)		30.80	998,052.20
03/28/2025	10ACH032825	Duke Energy	16159 SOFT FERN TRCE 02.04.25- 03.03.25 (Fountain)		30.80	998,021.40
03/28/2025	11ACH032825	Duke Energy	16090 Secret Meadow Dr- Fountain 02.04.25- 03.03.25		190.08	997,831.32
03/28/2025	12ACH032825	Duke Energy	2069 S Branch Blvd- Entrance 02.04.25- 03.03.25		33.69	997,797.63
03/28/2025	13ACH032825	Duke Energy	16108 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



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
04/08/2025	100421	Brietic Dvorak, Inc	Invoice: 1896 (Reference: 03.03.25- 03.28.25.)		3,510.00	970,915.56
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 Sheriffs Office	Invoice: I-20253-11608 (Reference: Feb security.)		928.00	963,427.54
04/22/2025	100425	Blue Water Aquatics, Inc.	Invoice: 33409 (Reference: Fountain repair & Labor.)		2,836.00	960,591.54
04/22/2025	100426	Firm Outdoor LLC	Invoice: 2896 (Reference: Erosion/ Pond Bank Restoration.)		9,500.00	951,091.54
04/23/2025	01ACH042325	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 2.17.25- 3.19.25		45.57	951,045.97
04/23/2025	02ACH042325	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 02.17.25- 03.19.25		310.23	950,735.74
04/23/2025	03ACH042325	Pasco County - Utilities Services	16546 Secret Meadow Dr 02.17.25- 03.19.25		10.60	950,725.14
04/25/2025	100427	Blue Water Aquatics, Inc.	Invoice: 33425 (Reference: Fountain repair.) Invoice: 33424 (Reference: fountain troubleshoot...		310.17	950,414.97
04/28/2025	01ACH042825	Duke Energy	15501 SWEET SPRINGS BN 03.04.25- 04.01.25 (Fountain)		260.11	950,154.86
04/28/2025	02ACH042825	Duke Energy	3194 TUSCON WIND PL 03.04.25 - 04.01.25 (Fountain)		229.43	949,925.43
04/28/2025	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	945,996.05
05/01/2025	01ACH050125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL03.06.25- 04.03.25		7,055.26	938,940.79
05/02/2025	01ACH050225	Duke Energy	000 State Road 54 LITE S Branch RDWY 03.07.25- 04.04.25		3,789.71	935,151.08
05/05/2025	100430	Vesta District Services	Invoice: 426002 (Reference: Monthly contracted management fees May25.)		3,958.33	931,192.75
05/06/2025	100431	Blue Water Aquatics, Inc.	Invoice: 33518 (Reference: Fountain Troubleshooting Services Fountain FPC-A.)		136.00	931,056.75
05/06/2025	100432	GHS Environmental	Invoice: 2025-311 (Reference: Aquatic Maintenance Program 2024-2025.)		1,875.00	929,181.75
05/06/2025	100433	Office Pride Commercial Cleaning Services	Invoice: Inv-258522 (Reference: Day Porter Services 3x per week.)		649.50	928,532.25
05/06/2025	100434	Blue Water Aquatics, Inc.	Invoice: 33187 (Reference: Fountain Troubleshooting Services and repair.)		596.78	927,935.47
05/07/2025	100435	Brietic Dvorak, Inc	Invoice: 1926 (Reference: Engineering service 04/01- 04/30.)		2,850.00	925,085.47
05/08/2025	01ACH050825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 03.15.25- 04.14.25		840.03	924,245.44
05/08/2025	02ACH050825	Duke Energy	00 South Branch Blvd. LITE 03.15.25- 04.14.25		806.51	923,438.93
05/08/2025	03ACH050825	Duke Energy	00000 S Branch Blvd 4B 03.15.25- 04.14.25		638.89	922,800.04
05/08/2025	100436	Cepra Landscape	Invoice: TPA5474 (Reference: Storm Damaged Palm Removals MARCH 2025.)		1,200.30	921,599.74
05/13/2025	1487	David H. Silverstein	BOS Meeting 5/6/25		200.00	921,399.74
05/13/2025	1488	Robert Howard	BOS Meeting 5/6/25		200.00	921,199.74
05/13/2025	1489	Thomas Handrick, Jr.	BOS Meeting 5/6/25		200.00	920,999.74
05/13/2025			Deposit	1,296.82		922,296.56
05/13/2025			Deposit	648.63		922,945.19
05/13/2025			Deposit	98.35		923,043.54
05/14/2025	100437	GHS Environmental	Invoice: 2025-331 (Reference: Mitigation Maintenance Area No. 3 & 4.)		4,224.00	918,819.54
05/14/2025	100438	Vesta District Services	Invoice: 426668 (Reference: Billable Expenses - Apr 2025.)		307.55	918,511.99
05/15/2025	100439	Cepra Landscape	Invoice: TPA5505 (Reference: Light Mulching of South Branch Blvd..)		3,200.50	915,311.49
05/19/2025	100440	Cepra Landscape	Invoice: TPA5523 (Reference: Landscape Maintenance May.)		24,695.00	890,616.49
05/21/2025	02ACH052125	Pasco County - Utilities Services	16546 Secret Meadow Dr 03.19.25- 04.18.25		10.60	890,605.89
05/21/2025	03ACH052125	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 3.19.25- 4.18.25		41.38	890,564.51
05/21/2025	01ACH052125	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 3.19.25- 4.18.25		225.18	890,339.33
05/22/2025	100441	Romaner Graphics	Invoice: 22603 (Reference: No Trespassing/Wildlife Warning signs.)		945.00	889,394.33
05/23/2025	100442	Romaner Graphics	Invoice: 22604 (Reference: Sign Repair & Replacement.)		3,477.00	885,917.33
05/27/2025	100443	Business Observer	Invoice: 25-01019P (Reference: Legal Advertising.)		61.25	885,856.08
05/29/2025	01ACH052925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 04.02.25- 05.01.25		30.80	885,825.28

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
05/29/2025	02ACH052925	Duke Energy	3246 Living Coral Dr- Irrigation 04.02.25- 05.01.25		30.80	885,794.48
05/29/2025	03ACH052925	Duke Energy	3000 Living Coral Dr - Irrigation0 04.02.25- 05.01.25		30.80	885,763.68
05/29/2025	04ACH052925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 04.02.25- 05.01.25		30.80	885,732.88
05/29/2025	05ACH052925	Duke Energy	3003 S Branch Blvd Access and B&B Ct 04.02.25- 05.01.25		30.80	885,702.08
05/29/2025	06ACH052925	Duke Energy	16236 Weathered Windmill TE- Irrigation 04.02.25- 05.01.25		30.80	885,671.28
05/29/2025	07ACH052925	Duke Energy	3234 LIVING CORAL DR 04.02.25- 05.01.25 (Fountain)		30.80	885,640.48
05/29/2025	08ACH052925	Duke Energy	15501 SWEET SPRINGS BN 04.02.25- 05.01.25 (Fountain)		267.95	885,372.53
05/29/2025	09ACH052925	Duke Energy	3194 TUSCON WIND PL 04.02.25- 05.01.25 (Fountain)		236.11	885,136.42
05/29/2025	10ACH052925	Duke Energy	15883 Deep Ravine Ln- Fountain 04.02.25- 05.01.25		219.94	884,916.48
05/29/2025	11ACH052925	Duke Energy	3410 S BRANCH BLVD 04.02.25- 05.01.25 (Fountain)		269.52	884,646.96
05/29/2025	12ACH052925	Duke Energy	16090 Secret Meadow Dr- Fountain 04.02.25- 05.01.25		203.25	884,443.63
05/29/2025	13ACH052925	Duke Energy	15935 Deep Ravine Ln - Fountain 04.02.25- 05.01.25		225.59	884,218.02
05/29/2025	14ACH052925	Duke Energy	2539 S Branch Blvd- Fountain 04.02.25- 05.01.25		137.90	884,080.12
05/29/2025	15ACH052925	Duke Energy	2853 Suncoast Blend Dr- Fountain 04.02.25- 05.01.25		407.00	883,673.12
05/29/2025	16ACH052925	Duke Energy	2887 Living Coral Dr.- Fountain 04.02.25- 05.01.25		230.60	883,442.52
05/29/2025	17ACH052925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 04.02.25- 05.01.25		203.42	883,239.10
05/29/2025	18ACH052925	Duke Energy	16159 SOFT FERN TRCE 04.02.25- 05.01.25 (Fountain)		178.91	883,060.19
05/29/2025	19ACH052925	Duke Energy	2069 S Branch Blvd- Entrance 04.02.25- 05.01.25		34.69	883,025.50
05/30/2025	100444	Cepra Landscape	Invoice: TPA5603 (Reference: Irrigation Maintenance.)		1,967.50	881,058.00
05/30/2025	100445	Office Pride Commercial Cleaning Services	Invoice: Inv-262901 (Reference: Pet waste station items.)		176.26	880,881.74
05/30/2025	100446	Kass Shuler, PA	Invoice: 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 RDW 04.05.25- 05.06.25		3,789.71	879,896.40
06/02/2025	02ACH060225	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 04.05.25- 05.05.25		7,055.26	872,841.14
06/03/2025	100447	Office Pride Commercial Cleaning Services	Invoice: Inv-262964 (Reference: Dog wash drain and sports court fence Repair.)		425.00	872,416.14
06/03/2025	100448	Vesta District Services	Invoice: 426754 (Reference: Monthly Management June25.)		3,958.33	868,457.81
06/03/2025	100449	Office Pride Commercial Cleaning Services	Invoice: Inv-263268 (Reference: Day Porter Services 3x per week.)		649.50	867,808.31
06/03/2025	100450	Blue Water Aquatics, Inc.	Invoice: 33673 (Reference: Fountain repair7.)		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	Bretic 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	05ACH062725	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

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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.)		1,784.59	746,503.06
07/03/2025	100469	Pasco Sheriff's Office	Invoice: I-20257-11960 (Reference: security Jun25.)		696.00	745,807.06
07/08/2025	100470	Business Observer	Invoice: 25-01348P (Reference: Public board meeting.)		288.75	745,518.31
07/09/2025	01ACH070925	Duke Energy	00 South Branch Blvd. LITE 05.15.25- 06.13.25		806.51	744,711.80
07/09/2025	02ACH070925	Duke Energy	00000 S Branch Blvd 4B 05.15.25- 06.13.25		638.89	744,072.91
07/09/2025	03ACH070925	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B-05.15.25- 06.13.25		840.03	743,232.88
07/11/2025	100471	Business Observer	Invoice: 25-01359P (Reference: Notice of Public Hearing.)		76.56	743,156.32
07/14/2025	100472	Vesta Property Services Inc	Invoice: WC227 (Reference: Installed bike rack.)		600.00	742,556.32
07/15/2025	100473	Vesta District Services	Invoice: 427603 (Reference: Billable Expenses - Jun 2025.)		183.00	742,373.32
07/23/2025	1499	Site Masters of Florida, LLC			6,300.00	736,073.32
07/23/2025	01ACH072325	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 05.19.25- 06.18.25		311.04	735,762.28
07/23/2025	02ACH072325	Pasco County - Utilities Services	3048 Suncoast Blend Dr 05.19.25- 06.18.25		27.68	735,734.60
07/23/2025	03ACH072325	Pasco County - Utilities Services	16546 Secret Meadow Dr 05.19.25- 06.18.25		10.60	735,724.00
07/23/2025	04ACH072325	Pasco County - Utilities Services	16236 Weathered Windmill 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	Kilnski Van Wyk PLLC	Invoice: 12646 (Reference: general legal services.)		311.50	733,934.51
07/25/2025	100476	Office Pride Commercial Cleaning Services	Invoice: Inv-271941 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 M...		64.96	733,869.55
07/28/2025	01ACH072825	Duke Energy	2069 S Branch Blvd- Entrance 06.03.25- 07.01.25		34.53	733,835.02
07/28/2025	02ACH072825	Duke Energy	16159 SOFT FERN TRCE 06.03.25- 07.01.25 (Fountain)		173.40	733,661.62
07/28/2025	03ACH072825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 06.03.25- 07.01.25		196.59	733,465.03
07/28/2025	04ACH072825	Duke Energy	2887 Living Coral Dr.- Fountain 06.03.25- 07.01.25		242.95	733,222.08
07/28/2025	05ACH072825	Duke Energy	2853 Suncoast Blend Dr- Fountain 06.03.25- 07.01.25		415.33	732,806.75
07/28/2025	06ACH072825	Duke Energy	15935 Deep Ravine Ln - Fountain 06.03.25- 07.01.25		217.09	732,589.66
07/28/2025	07ACH072825	Duke Energy	16090 Secret Meadow Dr- Fountain 06.03.25- 07.01.25		196.91	732,392.75
07/28/2025	09ACH072825	Duke Energy	3410 S BRANCH BLVD 06.03.25- 07.01.25 (Fountain)		262.77	732,129.98
07/28/2025	10ACH072825	Duke Energy	15883 Deep Ravine Ln- Fountain 06.03.25- 07.01.25		210.76	731,919.22
07/28/2025	11ACH072825	Duke Energy	3194 TUSCON WIND PL 06.03.25- 07.01.25 (Fountain)		228.09	731,691.13
07/28/2025	12ACH072825	Duke Energy	16080 Tuscany Hillside Rd- Fountain 06.03.25- 07.01.25		30.80	731,660.33
07/28/2025	14ACH072825	Duke Energy	3000 Living Coral Dr - Irrigation 06.03.25- 07.01.25		30.80	731,629.53
07/28/2025	15ACH072825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 06.03.25- 07.01.25		30.80	731,598.73
07/28/2025	16ACH072825	Duke Energy	3246 Living Coral Dr- Irrigation 06.03.25- 07.01.25		30.80	731,567.93
07/28/2025	17ACH072825	Duke Energy	2539 S Branch Blvd- Fountain 06.03.25- 07.01.25		30.80	731,537.13
07/28/2025	18ACH072825	Duke Energy	16236 Weathered Windmill TE- Irrigation 06.03.25- 07.01.25		30.80	731,506.33
07/28/2025	20ACH072825	Duke Energy	3003 S Branch Blvd Access and B&B Ct 06.03.25- 07.01.25		30.80	731,475.53
07/28/2025	21ACH072825	Duke Energy	3234 LIVING CORAL DR 06.03.25- 07.01.25 (Fountain)		47.88	731,427.65
07/30/2025	100477	DPI Pressure Washing LLC	Invoice: INV-002161 (Reference: Pressure washing and paver sealing.)		3,060.00	728,367.65
07/31/2025	100478	Cepra Landscape	Invoice: TPA5749 (Reference: Landscape maintenanc;July25.)		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...	0.00 #	275.64	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



The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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	Brletic 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: 428118 (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
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 B&B CI 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
09/02/2025	01ACH090225	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 07.04.25- 08.05.25		7,056.17	616,159.25
09/04/2025	01ACH090425	Duke Energy	000 State Road 54 LITE S Branch RDWY 07.08.25- 08.06.25		3,790.26	612,368.99
09/04/2025	100492	Cepra Landscape	Invoice: TPA5853 (Reference: Aug25 Landscape maintenance.)		24,695.00	587,673.99
09/04/2025	100493	Office Pride Commercial Cleaning Services	Invoice: Inv-277045 (Reference: Day Porter Services 3x per week.)		649.50	587,024.49
09/04/2025	100494	Blue Water Aquatics, Inc.	Invoice: 34106 (Reference: fountain services.)		550.00	586,474.49
09/04/2025	100495	Pasco Sheriff's Office	Invoice: I-20259-12117 (Reference: Security Aug25.)		2,697.00	583,777.49
09/08/2025	01ACH090825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 07.16.25- 08.14.25		840.12	582,937.37
09/08/2025	02ACH090825	Duke Energy	00 South Branch Blvd. LITE 07.16.25- 08.14.25		806.59	582,130.78
09/08/2025	03ACH090825	Duke Energy	00000 S Branch Blvd 4B 07.16.25- 08.14.25		638.95	581,491.83
09/09/2025	1506	David H. Silverstein	BOS Meeting 9/2/25		200.00	581,291.83
09/09/2025	1507	Robert Howard	BOS Meeting 9/2/25		200.00	581,091.83
09/09/2025	1508	Thomas Handrick, Jr.	BOS Meeting 9/2/25		200.00	580,891.83
09/09/2025	100496	Brletic Dvorak, Inc	Invoice: 21101 (Reference: Project manager II 08/05/25- 08/28/25.)		1,980.00	578,911.83
09/09/2025	100497	Vesta District Services	Invoice: 428451 (Reference: Management fees.)		3,958.33	574,953.50
09/11/2025	100498	GHS Environmental	Invoice: 2025-572 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	573,078.50
09/17/2025	100499	Vesta District Services	Invoice: 428512 (Reference: Billable Expenses - Aug 2025.)		239.15	572,839.35
09/17/2025	100500	Blue Water Aquatics, Inc.	Invoice: 34146 (Reference: Special Service Agreement DredgeSOX II Installation PROJECT COMPLETE ...		51,419.27	521,420.08
09/17/2025	100501	Kilinski Van Wyk PLLC	Invoice: 13168 (Reference: general legal services.)		1,869.12	519,550.96
09/22/2025	100502	Business Observer	Invoice: 25-01978P (Reference: Public board meeting.)		87.50	519,463.46
09/24/2025	01ACH092425	Pasco County - Utilities Services	16546 Secret Meadow Dr 07.18.25- 08.18.25		10.60	519,452.86
09/24/2025	02ACH092425	Pasco County - Utilities Services	3048 Suncoast Blend Dr 07.18.25- 08.18.25		204.93	519,247.93
09/24/2025	04ACH092425	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 07.18.25- 08.18.25		48.67	519,199.26
09/24/2025	03ACH092425	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 07.18.25- 08.18.25		312.66	518,886.60
09/29/2025	01ACH092925	Duke Energy	16159 SOFT FERN TRCE 08.02.25- 09.02.25 (Fountain)		191.04	518,695.56
09/29/2025	02ACH092925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 08.02.25- 09.02.25		239.88	518,455.68
09/29/2025	03ACH092925	Duke Energy	2887 Living Coral Dr.- Fountain 08.02.25- 09.02.25		370.16	518,085.52
09/29/2025	04ACH092925	Duke Energy	2853 Suncoast Blend Dr- Fountain 08.02.25- 09.02.25		493.43	517,592.09
09/29/2025	05ACH092925	Duke Energy	2539 S Branch Blvd- Fountain 08.02.25- 09.02.25		2,650.20	514,941.89

The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/29/2025	06ACH092925	Duke Energy	15935 Deep Ravine Ln - Fountain 08.02.25- 09.02.25		320.67	514,621.22
09/29/2025	07ACH092925	Duke Energy	16090 Secret Meadow Dr- Fountain 08.02.25- 09.02.25		215.79	514,405.43
09/29/2025	08ACH092925	Duke Energy	3410 S BRANCH BLVD 08.02.25- 09.02.25 (Fountain)		287.88	514,117.55
09/29/2025	09ACH092925	Duke Energy	15883 Deep Ravine Ln- Fountain 08.02.25- 09.02.25		230.53	513,887.02
09/29/2025	10ACH092925	Duke Energy	3194 TUSCON WIND PL 08.02.25- 09.02.25 (Fountain)		252.26	513,634.76
09/29/2025	11ACH092925	Duke Energy	15501 SWEET SPRINGS BN 08.02.25- 09.02.25 (Fountain)		9.16	513,625.60
09/29/2025	12ACH092925	Duke Energy	2069 S Branch Blvd- Entrance 08.02.25- 09.02.25		36.52	513,589.08
09/29/2025	13ACH092925	Duke Energy	3234 LIVING CORAL DR 08.02.25- 09.02.25 (Fountain)		30.80	513,558.28
09/29/2025	14ACH092925	Duke Energy	16236 Weathered Windmill TE- Irrigation 08.02.25- 09.02.25		30.80	513,527.48
09/29/2025	15ACH092925	Duke Energy	3003 S Branch Blvd Access and B&B Ct 08.02.25- 09.02.25		30.80	513,496.68
09/29/2025	16ACH092925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 08.02.25- 09.02.25		30.80	513,465.88
09/29/2025	17ACH092925	Duke Energy	3000 Living Coral Dr - Irrigation 08.02.25- 09.02.25		30.80	513,435.08
09/29/2025	18ACH092925	Duke Energy	3246 Living Coral Dr- Irrigation 08.02.25- 09.02.25		30.80	513,404.28
09/29/2025	19ACH092925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 08.02.25- 09.02.25		30.80	513,373.48
09/30/2025	100503	Illuminations Holiday Lighting	Invoice: 92825-A (Reference: Track and Landscape lighting.)		20,335.00	493,038.48
09/30/2025	100504	Cepira Landscape	Invoice: TPA6075 (Reference: 09/25/2025: WORK ORDER: 51057.)		3,200.50	489,837.98
09/30/2025		End of Month		0.00 #	133,377.44	489,837.98



EXHIBIT 12





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
52184 (v. 0)	11/03/2025

DESCRIPTION	
Repair of mainline cover break including weekend service not to exceed \$1500.00 without approval	\$1,500.00

				\$1,500.00
Description	Type	Qty	Unit \$	Total \$
Irrigation Technician Labor	HR	20.00	\$75.00	\$1,500.00

Total **\$1,500.00**



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.

Heath Beckett

Heath Beckett

11/3/25

Customer Printed Name

Customer Signature

Date

Job ID: 52184

