



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, February 5, 2026
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, February 5, 2026 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





**Regular Meeting
AGENDA**

Meeting Date: Thursday, February 5, 2026
 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

Full agenda package is available on the District's website: www.thepreserveatsouthbranchcdd.org
 Or 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

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS

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

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.* **EXHIBIT 1**
 - 1. Notification of Rate Increase for Fiscal Year 2026 **EXHIBIT 2**
 - 2. Discussion on Drainage Complaint at 15870 Mauvewood **EXHIBIT 3**
 - 3. Update on South Branch Blvd. Conveyance to Pasco County
- B. Review of Field Services Requests/Responses (11/28 – 1/23) **EXHIBIT 4**
- C. Aquatic – *Chuck Burnite, GHS Environmental* **EXHIBIT 5**
 - 1. Consideration of GHS Proposal #26-205 for One-Time Brazilian Pepper Treatment Behind Beluga Bay Dr. Townhomes - \$1,950.00 **EXHIBIT 6**
 - 2. Consideration of Midge Fly/Mosquito Treatment Plan **WALK-ON EXHIBIT A**

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)

- D. Landscape – *Ted Katina, Cepra* [EXHIBIT 7](#)
 - 1. Consideration of Cepra Proposal #52952 for Bi-annual Cleanup Behind Wall on East Side of Property - \$5,000.00 [EXHIBIT 8](#)
 - 2. Consideration of Cepra Proposal #51796 for Phase 1 Enhancements at SR54 Entry - \$9,975.00 [EXHIBIT 9](#)
 - 3. Consideration of Cepra Proposal #54327 for Spring Annuals Rotation at Front Entrance and Center Island - \$2,362.50 [WALK-ON EXHIBIT B](#)
- E. Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics* [EXHIBIT 10](#)
 - 1. Blue Water Aquatics Proposal #FA-2025-1159 to Replace Fountain 4 Capacitor Box - \$632.24 [EXHIBIT 11](#)
- F. Field Services – *Michael Bush, Vesta District Services* [EXHIBIT 12](#)
 - 1. Consideration of Field Operation Proposals
- G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Discussion on Scheduling of Budget Workshop (April)
 - 2. Discussion on HOA Water Meters – *Updated* [WALK-ON EXHIBIT C](#)
 - 3. Discussion on Sidewalk Repairs [EXHIBIT 13](#)
 - a. 2940 Suncoast Blend Drive (Frontier)
 - b. Suncoast Plains (Blue Water Aquatics)
 - 4. Discussion on Fountain Maintenance Service [EXHIBIT 14](#)

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Consideration and Approval of the Minutes of the Regular Meeting Held December 4, 2025 [EXHIBIT 15](#)
- B. Consideration and Acceptance of the December 2025 Unaudited Financial Report [EXHIBIT 16](#)
- C. Ratification of Approval of Cepra Proposals: [EXHIBIT 17](#)
 - 1. #52965 for South Branch Blvd. Irrigation Repair - \$635.00
 - 2. #53124 for Mainline Repair at End of South Branch Blvd. - \$700.00

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

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

<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 March 5, 2026

Springhill Suites Tampa Suncoast Parkway

16615 Crosspointe Run

Land O'Lakes, FL 34638

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

NINTH ORDER OF BUSINESS: ADJOURNMENT

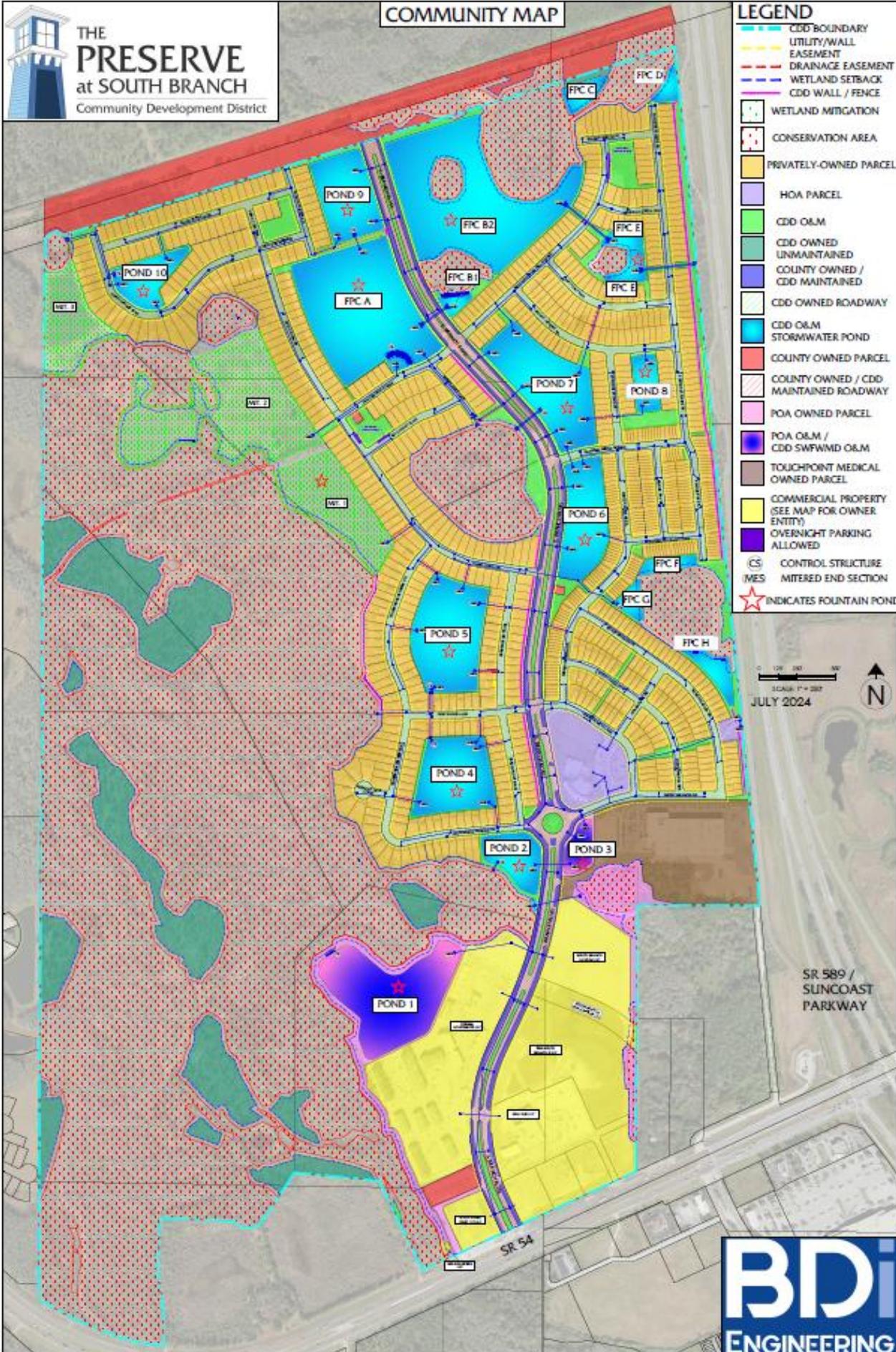




COMMUNITY MAP

LEGEND

- CDD BOUNDARY
- UTILITY/WALL EASEMENT
- DRAINAGE EASEMENT
- WETLAND SETBACK
- CDD WALL / FENCE
- WETLAND MITIGATION
- CONSERVATION AREA
- PRIVATELY-OWNED PARCEL
- HOA PARCEL
- CDD O&M
- CDD OWNED UNMAINTAINED
- COUNTY OWNED / CDD MAINTAINED
- CDD OWNED ROADWAY
- CDD O&M STORMWATER POND
- COUNTY OWNED PARCEL
- COUNTY OWNED / CDD MAINTAINED ROADWAY
- POA OWNED PARCEL
- POA O&M / CDD SWFWD O&M
- TOUCHPOINT MEDICAL OWNED PARCEL
- COMMERCIAL PROPERTY (SEE MAP FOR OWNER ENTITY)
- OVERNIGHT PARKING ALLOWED
- CS CONTROL STRUCTURE
- MES MITERED END SECTION
- ★ INDICATES FOUNTAIN POND



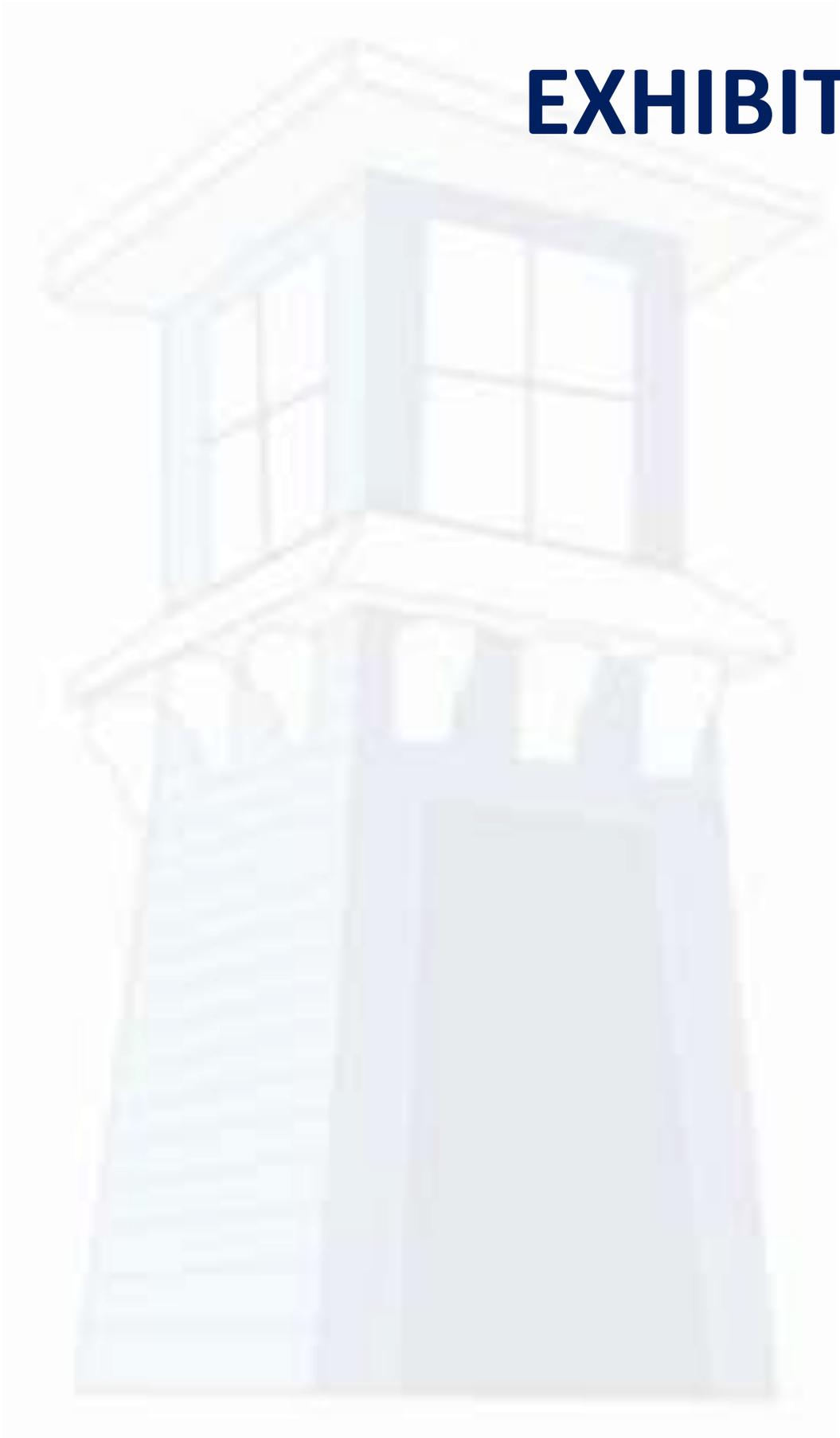
0 100 200
SCALE: 1" = 200'
JULY 2024

N

SR 589 /
SUNCOAST
PARKWAY



EXHIBIT 1





PRESERVE AT SOUTH BRANCH CDD
ENGINEERS REPORT FOR FEBRUARY 5th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Environmental Resource Permits – There are two Environmental Resource Permits that will be due for recertification this year, please see tracker below. The ER Permits are overseen and regulated by The Southwest Florida Water Management District (SWFWMD). The ponds and stormwater infrastructure associated with these permits need to be inspected and reported as part of the recertification. As part of the process, we will provide the District with a required and/or recommended maintenance report for the system that can be explained and discussed by the Board at the meeting following the inspection to build a stormwater system maintenance plan.

Permit#	District	Inspections	Project Name	Last O&M	Next O&M
26611.003	Preserve at South Branch CDD	Yes	South Branch Ranch	NA	6/16/2026
26611.008	Preserve at South Branch CDD	Yes	South Branch Ranch Phase 2/3	NA	8/31/2026

FPC E – Modification: The survey results were received back from MRIC and reviewed. BDi is working to provide the site plan for the restoration and stabilization.

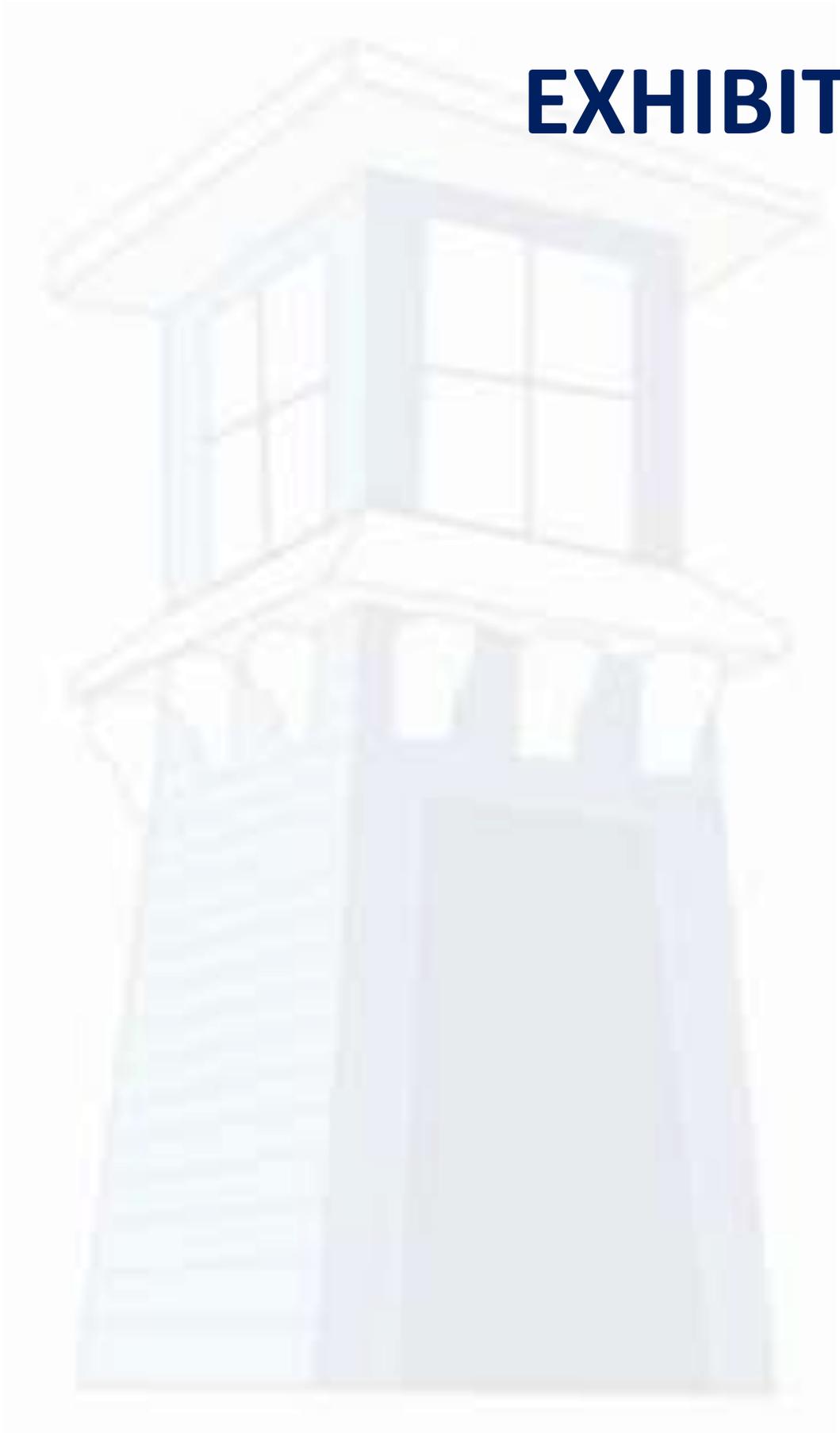
Wetland 11 Grading Evaluation: A request for a pre-application meeting has been sent to SWFWMD for the grading and vegetation removal at wetland 11 with supporting documentation provided. We should have a date for the meeting

Living Coral Valley Gutter Repair: SiteMasters removed and repoured the concrete valley gutter on Living Coral. The project was inspected, and pooling water in front of the driveway remained an issue. It was determined that the work would need to be redone under a project warranty to provide better flow of the water to the inlet and that was communicated to the vendor. The warranty work was recently completed by SiteMasters.





EXHIBIT 2





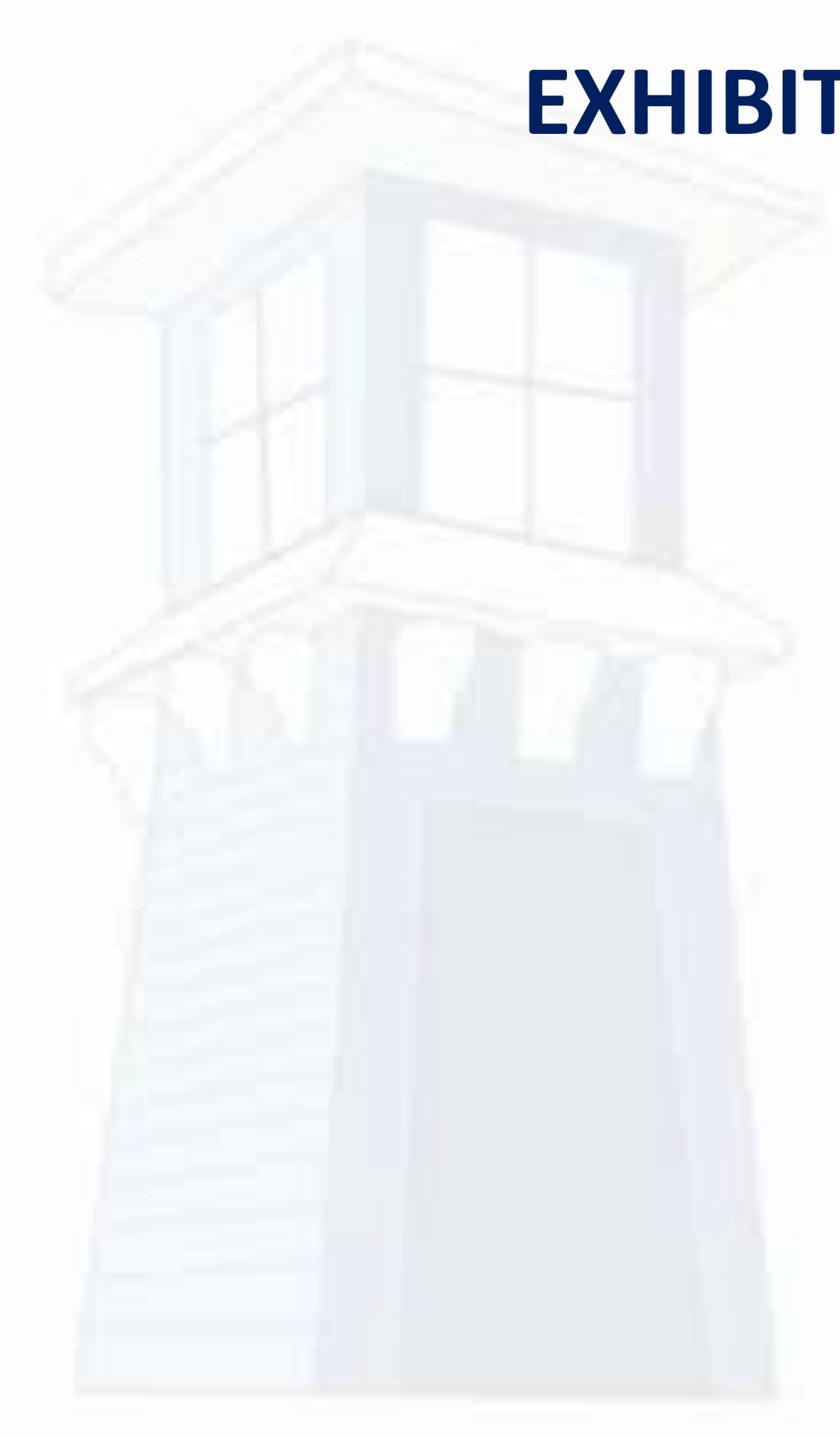
CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

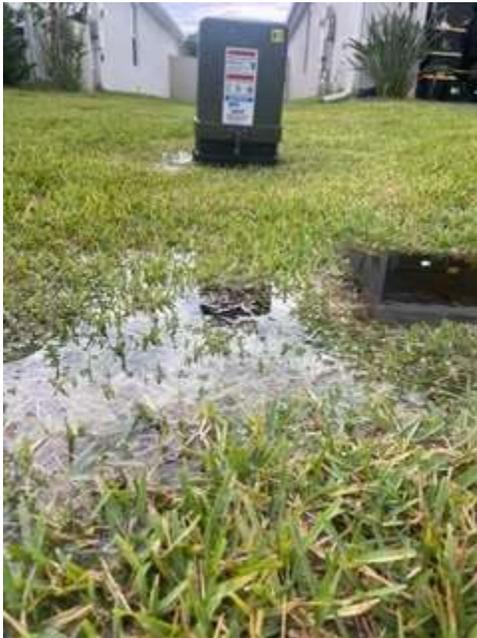


EXHIBIT 3



From: Thalia Bozikis
Sent: Thursday, January 22, 2026 2:25 PM
To: The preserve <thepreserve@vestapropertyservices.com>
Subject: Water pooling

This started once the 2 hurricanes hit back to back before I bought this house

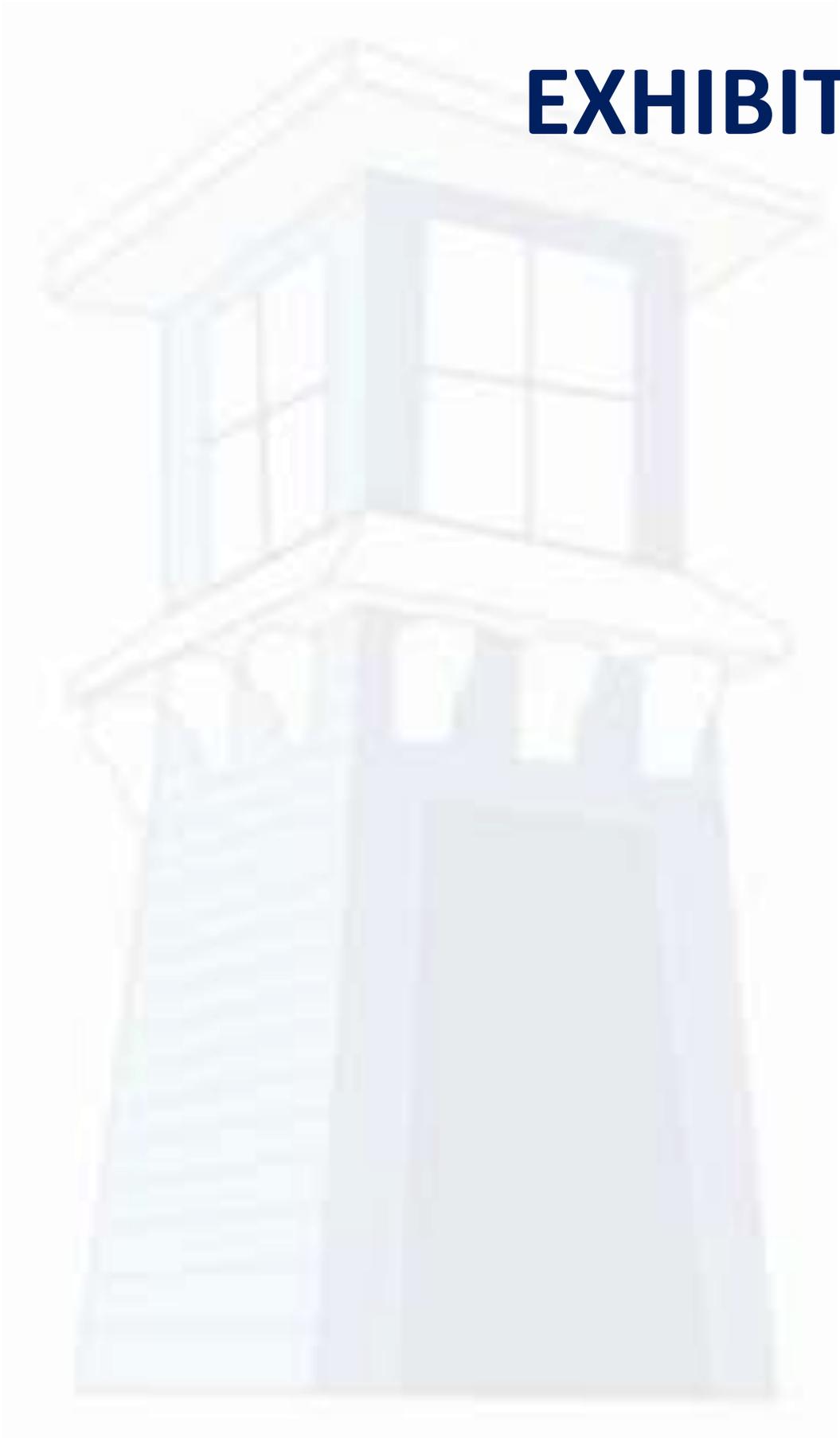




Thalia Bozikis
Sent from my iPhone



EXHIBIT 4



The Preserve at South Branch CDD Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
303	2026-01-20	Street Signs	Worthington	15449 Black Pepper Lane	The street sign at my corner (Black Pepper Lane and Sweet Springs Bend) on top of the stop sign keeps leaning and seems close to falling off. I would appreciate someone checking this and repairing it.
302	2026-01-20	Other	Worthington	15449 Black Pepper Lane	The fence behind my property (not my fence, the association property fence) has several panels that have been missing for several weeks. I would like the CDD to repair those.
301	2026-01-19	Streetlights	Martinez	15354 Sweet Springs Bend	Streetlight in front of the house is out. I have emailed HOA and placed a request through CDD but have not received any confirmation.
300	2026-01-15	Streetlights	Martinez	15354 Sweet Springs Bend	Streetlight in front of house is out. Noticed it about 2-3 days ago. Thanks!
299	2026-01-06	Other	Grice	15793 Midnight Dove Ct	<p>I am submitting this maintenance request/complaint to report ongoing wild hog activity that is causing repeated damage to my property.</p> <p>The wild hogs are entering my yard from the CDD-managed property directly behind my home. This activity has resulted in significant lawn and soil damage, including deep rooting and destruction of lawn. The damage has occurred multiple times and is continuing to worsen.</p> <p>My HOA has reviewed the situation and confirmed that, since the hogs are originating from the CDD property, this matter needs to be addressed by the CDD. I am requesting that the CDD investigate the issue and take appropriate mitigation measures, such as professional wildlife management (trapping) or other deterrent solutions, to prevent further damage to adjacent homeowners' properties. Since they are an invasive species please let me know what options I have.</p> <p>Please let me know if additional information, photos, or documentation is needed. I appreciate your attention to this matter and look forward to your response.</p>
298	2025-12-11	Landscaping (of	Handrick	3157 Living Coral Dr	The reclaim water line at the dead end of Southbranch is still broken. Please keep me in the loop as to when and what repairs occur.



The Preserve at South Branch CDD
Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
297	2025-12-05	Other	Bryant	2922 Suncoast Plains Dr	My lanai has been infested with rats despite being screened in. The rats have chewed through the screen door. I have giant wholes in my screen that I had to put tape over.



Shirley M. Conley

From: Heath Beckett
Sent: Tuesday, January 20, 2026 3:02 PM
To: keith1302@mac.com; Michael P. Bush; Shirley M. Conley; anthonyjsnyderii@yahoo.com
Subject: RE: CDD - The Preserve at South Branch Contact [#303]

Good afternoon,

Thank you for bringing this to our attention. We will work on getting these items taken care of.



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

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



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



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From: MachForm <mailer@forms-db.com>
Sent: Tuesday, January 20, 2026 1:58 PM
To: Michael P. Bush <mbush@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com
Subject: CDD - The Preserve at South Branch Contact [#303]

Contacting	Field Services
Subject	Street Signs
Your Name	Michael Worthington
Your Email	keith1302@mac.com
Phone	(630) 715-7198
Address	15449 Black Pepper Lane Odessa, FL 33556 United States

Your Message

The street sign at my corner (Black Pepper Lane and Sweet Springs Bend) on top of the stop sign keeps leaning and seems close to falling off. I would appreciate someone checking this and repairing it.

Thank you,
Michael Worthington

Privacy Policy

- I have read and agree with the Privacy Policy.



Shirley M. Conley

From: Shirley M. Conley
Sent: Thursday, January 22, 2026 11:29 AM
To: jam1783@gmail.com
Cc: Michael P. Bush; Anthony Snyder; Heath Beckett
Subject: RE: CDD - The Preserve at South Branch Contact [#301]

Joseph,
Below is an update from Duke regarding your streetlight repair request.
Thank you,



Your Community.
Our Commitment.

Shirley Conley

Administrator

P. 321.263.0132 ext. 749

Vesta District Services
250 International Parkway, Suite 208,
Lake Mary, FL 32746

www.VestaDistrictServices.com

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From: EAMBBusinessSupport@duke-energy.com <EAMBBusinessSupport@duke-energy.com>

Sent: Wednesday, January 21, 2026 3:22 PM

To: Shirley M. Conley <sconley@vestapropertyservices.com>

Subject: Return Trip Underground Repair

You don't often get email from eambusinesssupport@duke-energy.com. [Learn why this is important](#)

Thank you for reporting the outdoor light outage located at 15362 SWEET SWINGS BEND ODESSA, FL 33556. Our technician was unable to complete the repair. **We have scheduled additional work to repair the underground cable. You should expect the repair to be completed in the next 10 business days with an estimated completion date of 02/04/2026.** Our business days are considered Monday through Friday excluding government holidays. We apologize for any inconvenience this may cause. For any further inquiries, please contact us at 800.700.8744 or on our website at duke-energy.com/outages.

WO#: 60723526

Pole #: 8698425



Shirley M. Conley

From: Duke Energy <alerts@duke-energyalert.com>
Sent: Tuesday, January 27, 2026 4:38 PM
To: Shirley M. Conley
Subject: Completion: Light repair request complete



Outdoor Light Repair Complete

The outdoor light repair you recently reported on 01/20 has been completed. Thank you for reporting this outage in your community.

Address on Light Reported: 15449 Black Pepper Ln, Odessa, FL

Problem Type: Complete

Pole Number: 8698425

Work Order: 60723526

To report another outdoor light outage, visit our [outdoor lighting repair map](#). For questions, please call us at **800.769.3766**.

Please do not reply to this message. Replies to this message are routed to an unmonitored mailbox.



[Privacy Policy](#) | [duke-energy.com](#)

Duke Energy | 526 South Church Street | Charlotte, NC 28202



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Friday, December 12, 2025 2:15 PM
To: Heath Beckett
Cc: Shirley M. Conley; Michael P. Bush
Subject: Re: Palm Tree Removal at Preserve at South Branch

Apologies Heath I thought I told you it was done earlier this week. Also the stumps and the irrigation is being repaired today as well.

Thanks,

Ted Katina

tkatina@cepralandscape.com



CEPRA
LANDSCAPE

We're not the biggest landscape company; we're the most dedicated.

From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Friday, December 12, 2025 2:12:18 PM
To: Ted Katina <tkatina@cepralandscape.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Palm Tree Removal at Preserve at South Branch

Hey Ted,

Hope all is going well. One of the supervisors reached out wondering when the palm tree would be removed. He is worried that it will fall and cause damage. Would you have a time frame on that?

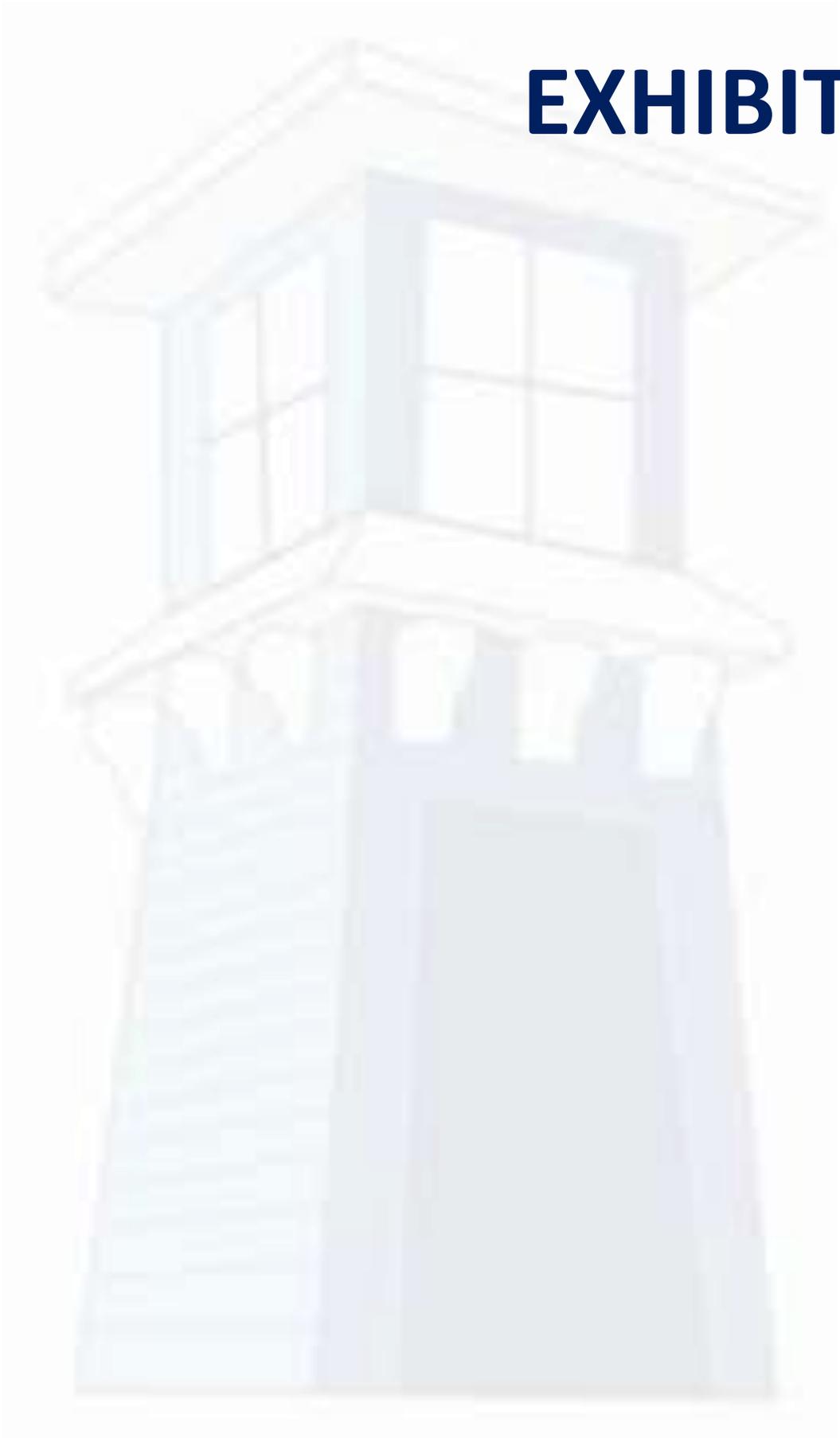
Thanks,

Heath Beckett
District Manager
P. 321.263.0132 x536

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



EXHIBIT 5





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 - 2026

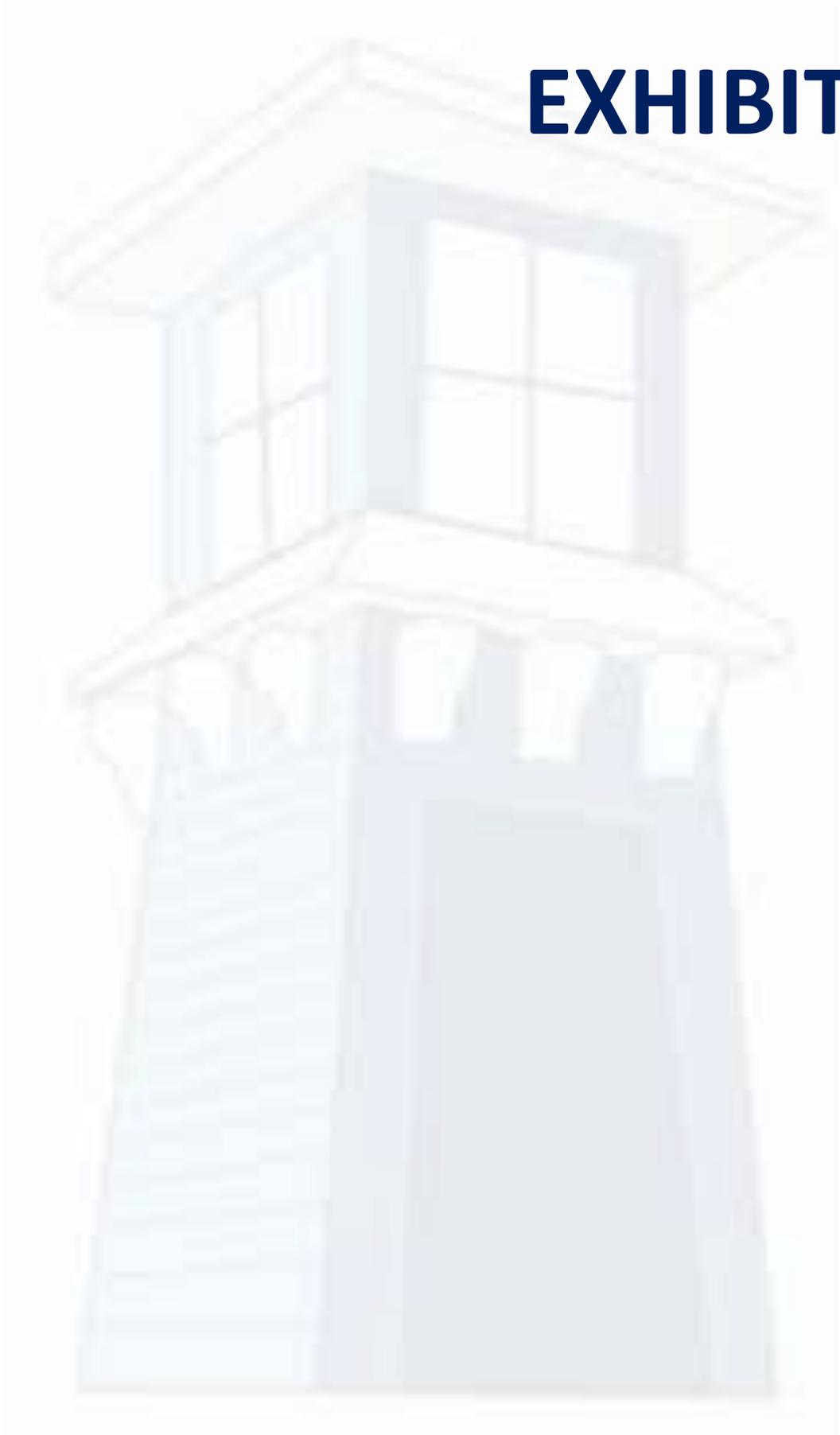
Action Performed At Time of Service
 G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
 A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
 F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, 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 (22.7 Ac.)	Pond 5 (22.2 Ac.)	Pond 6 (23.9 Ac.)	Pond 7 (22.4 Ac.)	Pond 8 (21.0 Ac.)	Pond 9 (22.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (12.0 Ac.)	FPC B1 (20.4 Ac.)	FPC B2 (13.6 Ac.)	FPC C (20.9 Ac.)	FPC D (21.5 Ac.)	FPC E (22.7 Ac.)	FPC F (22.9 Ac.)	FPC G (22.6 Ac.)	FPC H (11.0 Ac.)	Mit 1 (2.8 Ac.)	Mit 3 (22.7 Ac.)	Maintenance Area 1 (22.22 Ac.)	Maintenance Area 2 (22.7 Ac.)	Maintenance Area 3 (22.22 Ac.)	Maintenance Area 4 (21.22 Ac.)	Maintenance Area 5 (22.54 Ac.)	Field Notes	
12/4/2025																									Attended Monthly CDD meeting.	
12/8/2025																										Field check. Heavy rains elevated pond levels.
12/19/2025								G	G							A									Treated rock armor of weirs. Treated cattails in wetland north of B1 per supervisor request adjacent to sidewalk.	
12/29/2025																										Field check.
1/8/2026													G													
1/23/2026																										Reviewed area behind townhomes to prepare proposal for treatment of Brazilian pepper per CDD request. Field checks.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
1/29/2026																										Prepare and submit GHS Proposal# 26-205



EXHIBIT 6





GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

January 29, 2026

The Preserve at South Branch Community Development District
c/o Mr. Heath Beckett
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**Re.: The Preserve at South Branch Community Development District
Townhomes Brazilian Pepper Treatment
GHS Proposal #26-205**

Dear Mr. Beckett,

GHS Environmental (GHS) is pleased to provide this proposal for the treatment of Brazilian pepper trees located behind the five townhome buildings located on Beluga Bay Drive at The Preserve at South Branch Community Development District (CDD).

This proposal was prepared based on the information provided by the Client. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered as a draft for review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Townhomes Brazilian Pepper Treatment

GHS will apply an herbicide treatment on the Brazilian pepper trees located between the concrete wall behind the five townhome buildings and the property line. All trees will be left in place to decompose naturally. GHS is not responsible for any removal of vegetation. Attachment A depicts the project location.

Please note, this price includes creating access trails (primarily behind the northern townhome) to apply herbicide application to the trunks.

Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is **\$1,950** for Task 1. The budget provided above is our best estimate of the final cost; our invoices, however, will be on a time and materials basis, and will reflect the actual costs required to complete the assigned tasks. The proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining your authorization.

Additional services not covered by this scope can be handled under a separate proposal.





Table 1 – Proposed Budget

Task Description		Subtotal
TASK 1	Townhomes Brazilian Pepper Treatment	\$1,950
GRAND TOTAL		\$1,950

Closing Comments

We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by returning a signed copy via email to Chuck@GHSenvironmental.com. We look forward to working with you on this project.

Sincerely yours,

GHS Environmental

Dana J. Gaydos
Principal

Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature/Title

Date

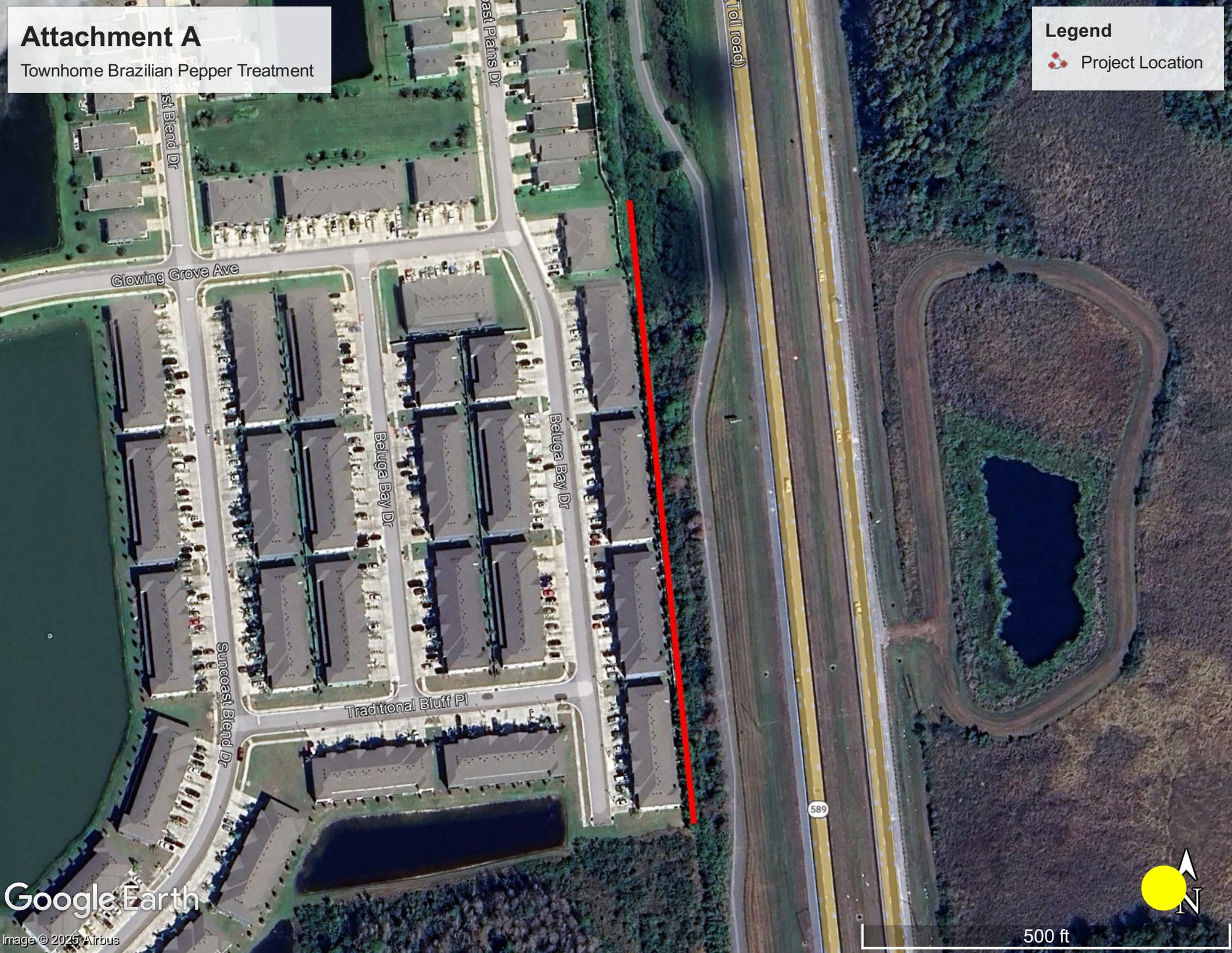


Attachment A

Townhome Brazilian Pepper Treatment

Legend

 Project Location



WALK-ON

EXHIBIT A



PSB - Midge Fly/Mosquito Planning Considerations (January 2026)

Waterbody	Approximate LF of Pond Perimeter	Approximate Waterbody Acreage	* Price to Spray Waterbody with AquabacXT per Application	**Estimated Price to Stock Waterbody with Gambusia
2	1,245	2.0	\$93	\$1,027.20
4	1,811	4.7	\$135	\$2,388.24
5	2,062	6.2	\$153	\$3,194.59
6	1,915	3.9	\$142	\$1,997.90
7	2,361	6.4	\$176	\$3,287.04
8	924	1.0	\$69	\$513.60
9	1,655	3.8	\$123	\$1,951.68
10	1,395	2.0	\$104	\$1,027.20
FPC A	3,022	12.0	\$225	\$6,163.20
FPC B1	537	0.4	\$40	\$205.44
FPC B2	4,090	13.6	\$304	\$6,984.96
FPC C	811	0.9	\$60	\$462.24
FPC D	650	0.5	\$48	\$256.80
FPC E	1,513	1.3	\$113	\$652.27
FPC F	848	0.6	\$63	\$308.16
FPC G	685	0.6	\$51	\$308.16
FPC H	1,107	1.0	\$82	\$513.60
Mit 1 ***	1,232	5.2	\$92	\$2,670.72
Mit 3 ***	864	3.3	\$64	\$1,705.15
Total	28,727	69.4		\$35,618.16

Notes:

* Apply AquabacXT around perimeter of the waterbody (From edge to approximately 12 feet offshore).

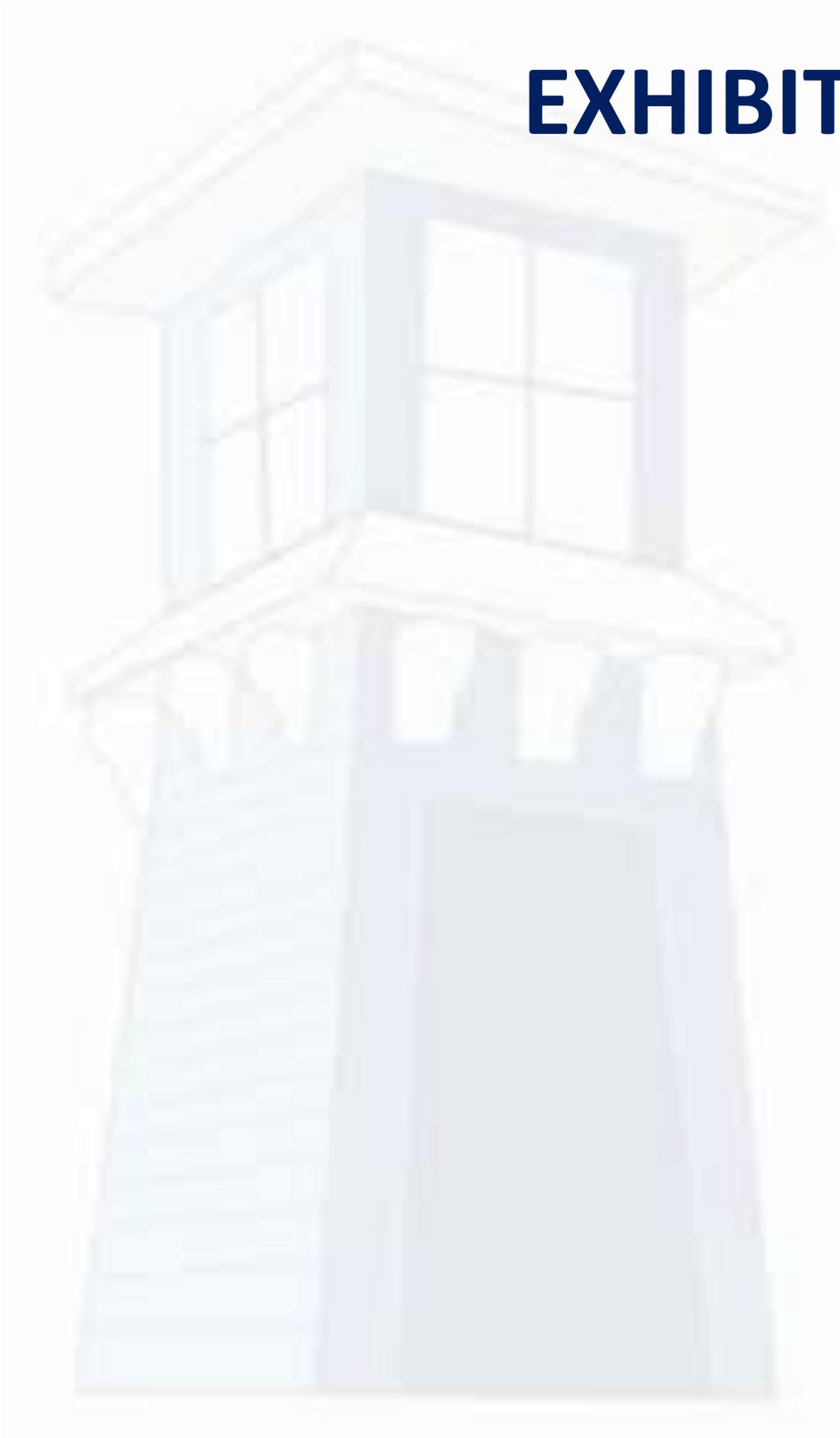
** Fish vendor recommends 6 bags/acre. Approximately 750 fish/bag. Free delivery if purchase is greater than \$3000. Prices for CDD to deal directly with fish vendor. GHS can assist with hourly rate.

*** Access limited around entire waterbody. Prices include only accessible sides.

Prices are for planning considerations only and are subject to change. Final price can be provided at time of service required.



EXHIBIT 7



From: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, January 26, 2026 2:31 PM
Subject: The Preserve CDD

GA we are spot mowing this week and spraying turf weeds and fungus

Sent: Tuesday, January 20, 2026 1:59 PM
Subject: The Preserve CDD

Good afternoon Heath we're not mowing this week because the grass is not growing with the cooler weather. We have started pruning crape myrtles and working on detail this week. Let me know if you need anything.

Sent: Thursday, January 15, 2026 10:46 AM
Subject: Re: Irrigation

Please, I meant to tell you there's a chance the flowers at the front entrance and the fountain could get some frost damage. I don't think it's worth it to cover them though because we're getting ready to change them out probably the end of next month.

Sent: Thursday, January 15, 2026 6:54 AM
Subject: Re: Irrigation

GM we will be shutting off water for the weekend with freezing temperatures expected and will monitor next week.

Sent: Monday, January 5, 2026 9:24 AM
Subject: Happy New Year

GM back on regular schedule mowing this week. Let us know if you need anything.

Sent: Friday, December 5, 2025 6:12 PM
Subject: Update

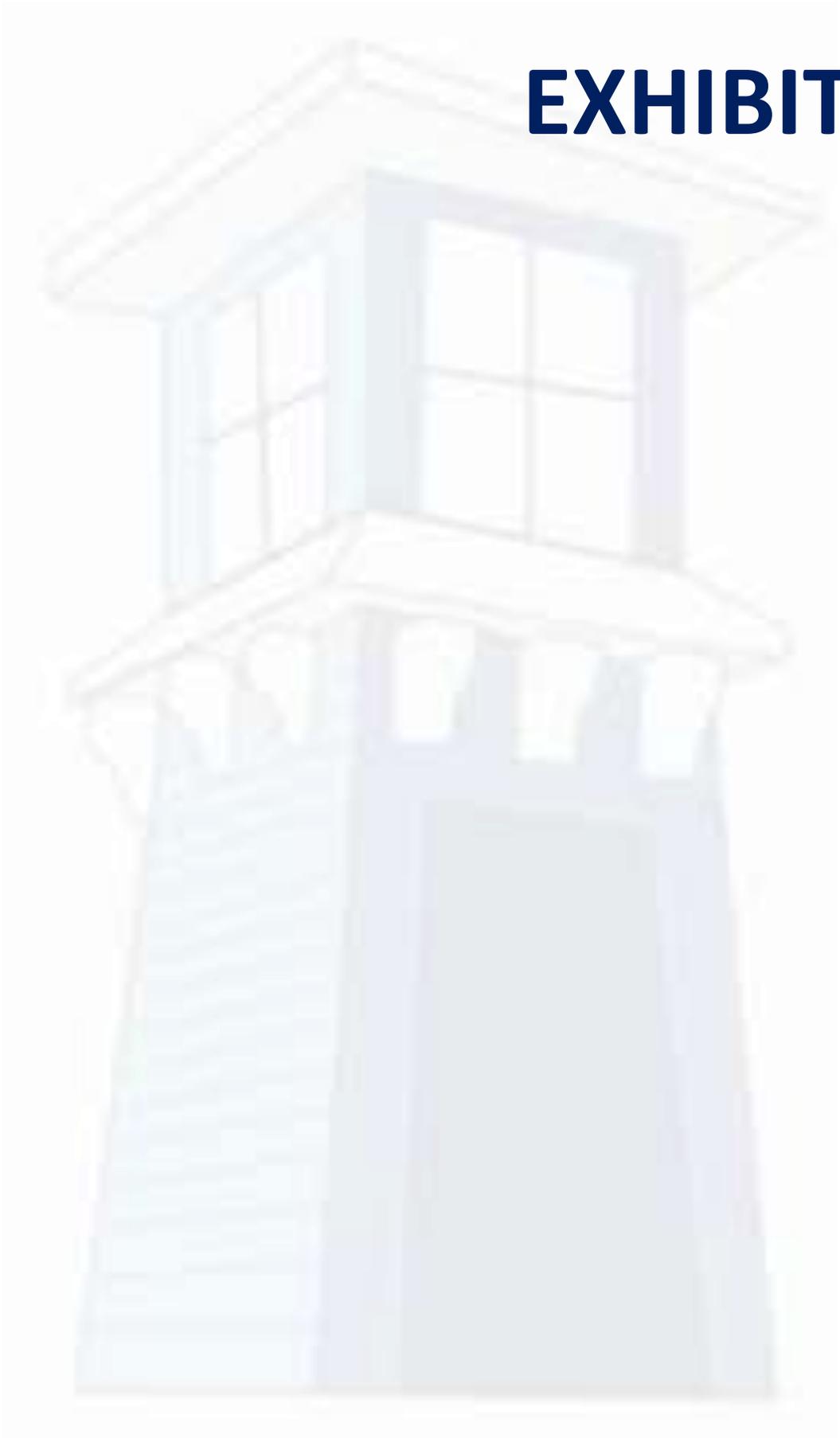
Good evening the palm has been removed from the roundabout and we will be grinding stumps next week. Irrigation has been repaired at the end of South Branch. Have a good weekend

Sent: Monday, December 1, 2025 6:30 AM
Subject: Update

GM I hope everyone had a nice holiday. Got a call on Thanksgiving from Rob about the back valve we repaired leaking again. Must have kids back there again. We will schedule to look at it. We will be mowing the CDD this week.



EXHIBIT 8





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
52952 (v. 0)	12/05/2025

DESCRIPTION	
Bi-annul cleanup behind wall on East side of property including pruning, spraying, trash pick up, and debris removal.	\$5,000.00

				\$5,000.00
Description	Type	Qty	Unit \$	Total \$
debris Clean up	EA	1.00	\$800.00	\$800.00
General Enhancement Labor	HR	60.00	\$70.00	\$4,200.00

Total \$5,000.00



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

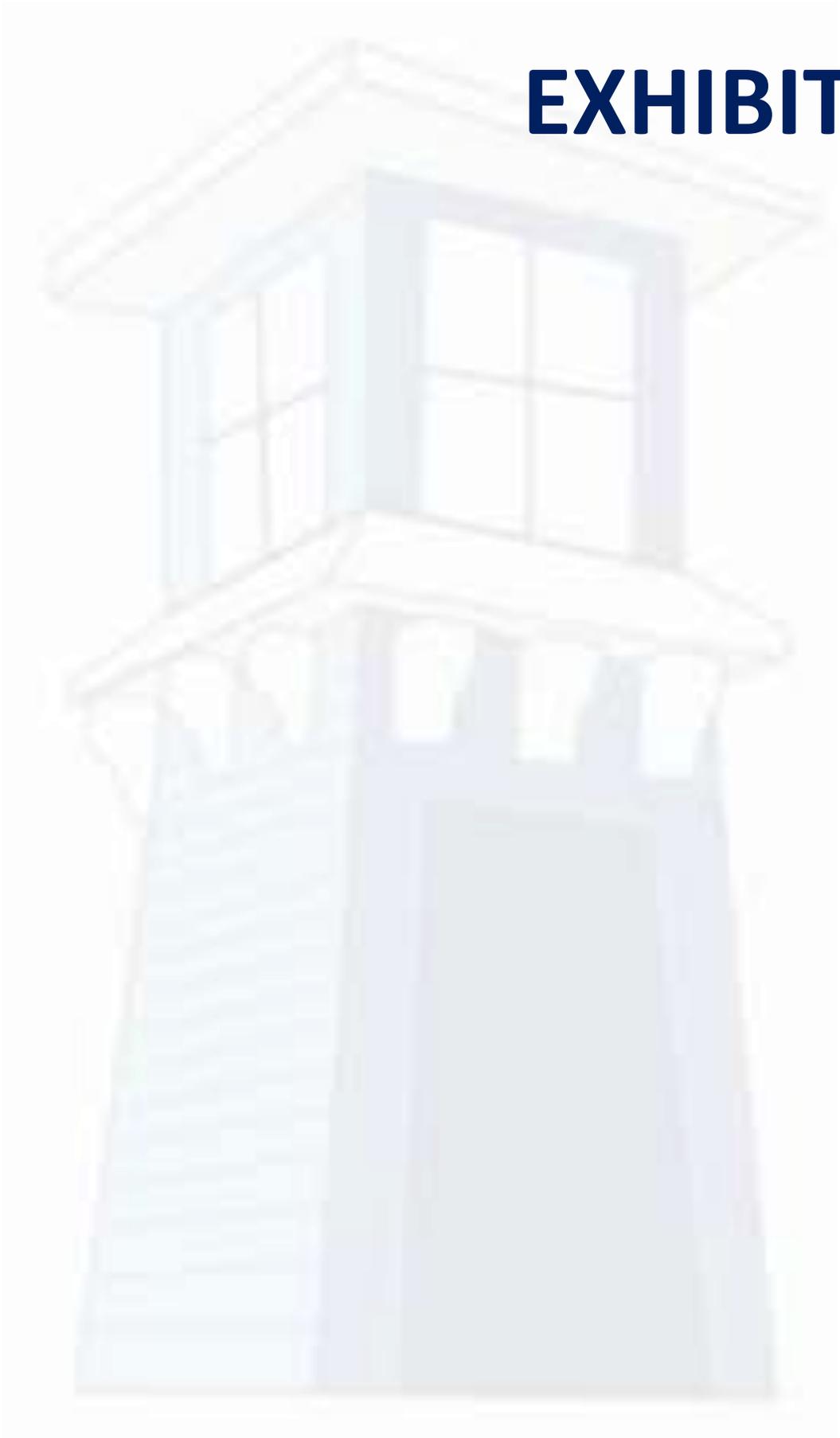
Customer Signature

Date

Job ID: 52952



EXHIBIT 9





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)	12/05/2025

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: - (750) 1 gallon Liriope - (15) cubic yards of pine bark mulch - irrigation adjustments as needed	\$9,975.00

				\$9,975.00
Description	Type	Qty	Unit \$	Total \$
Irrigation Technician Labor	HR	4.00	\$75.00	\$300.00
General Enhancement Labor	HR	30.00	\$70.00	\$2,100.00
Pine Bark Mulch (Mini) - Bulk Installed	YD	15.00	\$105.00	\$1,575.00
Liriope 'Emerald Goddess' - 1 gal.	EA	750.00	\$7.50	\$5,625.00
Irrigation Technician Labor	HR	5.00	\$75.00	\$375.00

Total \$9,975.00



Terms and Conditions

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Customer Printed Name

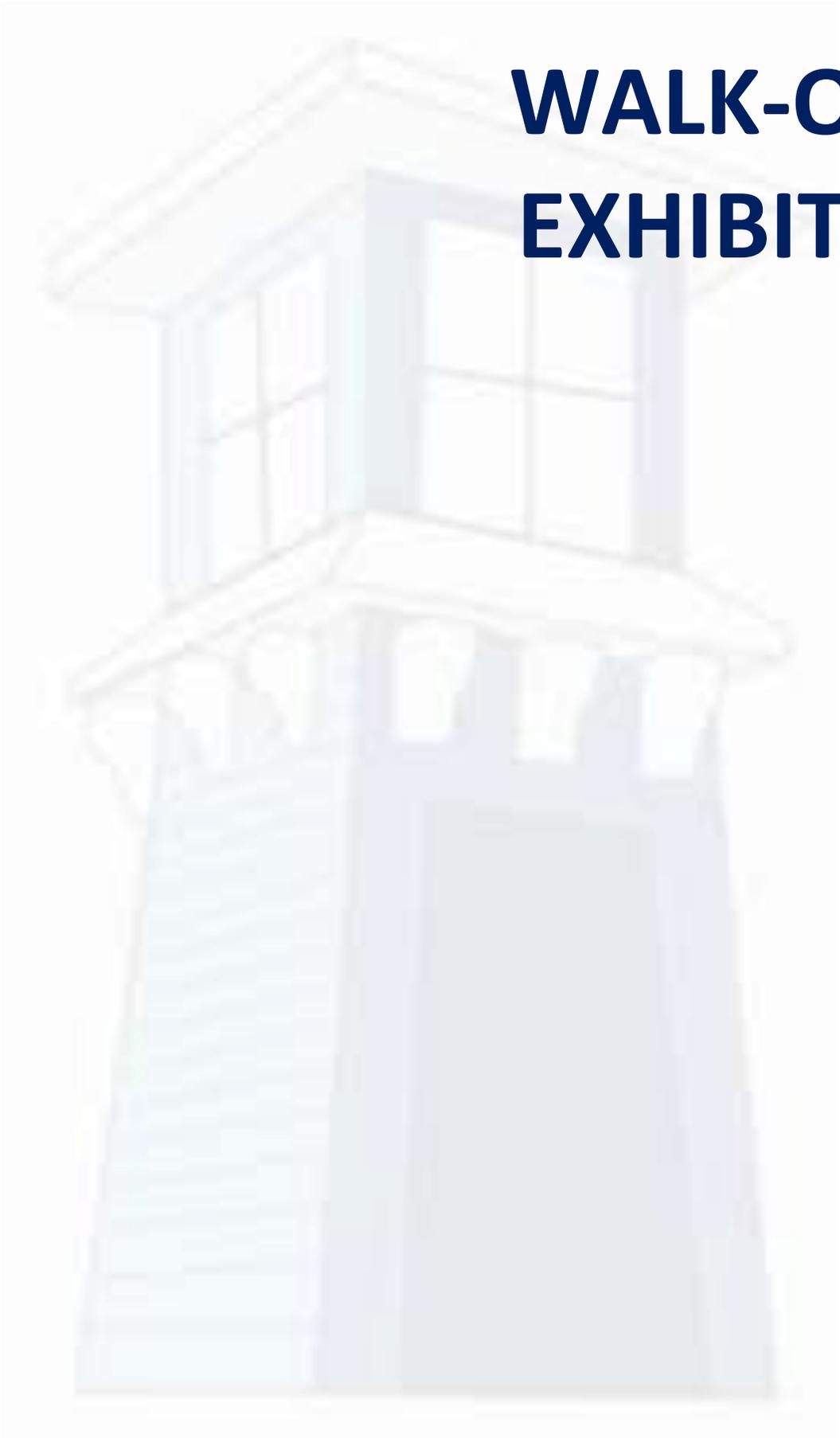
Customer Signature

Date

Job ID: 51796



WALK-ON EXHIBIT B





Proposal

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

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

PROPOSAL #	DATE
54327 (v. 0)	02/03/2026

DESCRIPTION	
Installations of 700 spring annuals at front entrance and center island in March 2026	\$2,362.50

				\$2,362.50
Description	Type	Qty	Unit \$	Total \$
Color - Subcontractor	DOLLARS	1,050.00	\$2.25	\$2,362.50

Total \$2,362.50



Terms and Conditions

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Customer Printed Name

Customer Signature

Date

Job ID: 54327



EXHIBIT 10



Order report

Service details	
Technician:	Client:
Randy Mitchell	Preserve at South Branch CDD
Service Date	1/12/2026
Request Warranted	Yes
Action Taken	Went to pull old cable out and could not budge cable. Dug some exploratory holes and found the cable was direct buried (not in conduit) we will have to dig up the old cable and install conduit. We will then be able to run the new cable.
Service Date	1/12/2026
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	NNE 9mph
Temperature	50
Multiple Sites Treated	No
Pond Number	Fountain 7
Service Performed	Repairs
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	Normal
Restrictions	None
Observations/Recommendations	Need to install conduit for new cable. Need to replace junction box. Was running over by lawn mower and cut a hole in lid.
Pictures:	



Order report





Order report

Service details

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

Service Date	12/10/2025
Request Warranted	Yes
Action Taken	Removed old butt connectors.Installed new Polaris connectors Fountain 4- capacitor box has burn spots will need replacement soon (picture attached).
Service Date	12/10/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Cloudy
Wind	N 5mph
Temperature	62
Multiple Sites Treated	Yes

 Ponds Treated Information	Repeatable - 1 Count
---	----------------------

1 of 1

Pond Numbers	Fountains 6, 7, Mit 1, 4, 5
Service Performed	Installation
Water Level	Medium
Observations/Recommendations	Replaced connectors with Polaris connectors

Pictures:



Order report



Order report





Order report

Service details

Technician:

Randy Mitchell

Client:

Preserve at South Branch CDD

Service Date	12/8/2025
Request Warranted	Yes
Action Taken	Found the connection between aluminum wire and copper wire burnt. We used Polaris connectors to repair the connections.
Service Date	12/8/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Cloudy
Wind	N 2mph
Temperature	74
Multiple Sites Treated	No
Pond Number	Fountain 6
Service Performed	Troubleshooting
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	Normal
Restrictions	None
Observations/Recommendations	Fountain back to normal operation
Pictures:	



Order report

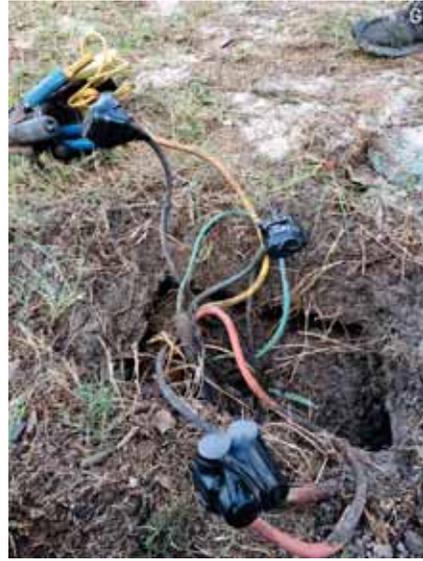
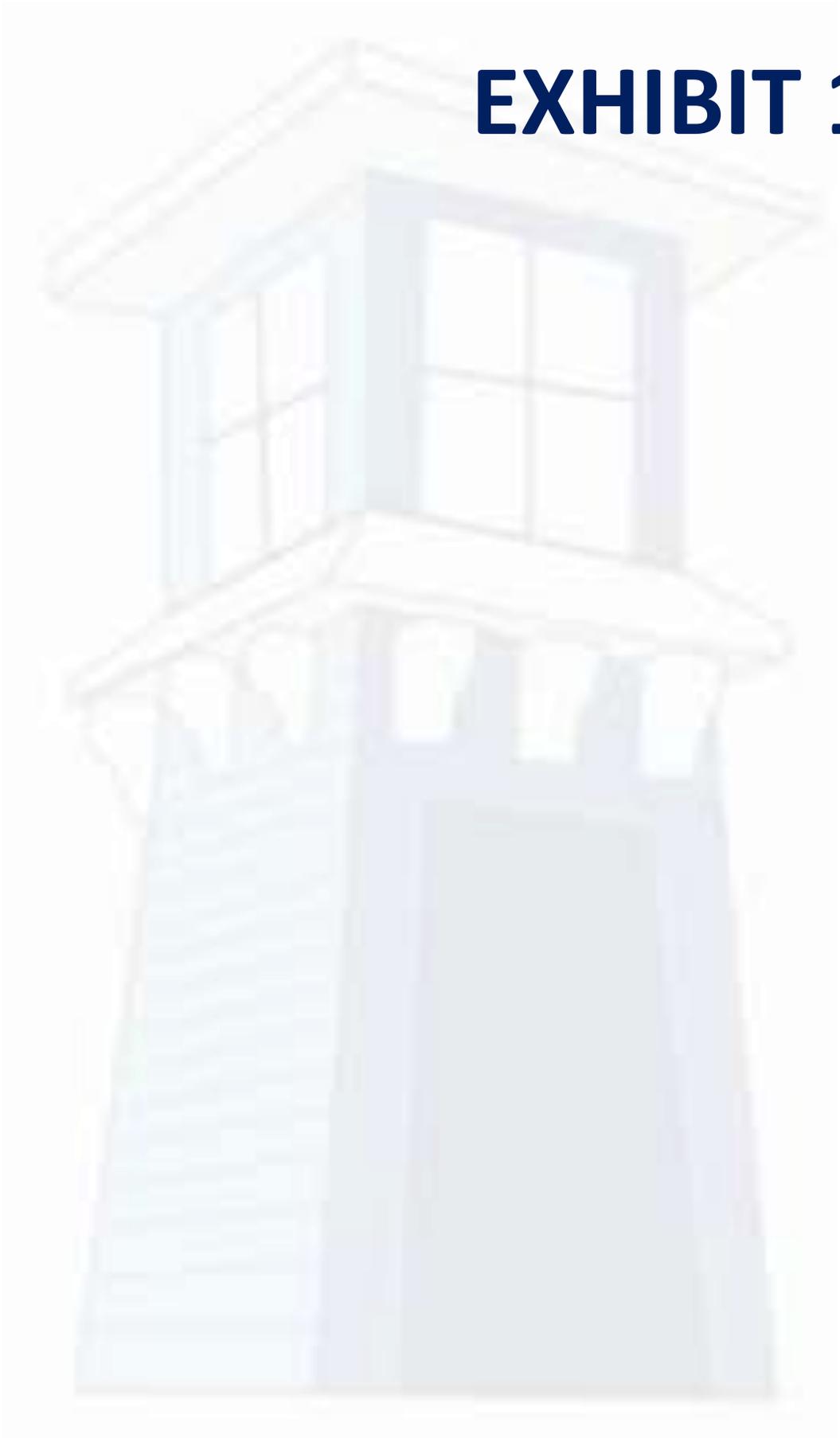


EXHIBIT 11



Blue Water Aquatics, Inc.

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



Estimate

ADDRESS

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

ESTIMATE FA-2025-1159
DATE 12/11/2025
EXPIRATION DATE 02/11/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services FOUNTAIN #4 CAPACITOR BOX REPLACEMENT (Estimate Includes All Materials, Shipping, Taxes and Labor)	1	632.24	632.24

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

SUBTOTAL	632.24
TAX	0.00
TOTAL	\$632.24

Accepted By

Accepted Date

THANK YOU for choosing Blue Water Aquatics, Inc.!



EXHIBIT 12



The background of the page features a series of thin, light-colored lines that intersect to form various geometric shapes, including triangles and polygons. These lines are scattered across the page, creating a complex, abstract pattern.

Field Operations Report
for
The Preserve At South Branch
Community Development District
February 2026



The Preserve at South Branch



The Preserve at South Branch

- Street Signs.
 - Romaner has been on-site to repair the fallen 2 signs on the South Branch.
 - The speed limit sign on Mauveewood Ave was repaired the week of 1/26.
 - This sign looks to have been hit by a motorbike and was found lying on the ground.
- Emergency Access Fence.
 - I have gotten a reasonable quote to fix this fence. I will be proceeding with this.
- Mailbox Gutters.
 - Working with a new contact to come out and patch all the holes in the roof to prevent water from not correctly running to the gutter if installed.
- Rock Install South Branch.
 - 4 boulders have been placed in this location.
- Outlet Install at Roundabout.
 - The outlet has been installed.
 - Triangle Pools will be making a trip out to calibrate and set parameters for the units to start dosing the roundabout.
 - All information and contacts have been sent over from Blue Water.
 - Windy meter has stopped working new unit was sent, but it was the wrong model. I am currently waiting for the correct model to arrive.
 - Pond 7 fountain should be running by Friday.
- Basketball Cushion.
 - Reordered.
- Playground/Parks.
 - All equipment is in good condition.
 - I am keeping an eye on the fire extinguisher/housing for vandalism.

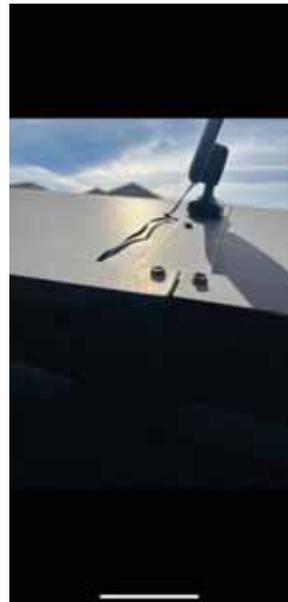




Mailbox Cover
Awning



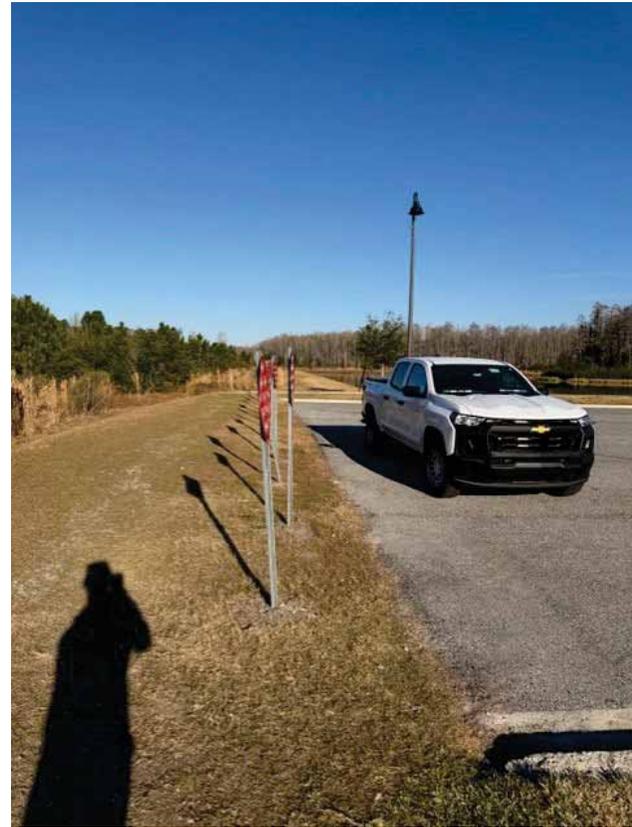
Working with a
new vendor to
patch holes in the
roof and install
solar lights.



Boulders on South Branch



9 Dots, PVC sleeves will be added.



Pond 9



The Preserve at South Branch
Pond FPC B2



Pond FPC A







Pond FPC – A
South End



Sweet Springs Park



Vinyl Fence at Black Pepper and Sweet Spring Bend.

Sweet Springs Park





THANK YOU

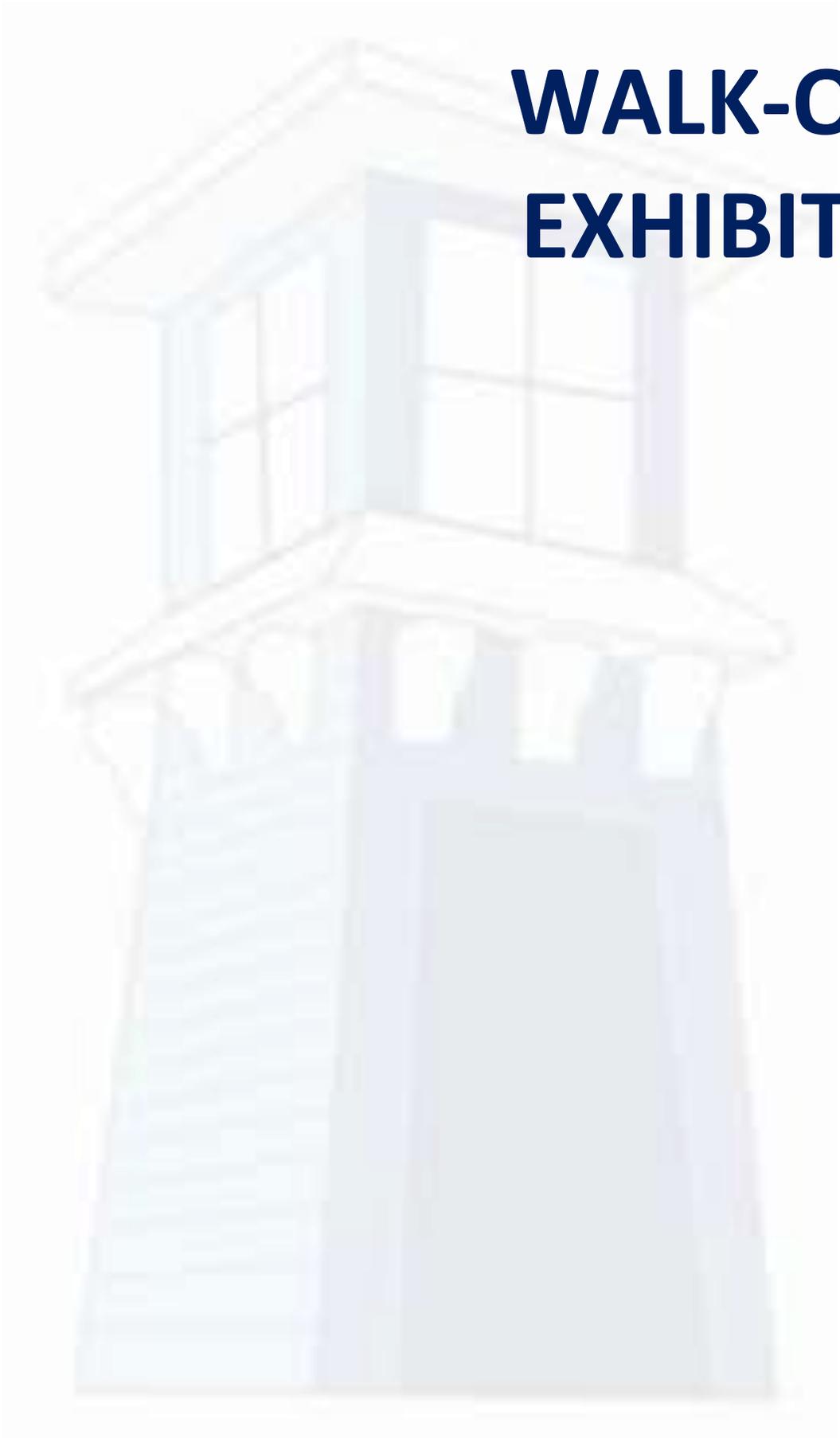
Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



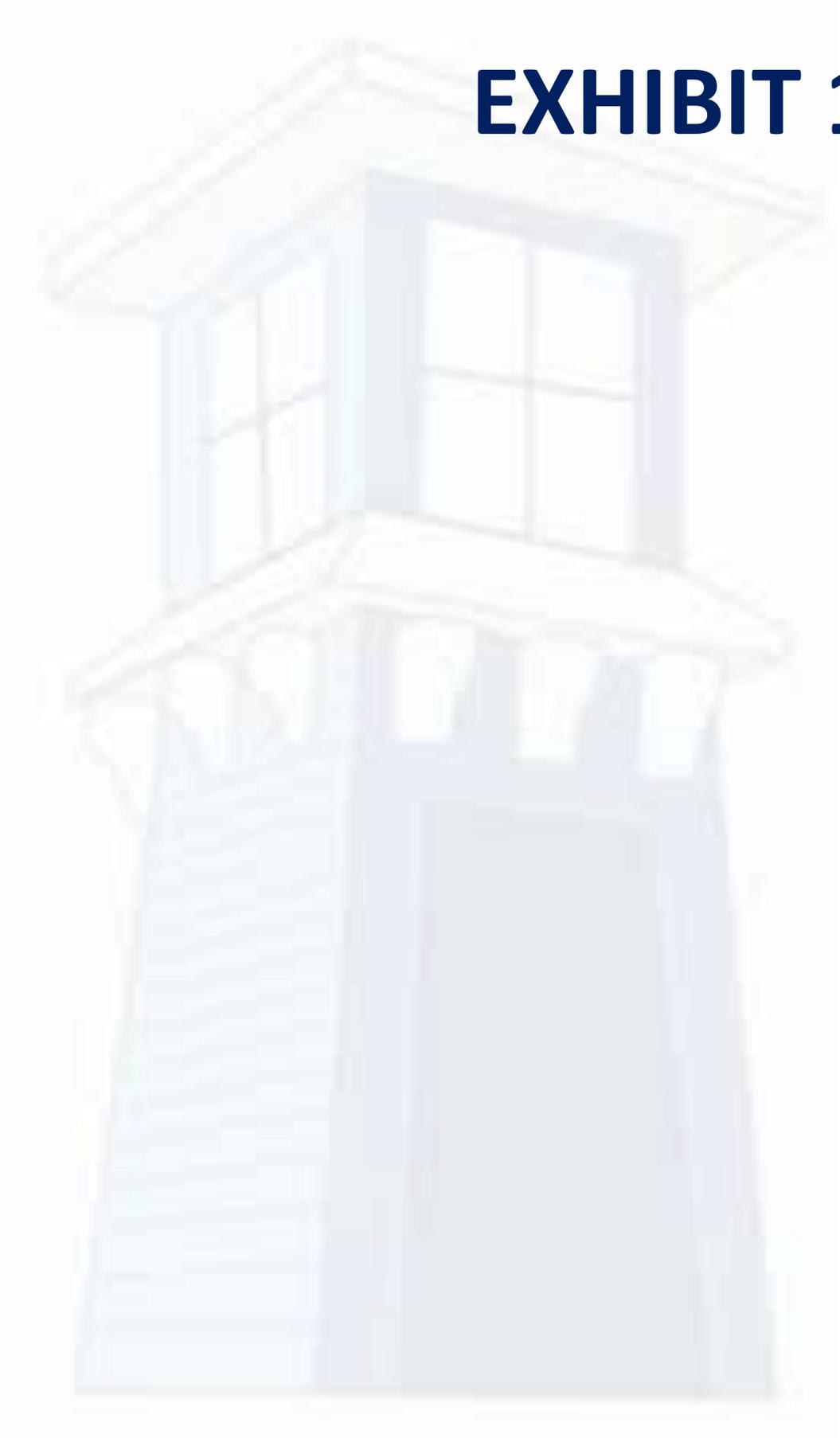
WALK-ON EXHIBIT C



Due from Other	\$	206.17	as shown on the balance sheet
October, 2023	\$	67.01	
November, 2023	\$	88.62	
December, 2023	\$	72.24	
January, 2024	\$	57.42	
February, 2024	\$	62.10	
March, 2024	\$	35.58	
April, 2024	\$	31.68	
May, 2024	\$	40.26	
June, 2024	\$	63.66	
July, 2024	\$	90.18	
August, 2024	\$	100.32	
September, 2024	\$	95.64	
October, 2024	\$	157.26	
November, 2024	\$	42.69	
December, 2024	\$	41.88	
January, 2025	\$	130.17	
February, 2025	\$	41.88	
March, 2025	\$	61.32	
April, 2025	\$	87.24	
May, 2025	\$	127.74	
June, 2025	\$	98.58	
July, 2025	\$	74.28	
August, 2025	\$	65.37	
September, 2025	\$	82.38	
October, 2025	\$	75.90	
November, 2025	\$	67.71	
December, 2025	\$	33.37	only two bills has usage-working off credits
	\$	2,198.65	



EXHIBIT 13



Shirley M. Conley

From: Hillary Henry <hhenry001@gmail.com>
Sent: Wednesday, December 10, 2025 1:19 PM
To: Heath Beckett
Cc: Shirley M. Conley
Subject: Re: Sidewalk

You don't often get email from hhenry001@gmail.com. [Learn why this is important](#)

Good Afternoon,

As instructed by the Board, I reached out to James from Frontier regarding the damage to my sidewalk. He indicated that Frontier may not be willing to address the issue, claiming that the Board must first conduct an investigation and that a contract was already signed stating there was no additional damage to the neighborhood and that all prior issues had been resolved. None of this information was communicated to the community, leaving us without the opportunity to inspect our properties before or after the supposed repairs.

I would prefer not to be caught in the middle of this unnecessary back-and-forth. I am simply requesting that my sidewalk be repaired, particularly since I never authorized Frontier to access or drive onto my private property.

Respectfully,
Hillary Henry

On Fri, Sep 5, 2025, 3:09 PM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Thank you for the information. I will bring this to the board to discuss at our next meeting.

Please let me know if you have any other questions in the meantime.



Your Community.
Our Commitment.

Heath Beckett

District Manager

P. 321.263.0132 x536

Vesta District Services



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

www.VestaPropertyServices.com



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



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: Hillary Henry <hhenry001@gmail.com>
Sent: Friday, September 5, 2025 3:05 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: Sidewalk

You don't often get email from hhenry001@gmail.com. [Learn why this is important](#)

I noticed it in July. They were at my house with the machinery in February and the sidewalk wasn't cracked then.

On Fri, Sep 5, 2025, 2:59 PM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good afternoon, Hilary

Thank you for sending over the pictures. When did you first notice this crack in the sidewalk?



Your Community.
Our Commitment.

Heath Beckett

District Manager

P. 321.263.0132 x536

Vesta District Services



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

www.VestaPropertyServices.com



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



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From: Hillary Henry <hhenry001@gmail.com>
Sent: Friday, September 5, 2025 12:40 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Sidewalk

You don't often get email from hhenry001@gmail.com. [Learn why this is important](#)

Good Morning,

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

Best Regards,

Hillary Henry

5613195678





From: Hillary Henry <hhenry001@gmail.com>
Sent: Wednesday, January 21, 2026 6:26 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: Sidewalk

Adding these pictures for your reference which shows that the sidewalk was never broken prior to frontier. All in all I do not want to be held responsible for repairing the damage they caused.



From: J Abercrombie <jjcabby57@gmail.com>

Sent: Friday, January 23, 2026 3:27 PM

To: Heath Beckett <hbeckett@vestapropertyservices.com>; Jerry Whited <jwhited@bdiengineers.com>; preservebodpirkola <preservebodpirkola@gmail.com>; Michael P. Bush <mbush@vestapropertyservices.com>

Subject: Cracked Sidewalk at SOX Project Location

Hi Heath.

Last week a resident let me know that the sidewalk on Suncoast Plains Dr at the entrance of the SOX project is severely cracked. The resident is Ms. Kristin Pirkola, the HOA President. I have taken photos of the sidewalk damage. In addition, I found a photo I took during the SOX project construction (July 29, 2025 @ 13:45 hours) and it appears heavy machinery drove over the sidewalk. You can see the tire treads in the dirt when you expand the photo.

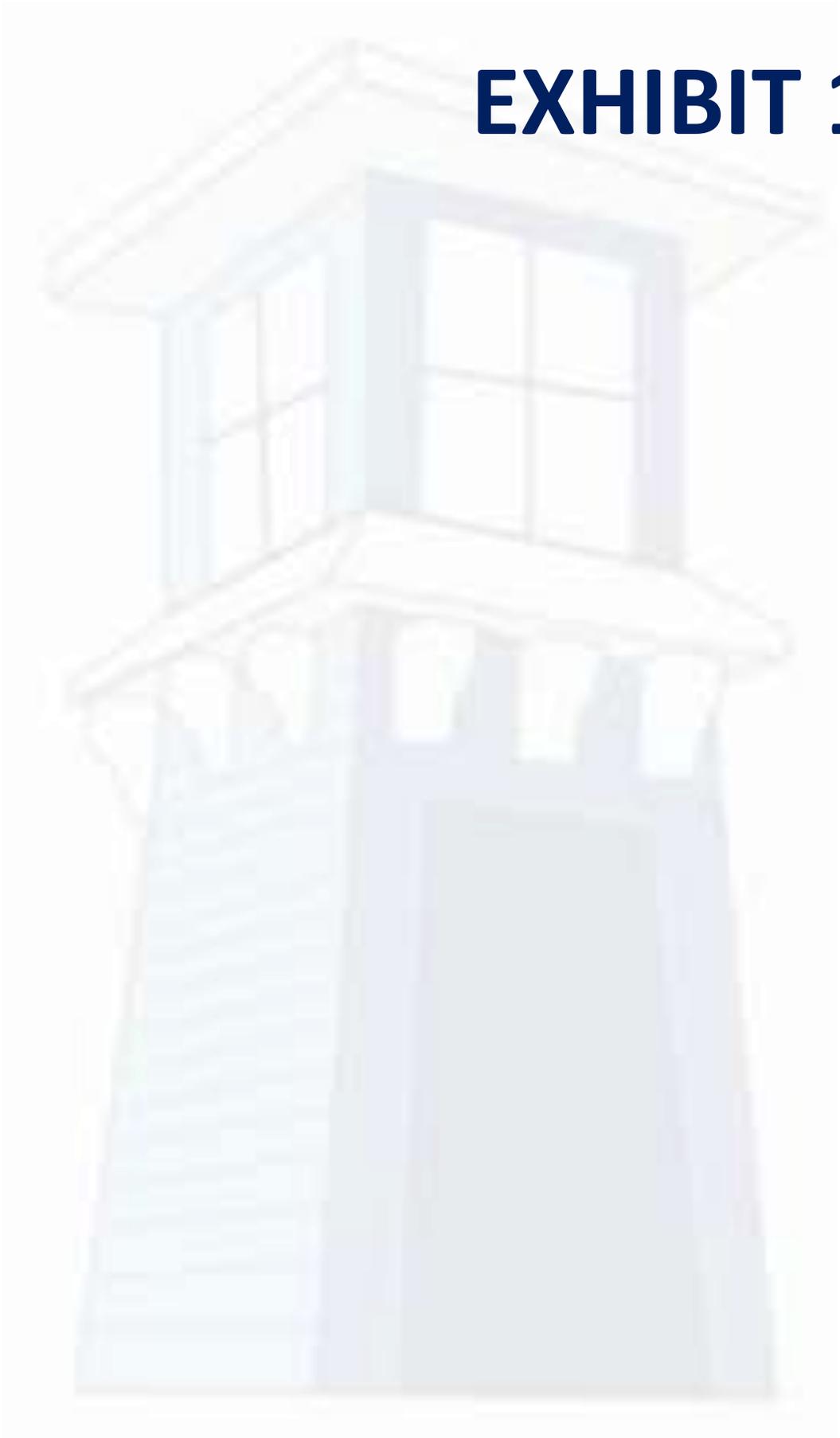
I am hoping we can put this on the February agenda for the board to discuss.

Thank you. Sincerely, Jules





EXHIBIT 14





Maintenance Contract

Fountain Kings Inc.
 5668 Fishhawk Crossing Blvd #155
 Lithia, FL 33547

DATE: January 30, 2026
Sign By: 7/30/2026

Community Name: The Preserve at South Branch CDD
Contact Name: Heath Beckett

Site Address:
 16087 Secret Meadow Dr, Odessa, FL 33556

Lake Fountain Maintenance	Frequency	Amount Per Visit
(13) Floating Lake Fountains	4 Visits / Year Quarterly	\$ 975.00
<p><u>Quarterly Fountain Maintenance includes but is not limited to:</u></p> <p>Floating Fountains: Test and observe all electrical connections, motor/light amperages and readings, observe and clean as needed fountain intakes/displays/lights, pressure washed at least 1x/ year. Notate any items that may be needing repairs or preventative care.</p> <p>Full report will be sent to property managers or site contact after each <u>visit.</u></p>		
YEARLY TOTAL-		\$ 3,900.00

This is not a bill, contract is good for (2) years from date of approval and auto renews if not cancelled. Invoices will be sent after each visit and payment will be due NET30.

If you have any questions call or email, Fountain Kings Inc. [813-833-8610](tel:813-833-8610)
ContactUs@FountainKings.com

Signature: _____ Date: _____

Maintenance contract is good for (2) years from date of signature, 30 days' notice of cancellation required to cancel from either party.





Maintenance Contract

Fountain Kings Inc.
 5668 Fishhawk Crossing Blvd #155
 Lithia, FL 33547

DATE: January 30, 2026
Sign By: 7/30/2026

Community Name: The Preserve at South Branch CDD
Contact Name: Heath Beckett

Site Address:

16087 Secret Meadow Dr, Odessa, FL 33556

Water Feature Maintenance	Frequency	Amount Per Month
(2) Water Features	Monthly (as needed)	\$ 525.00
<p><u>Water Feature Maintenance includes but is not limited to:</u> Weekly or Bi-Weekly visits as needed.</p> <p>Scope of Work: Netting/skimming debris removal, cleaning of pump baskets and filters as needed, adding chemicals as needed to maintain acceptable water quality, notate any items that may be needing repairs or preventative care. Items that may be needing repairs or preventative care will be notated and a report will be sent to the property manager or the site contact at the end of each month.</p>		
YEARLY TOTAL-		\$ 6,300.00

This is not a bill, contract is good for (2) years from date of approval and auto renews if not cancelled. Invoices will be sent after each visit and payment will be due NET30.

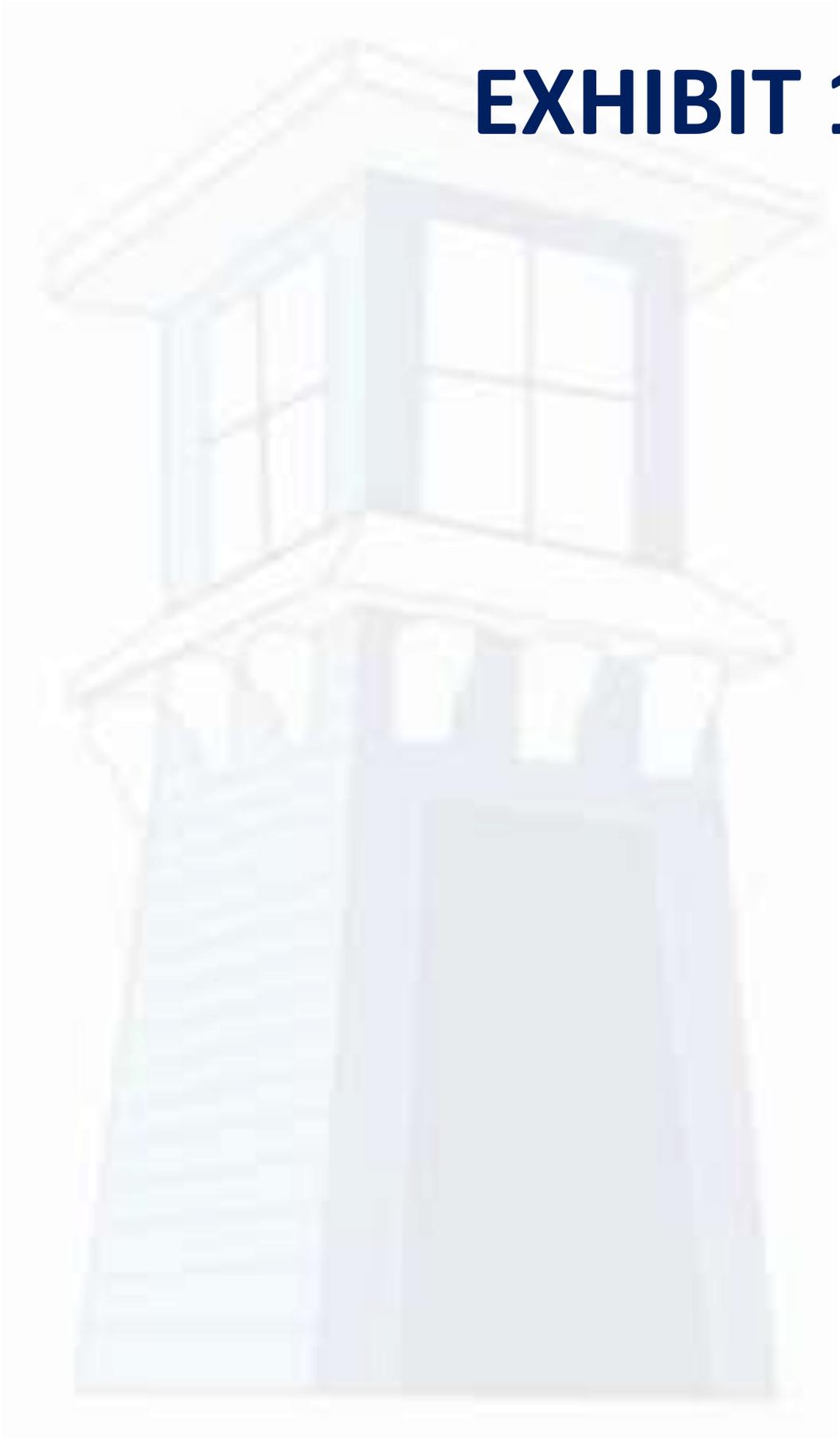
If you have any questions call or email, Fountain Kings Inc. [813-833-8610](tel:813-833-8610)
ContactUs@FountainKings.com

Signature: _____ Date: _____

Maintenance contract is good for (2) years from date of signature, 30 days' notice of cancellation required to cancel from either party.



EXHIBIT 15



1 **MINUTES OF MEETING**
2 **PRESERVE AT SOUTH BRANCH**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of The Preserve at South Branch
5 Community Development District was held on December 4, 2025 at 4:00 p.m. at Residence Inn
6 Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558. The
7 actions taken are summarized as follows:

8 **FIRST ORDER OF BUSINESS: ROLL CALL**

9 Mr. Beckett called the meeting to order at 4:01 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Anthony Snyder (S1)	Board Supervisor, Chairman
12 Thomas Handrick, Jr. (S2)	Board Supervisor, Assistant Secretary
13 David Silverstein (S3)	Board Supervisor, Assistant Secretary
14 Rob Howard (S4)	Board Supervisor, Vice Chairman
15 Jules Abercrombie (S5)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Lindsay Moczynski	District Counsel, Kilinski Van Wyk PLLC
20 Jerry Whited	District Engineer, BDI (<i>Virtually</i>)
21 Ted Katina	Landscape Account Manager, Cepra
22 Chuck Burnite	Aquatics Account Manager, GHS Environmental

23 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – Agenda Items (*Limited***
24 ***to 3 minutes per individual for agenda items*)**

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE**

27 A. EXHIBIT 1: District Engineer – *Jerry Whited, Brletic Dvorak Inc.*

- 28 1. Authorization for Site Master to clear Path for Equipment Access to
29 Grading Area at Wetland 11 - \$3,000.00

30 Mr. Whited explained the proposal scope. He has confirmed with
31 SWFWMD that grading can be returned to the original slope without a
32 permit modification. He requested approval of the proposal and a pre-
33 application meeting with SWFWMD, and the overall grading project.
34 However, the path clearing in the buffer is subject to SWFWMD approval.

35 Additional proposals for the path clearing were requested.

36 The District Engineer was authorized to proceed with the pre-application
37 meeting with SWFWMD.



38 Conveyance of Phases 1 and 2 of South Branch Blvd to Pasco County will not go
39 before the Board of County Commissioners until the TouchPoint crosswalk is
40 repaired by the developer. There is no action required by the District.

41 B. EXHIBIT 2: Review of Field Services Requests/Responses (10/28 – 11/27)

42 C. EXHIBIT 3: Aquatic – *Chuck Burnite, GHS Environmental*

43 Mr. Burnite presented the Aquatic Report. He advised that the majority of
44 Brazilian Peppers behind the townhomes are located outside District property.
45 He will present a proposal to remove Brazilian Peppers, bacteria spraying, and, if
46 he can locate an alternate fish vendor, the Gambusia stocking proposal at the
47 next meeting.

48 1. EXHIBIT 4: Consideration of GHS Proposal #25-229 for Quarterly
49 Vegetation Spraying Around Control Structures - \$400.00/Yr

50 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR,
51 the Board approved GHS Environmental proposal #25-229 for quarterly vegetation spraying
52 around the control structures, in the amount of \$400 per year, for The Preserve at South Branch
53 Community Development District.

54 2. Update on SWFWMD Wetland Mitigation Project

55 a. EXHIBIT 5: Consideration of Willowcreek Fire Company Proposal
56 #1-2025 for Prescribed Fire Management Plan - \$15,000.00

57 On a MOTION by Supervisor Silverstein, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR,
58 the Board approved Willowcreek Fire Company proposal #1-2025 for a prescribed fire
59 management plan, in the amount of \$15,000.00, for The Preserve at South Branch Community
60 Development District.

61 Mr. Burnite was asked whether a government grant might be available to off-set
62 funding for the prescribed burns.

63 D. EXHIBIT 6: Landscape – *Ted Katina, Cepra*

64 Mr. Katina presented the Landscape Report. He recommended a bi-annual
65 clean-up for the wall behind the townhomes as it is not part of the regular
66 maintenance scope. Irrigation at the end of South Branch Blvd. has been
67 damaged again due to vehicle traffic. Repairs are scheduled for Friday when
68 water is available. He advised that although the turf is starting to look better, it
69 likely will not fully recover until the rainy station.

70 1. Consideration of Cepra Proposals

71 a. EXHIBIT 7: #51796 to Replace Plants at SR 54 Entry - \$18,955.00 –
72 *Previously Presented*

73 Supervisors requested the proposal be split into phases and
74 include some more cost-effective ground cover options.



- 75 b. EXHIBIT 8: #52592 to Remove Roundabout Palm - \$1,775.00
76 (*Response to Field Request #296*)

77 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Silverstein, WITH ALL IN
78 FAVOR, the Board approved Cepra proposal #52592 to remove the roundabout Palm, in the
79 amount of \$1,775.00, for The Preserve at South Branch Community Development District.

80 The stump grinding project is scheduled for later in the month.

- 81 E. EXHIBIT 9: Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics*

82 Mr. Thompson presented the Fountain Report. The roundabout fountain light
83 timer batter was replaced.

- 84 1. EXHIBIT 10: Consideration of Blue Water Aquatics Proposal #FA-2025-
85 1151 for Fountain 7 Wire Relay Replacement - \$2,245.63

86 Mr. Thompson reviewed the steps taken in troubleshooting the fountain.
87 The aluminum cable will be replaced with copper.

88 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the
89 Board approved Blue Water Aquatics proposal #FA-2025-1151 for fountain 7 wire relay
90 replacement in the amount of \$2,245.63, for The Preserve at South Branch Community
91 Development District.

- 92 2. EXHIBIT 11: Consideration of Additional Costs Associated With
93 Installation of Automated Chemical Controller at Roundabout – \$4,154.38
94 (*Approved NTE \$4,000.00 on November 6*)

95 *This item was discussed out of order prior to III.E.1. Consideration of Blue*
96 *Water Aquatics Proposal #FA-2025-1151 for Fountain 7 Wire Relay*
97 *Replacement*

98 - Electrical Outlet Installation - NTE ___

99 - Chemical Supplies - \$7,825.56

100 The cost for chemicals should be reduced once the automated
101 chlorinator is installed.

102 - Preventive Maintenance – \$522.93

103 Mr. Thompson discussed the current process and the benefits of the
104 automated chlorinator.

105 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Howard, WITH ALL IN FAVOR,
106 the Board approved the additional costs for the installation of the automated chemical controller
107 at the roundabout fountain (installation: \$154.38, ongoing chemical supplies: \$7,825.56 per year,
108 and preventative maintenance agreement: \$522.93 per year), for The Preserve at South Branch
109 Community Development District.



110 Supervisor Howard estimated an outlet installation for the chlorinator would
111 cost approximately \$500.00. Mr. Bush was directed to reach out to Onyx to
112 install the outlet.

113 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Snyder, WITH ALL IN FAVOR,
114 the Board approved the installation of an electrical outlet for the roundabout chlorinator, in an
115 amount not to exceed \$500.00, for The Preserve at South Branch Community Development
116 District.

117 In response to a question on cattails, Mr. Burnite advised they are native, but can be
118 knocked back in areas not identified as wetlands.

119 F. EXHIBIT 12: Field Services – *Michael Bush, Vesta District Services*

120 Mr. Bush discussed the placement of boulders at the end of South Branch Blvd to
121 protect the District’s irrigation system. Ms. Moczynski advised that the County’s
122 right-of-way and easement cannot be blocked by the boulder placement.

123 Mr. Bush reviewed the Field Services Report. Mr. Howard will provide Mr. Bush
124 with vendor referrals for gutters and roof repairs at the mailboxes.

125 1. Consideration of Field Operation Proposals

126 There being none, the next item followed.

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

128 Ms. Moczynski reviewed the next steps for the wetland mitigation plan
129 discussions with SWFWMD and reminded Supervisors to complete the 4-hour
130 ethics training requirement prior to December 31. She will forward the links to
131 Supervisors for the free training. Her firm is monitoring the upcoming legislative
132 sessions, with a few bills that could affect the District. She noted that the
133 proposed changes to property taxes would not impact the District’s collection of
134 non ad-valorem assessments.

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

136 1. EXHIBIT 13: Consideration of LLS Tax Solutions Inc. Proposal for Bond
137 Series 2019 Arbitrage Reporting 2026 and 2027 - \$650/Yr

138 Mr. Beckett will check on arbitrage reporting for the additional bonds
139 held by the District.

140 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Handrick, Jr., WITH ALL IN
141 FAVOR, the Board approved engaging LLS Tax Solutions Inc. to provide the Bond Series 2019
142 arbitrage report for 2026 and 2027 at \$650 per year, for The Preserve at South Branch
143 Community Development District.

144 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

145 A. EXHIBIT 14: Consideration and Approval of the Minutes of the Regular Meeting
146 Held November 6, 2025



- 147 B. EXHIBIT 15: Consideration and Acceptance of the October 2025 Unaudited
148 Financial Report
- 149 C. EXHIBIT 16: Acceptance of LLS Tax Solutions Inc. Arbitrage Rebate Report for
150 Bond Series 2019 (Ph 2) Indicating No Cumulative Rebate Requirement Liability
151 as of October 9, 2025

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

155 **FIFTH ORDER OF BUSINESS:**

SUPERVISOR REQUESTS & COMMENTS

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

158 A request was made for Mr. Whited to follow up with the vendor regarding returning to
159 correct the ditch at 3184 Living Coral Drive; the wrong side of the driveway was
160 previously addressed.

161 Action was requested concerning a homeowner on Glowing Grove blocking the road
162 with signs and allowing their children to play in the road. Supervisor Snyder will forward
163 photos to Ms. Moczynski for inclusion in a cease-and-desist letter that she will draft for
164 the District Manager to distribute. The HOA will also be contacted to send out a

165 It was noted that the PDF of the Minutes has a different title than its file name. *[Admin*
166 *resolved for future Minutes 12/24/2025]*

167 Supervisor Howard stated that all of South Branch Blvd., is listed on the property
168 appraiser's website as owned by Pasco County; Ms. Moczynski advised that the District
169 does not yet have documentation to support the conveyance. Discussion followed on
170 Pasco County activities relating to the construction of the intersection at the end of
171 South Branch Blvd.

172 **SIXTH ORDER OF BUSINESS:**

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

174 There being none, the next item followed.

175 **SEVENTH ORDER OF BUSINESS:**

NEXT MEETING QUORUM CHECK

176 *The Preserve at South Branch Community Development District's next meeting is scheduled for*
177 *4:00 p.m. on February 5, 2026 at Residence Inn Tampa Suncoast Parkway at NorthPointe*
178 *Village, located at 2101 Northpointe Parkway, Lutz, Florida 33558.*

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



180 **EIGHTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

- 181 • Check to see if grants are available for the prescribed burn

182 **District Engineer**

- 183 • Follow up with vendor regarding returning to address the correct ditch at
184 3184 Living Coral Drive

185 **NINTH ORDER OF BUSINESS: ADJOURNMENT**

186 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Abercrombie, WITH ALL IN
187 FAVOR, the Board adjourned the meeting at 5:20 p.m., for The Preserve at South Branch
188 Community Development District.

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

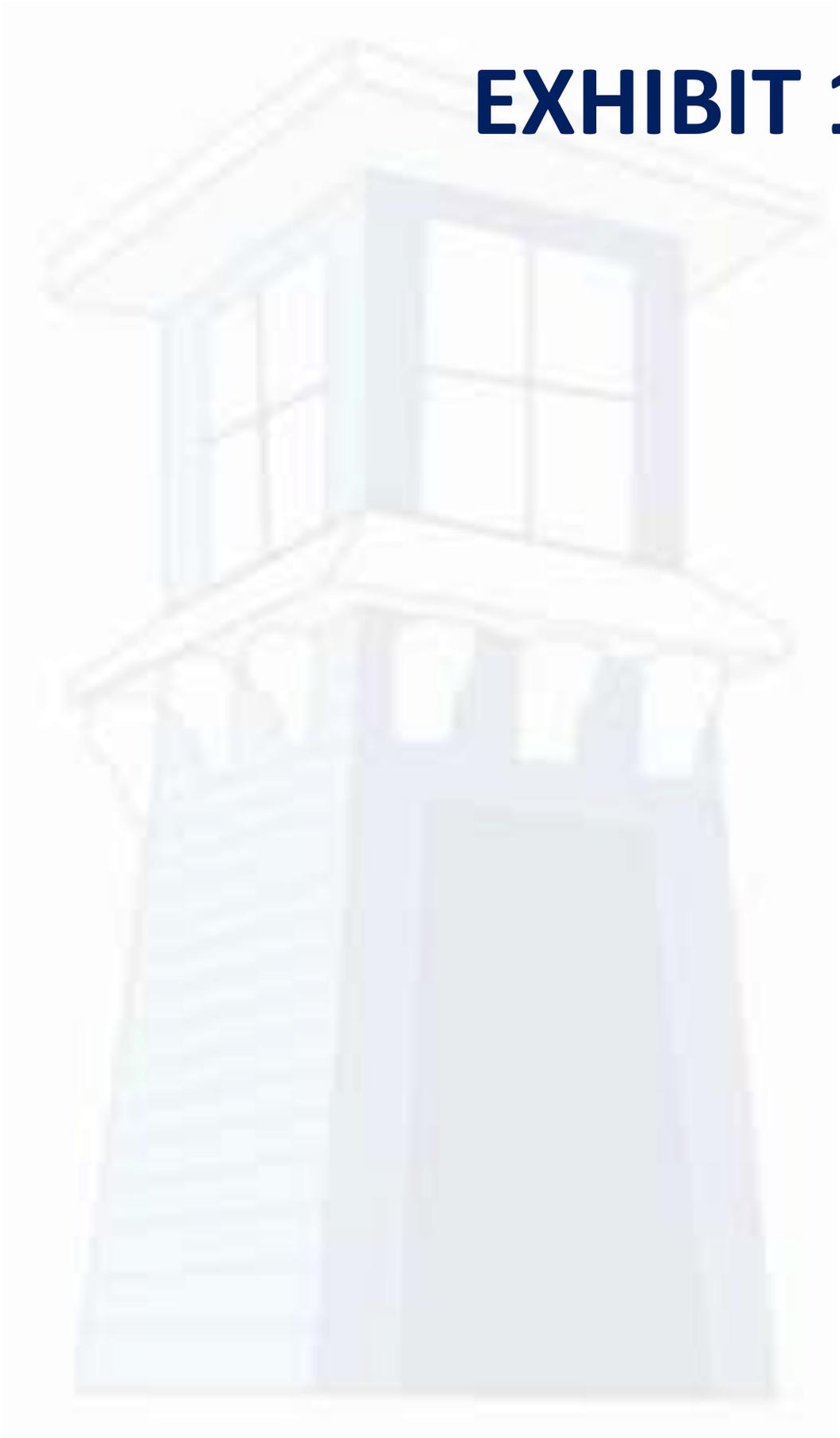
193 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
194 **meeting held on February 5, 2026.**

195 _____
196 Heath Beckett, Secretary
197 _____, Assistant Secretary

 Anthony Snyder, Chair
 Rob Howard, Vice Chair



EXHIBIT 16



*The Preserve at South Branch
Community Development District*

*Financial Statements
(Unaudited)*

December 31, 2025



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

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 2,393,722	\$ -	\$ -	\$ -	\$ -	\$ 2,393,722
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	65,484	75,987	37,728	179,198
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	30,940	30,940
11 ACCOUNTS RECEIVABLE	25,911	-	-	-	-	25,911
12 ON ROLL ASSESSMENTS RECEIVABLE	50,828	13,085	13,742	18,621	22,656	118,933
13 DUE FROM OTHER SOURCES	-	293,342	250,680	339,681	413,273	1,296,976
14 PREPAID EXPENSES	700	-	-	-	-	700
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 2,476,157	\$ 306,427	\$ 461,562	\$ 612,161	\$ 721,646	\$ 4,577,954
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 17,036	\$ -	\$ -	\$ -	\$ -	\$ 17,036
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	50,828	13,085	13,742	18,621	22,656	118,933
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	1,296,976	-	-	-	-	1,296,976
24 TOTAL LIABILITIES	1,364,840	13,085	13,742	18,621	22,656	1,432,944
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	5,696	-	-	-	-	5,696
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	1,105,622	293,342	447,820	593,540	698,990	3,139,314
31 TOTAL FUND BALANCE	1,111,318	293,342	447,820	593,540	698,990	3,145,009
32 TOTAL LIABILITIES & FUND BALANCE	\$ 2,476,157	\$ 306,427	\$ 461,562	\$ 612,161	\$ 721,646	\$ 4,577,954



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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 843,809	\$ 923,077	\$ (50,828)	95%
3 SPECIAL ASSESSMENT EXCESS FEES	-	-	-	-	0%
4 DEVELOPER FUNDING	-	-	-	-	0%
5 MISCELLANEOUS (CONTRIBUTIONS FROM POA)	22,125	-	24,631	2,506	111%
6 TOTAL REVENUE	\$ 996,030	\$ 843,809	\$ 947,708	\$ (48,322)	95%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 800	\$ 2,200	\$ (12,800)	15%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	3,863	(11,588)	25%
11 ADMINISTRATIVE SERVICES	11,330	944	2,833	(8,497)	25%
12 ACCOUNTING SERVICES	11,330	944	2,832	(8,498)	25%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	1,375	(4,125)	25%
15 MASS MAILING	1,800	-	-	(1,800)	0%
16 MEETING ROOM RENTAL	3,000	183	379	(2,621)	13%
17 BANKING FEES	375	-	-	(375)	0%
18 AUDITING	3,900	-	-	(3,900)	0%
19 REGULATORY AND PERMIT FEES	175	-	175	-	100%
20 TAX COLLECTOR/PROPERTY APPRAISER FEES	600	-	538	(62)	90%
21 LEGAL ADVERTISEMENTS	1,500	-	131	(1,369)	9%
22 ENGINEERING SERVICES	30,000	1,350	5,145	(24,855)	17%
23 LEGAL SERVICES	20,000	1,350	3,876	(16,124)	19%
24 TRUSTEE FEES	12,500	-	9,760	(2,740)	78%
25 ARBITRAGE	1,950	-	650	(1,300)	33%
26 WEBSITE ADMINISTRATION	1,600	-	1,515	(85)	95%
27 MISCELLANEOUS	500	-	18	(483)	4%
28 TOTAL ADMINISTRATIVE	139,010	7,317	37,790	(101,220)	27%
29 INSURANCE					
30 INSURANCE - GENERAL LIABILITY	20,000	-	15,756	(4,244)	79%
31 TOTAL INSURANCE	20,000	-	15,756	(4,244)	79%
32 ELECTRIC UTILITY SERVICES					
33 ELECTRIC	84,000	5,197	15,583	(68,417)	19%
34 STREETLIGHTS	193,790	13,133	39,400	(154,391)	20%
35 RECLAIMED WATER	7,500	616	1,887	(5,613)	25%
36 TOTAL UTILITIES	285,290	18,946	56,869	(228,421)	20%



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

37	FIELD OPERATIONS					
38	FIELD OPERATIONS	3,890	275	825	(3,065)	21%
39	AQUATIC MAINTENANCE	22,500	-	5,417	(17,083)	24%
40	WETLAND MONITORING CONTRACTED	9,500	-	-	(9,500)	0%
41	WETLAND MAINTENANCE CONTRACTED	51,840	-	-	(51,840)	0%
42	FOUNTAIN MAINTENANCE CONTRACTED	20,200	3,070	5,070	(15,130)	25%
43	FOUNTAIN REPAIRS	14,000	1,311	1,311	(12,689)	9%
44	PORTER SERVICES CONTRACTED	11,000	875	2,625	(8,375)	24%
45	ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	-	(7,000)	0%
46	LANDSCAPE MAINTENANCE	310,000	24,695	74,085	(235,915)	24%
47	LANDSCAPE REPLACEMENT/REPAIRS	22,500	2,125	4,105	(18,395)	18%
48	IRRIGATION REPAIRS	4,000	1,335	2,750	(1,250)	69%
49	MULCH	20,000	-	-	(20,000)	0%
50	ANNUAL FLOWER ROTATION	9,000	-	4,200	(4,800)	47%
51	HOLIDAY LIGHTING	5,000	-	-	(5,000)	0%
52	PRESSURE WASHING	7,000	-	-	(7,000)	0%
53	STORMWATER INFRASTRUCTURE MAINTENANCE	5,000	-	-	(5,000)	0%
54	POND BANK REPAIR, MAINTENANCE & PLANTINGS	2,800	-	-	(2,800)	0%
55	SIDEWALK MAINTENANCE	3,000	-	-	(3,000)	0%
56	ROADWAY & SIGNAGE MAINTENANCE	3,000	-	-	(3,000)	0%
57	PLAYGROUND & PARK MAINTENANCE	3,000	-	-	(3,000)	0%
58	MISC FIELD SERVICES/CONTINGENCY	17,500	573	10,792	(6,708)	62%
59	TOTAL FIELD OPERATIONS	551,730	34,259	111,179	(440,551)	20%
60	TOTAL EXPENDITURES	\$ 996,030	\$ 60,522	\$ 221,593	\$ (774,437)	22%
61	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	783,287	726,115	726,115	
62	OTHER FINANCING SOURCES & USES					
63	TRANSFERS IN	-	-	-	-	
64	TRANSFERS OUT	-	-	-	-	
65	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
66	FUND BALANCE - BEGINNING - UNAUDITED	342,611		385,203	42,592	
67	NET CHANGE IN FUND BALANCE	(0)	783,287	726,115	726,115	
68	FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 1,111,318	\$ 768,707	
69	ANALYSIS OF FUND BALANCE					
70	NONSPENDABLE					
71	PREPAID & DEPOSITS	5,696		5,696		
72	CAPITAL RESERVES					
73	OPERATING CAPITAL	-		-		
74	UNASSIGNED	336,915		1,105,622		
75	TOTAL FUND BALANCE	\$ 342,611		\$ 1,111,318		



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, 2025 to December 31, 2025

	FY 2026 Amended Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,715	\$ 237,630	\$ (13,085)
3 INTEREST & MISCELLANEOUS	-	-	-
4 TOTAL REVENUE	250,715	237,630	(13,085)
5 EXPENDITURES			
6 FUND BALANCE CONTRIBUTION	250,715	-	-
7 CONTINGENCY	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,715	237,630	(13,085)
10 OTHER FINANCING SOURCES & USES			
11 TRANSFERS IN	-	-	-
12 TRANSFERS OUT	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 FUND BALANCE - BEGINNING	27,276	55,712	28,436
15 NET CHANGE IN FUND BALANCE	250,715	237,630	(13,085)
16 FUND BALANCE - ENDING	\$ 277,991	\$ 293,342	\$ 15,351
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	277,991	293,342	
22 FUND BALANCE - ENDING	\$ 277,991	\$ 293,342	



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, 2025 to December 31, 2025

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,313	\$ 249,571	\$ (13,742)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	3,095	3,095
5 TOTAL REVENUE	263,313	252,666	(10,647)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	91,981	93,763	(1,782)
9 May 1, 2026	-	-	-
10 November 1, 2026	91,981	-	91,981
11 PRINCIPAL RETIREMENT			
12 November 1, 2025	75,000	75,000	-
13 TOTAL EXPENDITURES	258,962	168,763	(90,200)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,351	83,903	79,552
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	321,695	363,916	42,221
20 NET CHANGE IN FUND BALANCE	4,351	83,903	79,552
21 FUND BALANCE - ENDING	\$ 326,046	\$ 447,820	\$ 121,774



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, 2025 to December 31, 2025

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 356,800	\$ 338,179	\$ (18,621)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	3,555	3,555
5 TOTAL REVENUE	356,800	341,733	(15,067)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	109,088	-	109,088
9 May 1, 2026	-	-	-
10 November 1, 2026	109,088	-	109,088
11 PRINCIPAL RETIREMENT			
12 November 1, 2025	135,000	241,363	(106,363)
13 TOTAL EXPENDITURES	353,176	241,363	(111,814)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,624	100,371	96,747
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	444,525	493,169	48,644
20 NET CHANGE IN FUND BALANCE	3,624	100,371	96,747
21 FUND BALANCE - ENDING	\$ 448,149	\$ 593,540	\$ 145,391



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, 2025 to December 31, 2025

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	411,444	\$ (22,656)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	3,407	3,407
5 TOTAL REVENUE	434,100	414,851	(19,249)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	130,325	130,325	-
9 May 1, 2026	-	-	-
10 November 1, 2026	130,325	-	130,325
11 PRINCIPAL RETIREMENT			
12 May 1, 2026	175,000	-	175,000
13 TOTAL EXPENDITURES	435,650	130,325	(305,325)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(1,550)	284,526	286,076
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(2,135)	(2,135)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(2,135)	(2,135)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	286,661	288,211
21 FUND BALANCE - ENDING	\$ 364,850	668,050	\$ 303,200



The Preserve at South Branch CDD
Check Register - FY 2026

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2025		EOY Balance				489,837.98
10/01/2025	01ACH100125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 08.06.25-09.04.25		7,056.77	482,781.21
10/01/2025	100505	GHS Environmental	Invoice: 2025-615 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	480,906.21
10/01/2025	100506	Cepra Landscape	Invoice: TPA5984 (Reference: Landscape maintenance Sep.)		24,695.00	456,211.21
10/02/2025	100507	Blue Water Aquatics, Inc.	Invoice: 34264 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 34263 (Reference: fou...		2,334.59	453,876.62
10/02/2025	100508	Pasco Sheriff's Office	Invoice: I-20259-12118 (Reference: Security.)		2,552.00	451,324.62
10/02/2025	100509	Blue Water Aquatics, Inc.	Invoice: 34310 (Reference: fountain troubleshooting services.)		756.00	450,568.62
10/02/2025	100510	Office Pride Commercial Cleaning Services	Invoice: Inv-285147 (Reference: Day Porter Services 3x per week.)		875.00	449,693.62
10/03/2025	01ACH100325	Duke Energy	000 State Road 54 LITE S Branch RDWY 08.07.25- 09.05.25		3,790.61	445,903.01
10/07/2025	100511	Office Pride Commercial Cleaning Services	Invoice: Inv-285380 (Reference: CC Fees- Avid Pay.)		17.50	445,885.51
10/07/2025	100512	Vesta District Services	Invoice: 428941 (Reference: Oct25 Management fees.)		3,909.00	441,976.51
10/08/2025	1509	Site Masters of Florida, LLC	Replaced broken curb and remediate the infiltration at curb inlet		4,800.00	437,176.51
10/08/2025	1510	Egis Insurance & Risk Advisors	Insurance FY Policy #100125331 10/01/25 - 10/01/26		15,756.00	421,420.51
10/09/2025	01ACH100925	Duke Energy	00000 S Branch Blvd 4B 08.15.25- 09.15.25		638.99	420,781.52
10/09/2025	02ACH100925	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 08.15.25- 09.15.25		840.16	419,941.36
10/09/2025	03ACH100925	Duke Energy	00 South Branch Blvd. LITE 08.15.25- 09.15.25		806.64	419,134.72
10/14/2025	1511	David H. Silverstein	BOS Meeting 10/2/25		200.00	418,934.72
10/14/2025	1512	Robert Howard	BOS Meeting 10/2/25		200.00	418,734.72
10/14/2025	1513	Thomas Handrick, Jr.	BOS Meeting 10/2/25		200.00	418,534.72
10/14/2025	100513	Cepra Landscape	Invoice: TPA6124 (Reference: Light Mulching of South Branch Blvd.) Invoice: TPA6182 (Referenc...		5,180.50	413,354.22
10/14/2025	100514	Brietic Dvorak, Inc	Invoice: 2139 (Reference: Engineering service.)		2,775.00	410,579.22
10/14/2025	100515	Vesta District Services	Invoice: 428984 (Reference: FY2026 Dissmination Agent Fee.) Invoice: 429039 (Reference: Bill...		4,890.23	405,688.99
10/14/2025	100516	Kilinski Van Wyk PLLC	Invoice: 13345 (Reference: Legal services.)		1,567.58	404,121.41
10/22/2025	01ACH102225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.18.25- 09.17.25		49.48	404,071.93
10/22/2025	02ACH102225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.18.25- 09.17.25		204.93	403,867.00
10/22/2025	03ACH102225	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.18.25- 09.17.25		10.60	403,856.40
10/22/2025	04ACH102225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 08.18.25- 09.17.25		339.39	403,517.01
10/27/2025	01ACH102725	Duke Energy	2069 S Branch Blvd- Entrance 09.03.25- 10.01.25		40.85	403,476.16
10/27/2025	02ACH102725	Duke Energy	16159 SOFT FERN TRCE 09.03.25- 10.01.25 (Fountain)		175.15	403,301.01
10/27/2025	03ACH102725	Duke Energy	3234 LIVING CORAL DR 09.03.25- 10.01.25 (Fountain)		30.80	403,270.21
10/27/2025	04ACH102725	Duke Energy	16236 Weathered Windmill TE- Irrigation 09.03.25- 10.01.25		30.80	403,239.41
10/27/2025	05ACH102725	Duke Energy	3003 S Branch Blvd Access and B&B Ct 09.03.25- 10.01.25		30.80	403,208.61
10/27/2025	06ACH102725	Duke Energy	2574 Storybrook Preserve Dr- Fountain 09.03.25- 10.01.25		30.80	403,177.81
10/27/2025	07ACH102725	Duke Energy	3000 Living Coral Dr - irrigation 09.03.25- 10.01.25		30.80	403,147.01
10/27/2025	08ACH102725	Duke Energy	3246 Living Coral Dr- Irrigation 09.03.25- 10.01.25		30.80	403,116.21
10/27/2025	09ACH102725	Duke Energy	16080 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		30.80	403,085.41
10/27/2025	10ACH102725	Duke Energy	16108 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		218.32	402,867.09
10/27/2025	11ACH102725	Duke Energy	2887 Living Coral Dr.- Fountain 09.03.25- 10.01.25		398.44	402,468.65
10/27/2025	12ACH102725	Duke Energy	2853 Suncoast Blend Dr- Fountain 09.03.25- 10.01.25		385.38	402,083.27
10/27/2025	13ACH102725	Duke Energy	2539 S Branch Blvd- Fountain 09.03.25- 10.01.25		2,277.56	399,805.71
10/27/2025	14ACH102725	Duke Energy	15935 Deep Ravine Ln - Fountain 09.03.25- 10.01.25		295.41	399,510.30
10/27/2025	15ACH102725	Duke Energy	16090 Secret Meadow Dr- Fountain 09.03.25- 10.01.25		197.24	399,313.06
10/27/2025	16ACH102725	Duke Energy	3410 S BRANCH BLVD 09.03.25- 10.01.25 (Fountain)		259.78	399,053.28
10/27/2025	17ACH102725	Duke Energy	15883 Deep Ravine Ln- Fountain 09.03.25- 10.01.25		209.94	398,843.34
10/27/2025	18ACH102725	Duke Energy	3194 TUSCON WIND PL 09.03.25- 10.01.25 (Fountain)		229.51	398,613.83
10/29/2025	01ACH102925	Duke Energy	15501 SWEET SPRINGS BN 09.03.25- 10.01.25 (Fountain)		153.93	398,459.90
10/30/2025	100517	Business Observer	Invoice: 25-02285P (Reference: Public board meeting- legal Advertisement.)		70.00	398,389.90
10/30/2025	100518	Cepra Landscape	Invoice: TPA6217 (Reference: Work Order: 51483 Natural Area Pruning.)		10,218.60	388,171.30
10/30/2025	100519	SchoolNow	Invoice: INV-SN-1096 (Reference: Website Hosting.)		1,515.00	386,656.30
10/30/2025	100520	GHS Environmental	Invoice: 2025-669 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	384,781.30
10/31/2025	01ACH103125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 09.05.25- 10.03.25		7,056.77	377,724.53
#REF!		End of Month				
11/03/2025			Deposit	9,598.00		387,322.53
11/03/2025	100521	Cepra Landscape	Invoice: TPA6128 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Refere...		26,795.00	360,527.53
11/03/2025	01ACH110325	Duke Energy	000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25		3,790.61	356,736.92
11/06/2025	100522	Cepra Landscape	Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half...		3,515.00	353,221.92
11/06/2025	100523	Office Pride Commercial Cleaning Services	Invoice: Inv-289775 (Reference: Day Porter Services 3x per week.)		875.00	352,346.92
11/06/2025			Deposit	76.48		352,423.40
11/06/2025			Deposit	21,584.96		374,008.36
11/10/2025	1514	Anthony Snyder	BOS Meeting 11/6/25		200.00	373,808.36
11/10/2025	1515	David H. Silverstein	BOS Meeting 11/6/25		200.00	373,608.36
11/10/2025	1516	Robert Howard	BOS Meeting 11/6/25		200.00	373,408.36
11/10/2025	1517	Thomas Handrick, Jr.	BOS Meeting 11/6/25		200.00	373,208.36
11/10/2025	100524	Brietic Dvorak, Inc	Invoice: 2175 (Reference: Engineering service.)		2,175.00	371,033.36
11/10/2025	100525	Vesta District Services	Invoice: 429509 (Reference: Monthly Management fees.)		3,909.00	367,124.36
11/10/2025	100526	Blue Water Aquatics, Inc.	Invoice: 34436 (Reference: Fountain Inspection and cleaning.)		1,000.00	366,124.36



The Preserve at South Branch CDD
Check Register - FY 2026

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/10/2025	01ACH111025	Duke Energy	00 South Branch Blvd. LITE 9.16.25- 10.15.25		806.64	365,317.72
11/10/2025	02ACH111025	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 09.16.25- 10.15.25		840.16	364,477.56
11/10/2025	03ACH111025	Duke Energy	00000 S Branch Blvd 4B 09.16.25- 10.15.25		638.99	363,838.57
11/10/2025			Deposit	0.03		363,838.60
11/12/2025	100527	GHS Environmental	Invoice: 2025-700 (Reference: Control Structure Maintenance.)		2,000.00	361,838.60
11/14/2025			Deposit	62,130.74		423,969.34
11/14/2025			Deposit	17.50		423,986.84
11/17/2025	100528	Business Observer	Invoice: 25-02438P (Reference: Legal Advertising - Board Meeting.)		61.25	423,925.59
11/20/2025			Deposit	76,783.70		500,709.29
11/21/2025	1518	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District State Fee		175.00	500,534.29
11/21/2025	1519	Mike Fasano, Pasco County Tax Collector			538.08	499,996.21
11/24/2025	01ACH112425	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 09.17.25- 10.16.25		86.75	499,909.46
11/24/2025	02ACH112425	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.25- 10.16.25		200.99	499,708.47
11/24/2025	03ACH112425	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 09.17.25- 10.16.25		367.64	499,340.83
11/24/2025	05ACH112425	Pasco County - Utilities Services	16546 Secret Meadow Dr 09.17.25- 10.16.25		11.00	499,329.83
11/25/2025	100529	Vesta District Services	Invoice: 429444 (Reference: billable Expenses Oct25- meeting room.)		195.81	499,134.02
11/25/2025	100530	Kilinski Van Wyk PLLC	Invoice: 13553 (Reference: legal services.)		2,526.16	496,607.86
11/25/2025	100531	GHS Environmental	Invoice: 2025-705 (Reference: Aquatic Maintenance.) Invoice: 2025-702 (Reference: Control Str...		2,000.00	494,607.86
11/25/2025	100532	GHS Environmental	Invoice: 2025-737 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	492,732.86
11/26/2025			Deposit	24,902.76		517,635.62
11/28/2025	01ACH112825	Duke Energy	2069 S Branch Blvd- Entrance 10.02.25- 11.03.25		66.44	517,569.18
11/28/2025	02ACH112825	Duke Energy	16159 SOFT FERN TRCE10.02.25- 11.03.25 (Fountain)		195.91	517,373.27
11/28/2025	03ACH112825	Duke Energy	16236 Weathered Windmill TE- Irrigation 10.02.25- 11.03.25		30.80	517,342.47
11/28/2025	04ACH112825	Duke Energy	3003 S Branch Blvd Access and BBall Ct 10.02.25- 11.03.25		30.80	517,311.67
11/28/2025	05ACH112825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 10.02.25- 11.03.25		30.80	517,280.87
11/28/2025	06ACH112825	Duke Energy	3000 Living Coral Dr - irrigation 10.02.25- 11.03.25		30.80	517,250.07
11/28/2025	07ACH112825	Duke Energy	3246 Living Coral Dr- Irrigation 10.02.25- 11.03.25		30.80	517,219.27
11/28/2025	08ACH112825	Duke Energy	16080 Tuscany Hillside Rd- Fountain 10.02.25- 11.03.25		30.80	517,188.47
11/28/2025	09ACH112825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 10.02.25-11.03.25		246.55	516,941.92
11/28/2025	10ACH112825	Duke Energy	2887 Living Coral Dr - Fountain 10.02.25- 11.03.25		451.46	516,490.46
11/28/2025	11ACH112825	Duke Energy	2853 Suncoast Blend Dr- Fountain 10.02.25- 11.03.25		407.78	516,082.68
11/28/2025	12ACH112825	Duke Energy	2539 S Branch Blvd- Fountain 10.02.25- 11.03.25		1,893.41	514,189.27
11/28/2025	13ACH112825	Duke Energy	15935 Deep Ravine Ln - Fountain 10.02.25- 11.03.25		335.70	513,853.57
11/28/2025	14ACH112825	Duke Energy	16090 Secret Meadow Dr- Fountain 10.02.25- 11.03.25		222.14	513,631.43
11/28/2025	15ACH112825	Duke Energy	3234 LIVING CORAL DR 10.02.25- 11.03.25 (Fountain)		282.68	513,348.75
11/28/2025	16ACH112825	Duke Energy	3410 S BRANCH BLVD 10.02.25- 11.03.25 (Fountain)		296.57	513,052.18
11/28/2025	17ACH112825	Duke Energy	15883 Deep Ravine Ln- Fountain 10.02.25- 11.03.25		237.54	512,814.64
11/28/2025	19ACH112825	Duke Energy	15501 SWEET SPRINGS BN 10.02.25- 11.03.25 (Fountain)		245.91	512,568.73
11/28/2025	20ACH112825	Duke Energy	3194 TUSCON WIND PL 10.01.25- 11.03.25 (Fountain)		261.63	512,307.10
11/30/2025		End of Month		195,094.17	60,511.60	512,307.10
12/02/2025	100533	Cepra Landscape	Invoice: TPA6293 (Reference: Nov Landscape billing.)		24,695.00	487,612.10
12/02/2025	100534	Blue Water Aquatics, Inc.	Invoice: 34590 (Reference: Fountain Inspection & PM Cleaning.)		1,000.00	486,612.10
12/02/2025	100535	Office Pride Commercial Cleaning Services	Invoice: Inv-293363 (Reference: Day Porter Services 3x per week.)		875.00	485,737.10
12/03/2025	01ACH120325	Duke Energy	000 State Road 54 LITE S Branch RDWY 10.07.25- 11.06.25		3,790.61	481,946.49
12/03/2025	02ACH120325	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 10.04.25- 11.05.25		7,056.77	474,889.72
12/05/2025			Deposit	1,835,236.71		2,310,126.43
12/08/2025	01ACG120825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 10.16.25- 11.13.25		840.16	2,309,286.27
12/08/2025	02ACH120825	Duke Energy	00000 S Branch Blvd 4B 10.16.25- 11.13.25		638.99	2,308,647.28
12/08/2025	03ACH120825	Duke Energy	00 South Branch Blvd. LITE 10.16.25- 11.13.25		806.64	2,307,840.64
12/09/2025	1520	Anthony Snyder	BOS Meeting 12/4/25		200.00	2,307,640.64
12/09/2025	1521	David H. Silverstein	BOS Meeting 12/4/25		200.00	2,307,440.64
12/09/2025	1522	Robert Howard	BOS Meeting 12/4/25		200.00	2,307,240.64
12/09/2025	1523	Thomas Handrick, Jr.	BOS Meeting 12/4/25		200.00	2,307,040.64
12/10/2025	100536	Brietic Dvorak, Inc	Invoice: 2218 (Reference: Engineering Services.)		1,620.00	2,305,420.64
12/10/2025	100537	Cepra Landscape	Invoice: TPA6460 (Reference: Repair of broken valve.)		635.00	2,304,785.64
12/11/2025	100538	LLS Tax Solutions, Inc	Invoice: 003957 (Reference: Arbitrage Services.)		650.00	2,304,135.64
12/11/2025			Deposit	118,944.99		2,423,080.63
12/11/2025			Deposit	1,238.58		2,424,319.21
12/15/2025	100539	Cepra Landscape	Invoice: TPA6471 (Reference: Remove Dead Palm.)		1,775.00	2,422,544.21
12/15/2025	100540	Vesta District Services	Invoice: 429997 (Reference: Management Fees Dec 25.)		3,909.00	2,418,635.21
12/17/2025	100541	Cepra Landscape	Invoice: TPA6477 (Reference: Repair broken mainline.)		700.00	2,417,935.21
12/18/2025	100542	Cepra Landscape	Invoice: TPA6480 (Reference: Stump Grinding.)		350.00	2,417,585.21
12/18/2025			Deposit	1,226.76		2,418,811.97
12/18/2025			Deposit	17,774.41		2,436,586.38
12/19/2025	100543	Kilinski Van Wyk PLLC	Invoice: 13788 (Reference: Legal Services Nov 25.)		1,350.00	2,435,236.38
12/22/2025	01ACH122225	Pasco County - Utilities Services	16546 Secret Meadow Dr 10.16.25- 11.14.25		11.00	2,435,225.38



The Preserve at South Branch CDD
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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/22/2025	02ACH122225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 10.16.25- 11.14.25		63.52	2,435,161.86
12/22/2025	03ACH122225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 10.16.25- 11.14.25		127.26	2,435,034.60
12/22/2025	04ACH122225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 10.16.25- 11.14.25		414.10	2,434,620.50
12/23/2025	100544	Romaner Graphics	Invoice: 22940 (Reference: Replace lap splice kit on Left Curve sign.)		159.00	2,434,461.50
12/29/2025	01ACH122925	Duke Energy	2069 S Branch Blvd- Entrance 11.03.25 - 12.1.25		60.59	2,434,400.91
12/29/2025	02ACH122925	Duke Energy	16159 SOFT FERN TRCE 11.03.25 - 12.1.25 (Fountain)		168.30	2,434,232.61
12/29/2025	03ACH122925	Duke Energy	3246 Living Coral Dr- Irrigation 11.03.25 - 12.1.25		30.80	2,434,201.81
12/29/2025	04ACH122925	Duke Energy	16236 Weathered Windmill TE- Irrigation 11.03.25 - 12.1.25		30.80	2,434,171.01
12/29/2025	05ACH122925	Duke Energy	3000 Living Coral Dr - irrigation 11.03.25 - 12.1.25		30.80	2,434,140.21
12/29/2025	06ACH122925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		30.80	2,434,109.41
12/29/2025	07ACH122925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 11.03.25 - 12.1.25		30.80	2,434,078.61
12/29/2025	08ACH122925	Duke Energy	3003 S Branch Blvd Access and BBall Ct 11.03.25 - 12.1.25		30.80	2,434,047.81
12/29/2025	09ACH122925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		212.95	2,433,834.86
12/29/2025	10ACH122925	Duke Energy	2887 Living Coral Dr - Fountain 11.03.25 - 12.1.25		388.23	2,433,446.63
12/29/2025	11ACH122925	Duke Energy	2853 Suncoast Blend Dr- Fountain 11.03.25 - 12.1.25		397.11	2,433,049.52
12/29/2025	12ACH122925	Duke Energy	2539 S Branch Blvd- Fountain 11.03.25 - 12.1.25		1,959.29	2,431,090.23
12/29/2025	13ACH122925	Duke Energy	15935 Deep Ravine Ln - Fountain 11.03.25 - 12.1.25		285.86	2,430,804.37
12/29/2025	15ACH122925	Duke Energy	16090 Secret Meadow Dr- Fountain 11.03.25 - 12.1.25		192.04	2,430,612.33
12/29/2025	16ACH122925	Duke Energy	3234 LIVING CORAL DR 11.03.25 - 12.1.25 (Fountain)		446.27	2,430,166.06
12/29/2025	17ACH122925	Duke Energy	3410 S BRANCH BLVD 11.03.25 - 12.1.25 (Fountain)		256.59	2,429,909.47
12/29/2025	18ACH122925	Duke Energy	15883 Deep Ravine Ln- Fountain 11.03.25 - 12.1.25		204.76	2,429,704.71
12/29/2025	19ACH122925	Duke Energy	3194 TUSCON WIND PL 11.03.25 - 12.1.25(Fountain)		226.84	2,429,477.87
12/29/2025	20ACH122925	Duke Energy	15501 SWEET SPRINGS BN 11.03.25 - 12.1.25 (Fountain)		213.28	2,429,264.59
12/30/2025	100545	Cepra Landscape	Invoice: TPA6395 (Reference: Landscape Maintenance Dec 25.)		24,695.00	2,404,569.59
12/31/2025	01ACH123125	Duke Energy	000 State Road 54 LITE S Branch RDWY 11.07.25- 12.04.25		3,790.61	2,400,778.98
12/31/2025	02ACH123125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 11.06.25- 12.03.25		7,056.77	2,393,722.21
12/31/2025	End of Month			1,974,421.45	93,006.34	2,393,722.21



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100521	11/03/2025	Cepra Landscape		1101000 · Cash- Operating Acco...		-26,795.00
Bill	TPA6128	10/01/2025			1560090 · Landscape Maintenance	-24,695.00	24,695.00
Bill	TPA6247	10/29/2025			1560120 · Annual Flower Rotation	-2,100.00	2,100.00
TOTAL						-26,795.00	26,795.00
Bill Pmt -Check	01ACH110325	11/03/2025	Duke Energy		1101000 · Cash- Operating Acco...		-3,790.61
Bill	88593156 -OCT20...	10/09/2025			1540010 · Utilities - Streetlights	-3,790.61	3,790.61
TOTAL						-3,790.61	3,790.61
Bill Pmt -Check	ACH11012025	11/03/2025	US Bank		3151001 · DS 2018 Interest		-93,762.50
Bill	11-01-25 Int 2018	11/03/2025			3533000 · Interest Expense DS 20...	-93,762.50	93,762.50
TOTAL						-93,762.50	93,762.50
Bill Pmt -Check	ACH110125_1	11/03/2025	US Bank		3151002 · DS 2018 Sinking Fund		-75,000.00
Bill	11-01-25 SF2018	11/03/2025			3513001 · Principal Retirement D...	-75,000.00	75,000.00
TOTAL						-75,000.00	75,000.00
Bill Pmt -Check	ACH110125_2	11/03/2025	US Bank		4151001 · DS 2019 Interest		-111,362.50
Bill	11-01-25 Int 2019-1	11/03/2025			4513001 · Principal Retirement D...	-111,362.50	111,362.50
TOTAL						-111,362.50	111,362.50
Bill Pmt -Check	ACH110125_3	11/03/2025	US Bank		4151002 · DS 2019 Sinking Fund		-130,000.00
Bill	11-01-25 SF2019	11/03/2025			4513001 · Principal Retirement D...	-130,000.00	130,000.00
TOTAL						-130,000.00	130,000.00
Bill Pmt -Check	100522	11/06/2025	Cepra Landscape		1101000 · Cash- Operating Acco...		-3,515.00
Bill	TPA6278	10/30/2025			1560120 · Annual Flower Rotation	-2,100.00	2,100.00
Bill	TPA6273	11/04/2025			1560100 · Irrigation Maintenance	-1,415.00	1,415.00
TOTAL						-3,515.00	3,515.00



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The Preserve at South Branch CDD
Check Detail
 November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100523	11/06/2025	Office Pride Comm...		1101000 - Cash- Operating Acco...		-875.00
Bill	Inv-289775	11/01/2025			1560080 - Pet Waste Removal	-875.00	875.00
TOTAL						-875.00	875.00
Bill Pmt -Check	1514	11/10/2025	Anthony Snyder		1101000 - Cash- Operating Acco...		-200.00
Bill	110625 MTG	11/06/2025			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1515	11/10/2025	David H. Silverstein		1101000 - Cash- Operating Acco...		-200.00
Bill	110625 MTG	11/06/2025			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1516	11/10/2025	Robert Howard		1101000 - Cash- Operating Acco...		-200.00
Bill	110625 MTG	11/06/2025			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1517	11/10/2025	Thomas Handrick, ...		1101000 - Cash- Operating Acco...		-200.00
Bill	110625 MTG	11/06/2025			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	100524	11/10/2025	Brletic Dvorak, Inc		1101000 - Cash- Operating Acco...		-2,175.00
Bill	2175	10/31/2025			1510130 - Engineering Services	-2,175.00	2,175.00
TOTAL						-2,175.00	2,175.00



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100525	11/10/2025	Vesta District Servi...		1101000 · Cash- Operating Acco...		-3,909.00
Bill	429509	11/01/2025			1560010 · Field Operations Mana...	-274.84	274.84
					1510020 · District Management S...	-1,287.50	1,287.50
					1510030 · Administrative Services	-944.17	944.17
					1510040 · Accounting Services	-944.16	944.16
					1530020 · Assessment Roll	-458.33	458.33
TOTAL						-3,909.00	3,909.00
Bill Pmt -Check	100526	11/10/2025	Blue Water Aquatic...		1101000 · Cash- Operating Acco...		-1,000.00
Bill	34436	11/06/2025			1560030 · Decorative Fountain M...	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00
Bill Pmt -Check	01ACH111025	11/10/2025	Duke Energy		1101000 · Cash- Operating Acco...		-806.64
Bill	88592212 - OCT 2...	10/16/2025			1540010 · Utilities - Streetlights	-806.64	806.64
TOTAL						-806.64	806.64
Bill Pmt -Check	02ACH111025	11/10/2025	Duke Energy		1101000 · Cash- Operating Acco...		-840.16
Bill	88573582 - OCT 2...	10/16/2025			1540010 · Utilities - Streetlights	-840.16	840.16
TOTAL						-840.16	840.16
Bill Pmt -Check	03ACH111025	11/10/2025	Duke Energy		1101000 · Cash- Operating Acco...		-638.99
Bill	88574400 - OCT2...	10/16/2025			1540010 · Utilities - Streetlights	-638.99	638.99
TOTAL						-638.99	638.99
Bill Pmt -Check	100527	11/12/2025	GHS Environmental		1101000 · Cash- Operating Acco...		-2,000.00
Bill	2025-700	11/08/2025			1560020 · Aquatic Maintenance	-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100528	11/17/2025	Business Observer		1101000 · Cash- Operating Acco...		-61.25
Bill	25-02438P	11/14/2025			1510120 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	1518	11/21/2025	FLORIDA DEPT OF...		1101000 · Cash- Operating Acco...		-175.00
Bill	93380	10/01/2025			1510100 · Regulatory Permit Filin...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	1519	11/21/2025	Mike Fasano, Pasc...		1101000 · Cash- Operating Acco...		-538.08
Bill	2025 - Phases 2A,...	11/03/2025			1510110 · Tax Collector/Property ...	-255.36	255.36
Bill	2025 - Phases 2B,...	11/03/2025			1510110 · Tax Collector/Property ...	-91.20	91.20
Bill	2025 - Ph 4A 4B& ...	11/03/2025			1510110 · Tax Collector/Property ...	-91.20	91.20
Bill	2025-Ph 4A 4B&5...	11/03/2025			1510110 · Tax Collector/Property ...	-100.32	100.32
TOTAL						-538.08	538.08
Bill Pmt -Check	01ACH112425	11/24/2025	Pasco County - Util...		1101000 · Cash- Operating Acco...		-86.75
Bill	1144390-23331911	11/04/2025			1540020 · Utilities - Water	-86.75	86.75
TOTAL						-86.75	86.75
Bill Pmt -Check	02ACH112425	11/24/2025	Pasco County - Util...		1101000 · Cash- Operating Acco...		-200.99
Bill	1060520-23331255	11/04/2025			1540020 · Utilities - Water	-200.99	200.99
TOTAL						-200.99	200.99
Bill Pmt -Check	03ACH112425	11/24/2025	Pasco County - Util...		1101000 · Cash- Operating Acco...		-367.64
Bill	0999505-23330306	11/04/2025			1540030 · Utilities - Water Reclai...	-367.64	367.64
TOTAL						-367.64	367.64



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	05ACH112425	11/24/2025	Pasco County - Util...		1101000 · Cash- Operating Acco...		-11.00
Bill	1030820-23331001	11/04/2025			1540020 · Utilities - Water	-11.00	11.00
TOTAL						-11.00	11.00
Bill Pmt -Check	100529	11/25/2025	Vesta District Servi...		1101000 · Cash- Operating Acco...		-195.81
Bill	429444	10/31/2025			1510050 · Meeting Room Rental	-195.81	195.81
TOTAL						-195.81	195.81
Bill Pmt -Check	100530	11/25/2025	Kilinski Van Wyk P...		1101000 · Cash- Operating Acco...		-2,526.16
Bill	13553	11/21/2025			1510140 · Legal Services	-2,526.16	2,526.16
TOTAL						-2,526.16	2,526.16
Bill Pmt -Check	100531	11/25/2025	GHS Environmental		1101000 · Cash- Operating Acco...		-2,000.00
Bill	2025-705	11/14/2025			1560020 · Aquatic Maintenance	-1,500.00	1,500.00
Bill	2025-702	11/14/2025			1560020 · Aquatic Maintenance	-500.00	500.00
TOTAL						-2,000.00	2,000.00
Bill Pmt -Check	100532	11/25/2025	GHS Environmental		1101000 · Cash- Operating Acco...		-1,875.00
Bill	2025-737	11/22/2025			1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00
Bill Pmt -Check	01ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-66.44
Bill	88619000 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-66.44	66.44
TOTAL						-66.44	66.44
Bill Pmt -Check	02ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-195.91
Bill	88594769 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-195.91	195.91
TOTAL						-195.91	195.91



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	03ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-30.80
Bill	88592957 -OCT20...	11/05/2025			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	04ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-30.80
Bill	88593346 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	05ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-30.80
Bill	88593932 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	06ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-30.80
Bill	88594082 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	07ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-30.80
Bill	88594272 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	08ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-30.80
Bill	88594529 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	09ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-246.55
Bill	88593700 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-246.55	246.55
TOTAL						-246.55	246.55



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-451.46
Bill	88592767 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-451.46	451.46
TOTAL						-451.46	451.46
Bill Pmt -Check	11ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-407.78
Bill	88592402 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-407.78	407.78
TOTAL						-407.78	407.78
Bill Pmt -Check	12ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-1,893.41
Bill	88592022 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-1,893.41	1,893.41
TOTAL						-1,893.41	1,893.41
Bill Pmt -Check	13ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-335.70
Bill	88591823 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-335.70	335.70
TOTAL						-335.70	335.70
Bill Pmt -Check	14ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-222.14
Bill	88591584 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-222.14	222.14
TOTAL						-222.14	222.14
Bill Pmt -Check	15ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-282.68
Bill	88591344 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-282.68	282.68
TOTAL						-282.68	282.68
Bill Pmt -Check	16ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-296.57
Bill	88574731 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-296.57	296.57
TOTAL						-296.57	296.57



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The Preserve at South Branch CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	17ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-237.54
Bill	88574137 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-237.54	237.54
TOTAL						-237.54	237.54
Bill Pmt -Check	19ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-245.91
Bill	88573342 - OCT2...	11/05/2025			1540000 · Utilities - Electricity	-245.91	245.91
TOTAL						-245.91	245.91
Bill Pmt -Check	20ACH112825	11/28/2025	Duke Energy		1101000 · Cash- Operating Acco...		-261.63
Bill	88573904 -OCT20...	11/05/2025			1540000 · Utilities - Electricity	-261.63	261.63
TOTAL						-261.63	261.63





INVOICE #TPA6128

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

BILL TO
 The Preserve at South Branch CDD.
 c/o DPFG
 250 International Parkway
 Suite 280
 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6128	10/01/2025	\$24,695.00	Net 15	

DESCRIPTION	PRICE
OCTOBER BILLING Landscape Maintenance Base Maintenance and Irrigation Service for Preserve at South Branch CDD Maintenance currently covers: Phase 1 & 2 Installed, Phase 1 shared CDD Services, Eastern CDD South Medical Plaza, Canary Park, Spline Road Dog Park, Townhome Park, Phase 2 Median (north of dog park), Suncoast Plains Drive Berm, Phase 5 medians, North Tot Lot, and all Ponds 1-13.	\$24,695.00
Base Maintenance	\$ 17,388.33
Irrigation Maintenance	\$ 2,854.50
Turf Care	\$ 2,657.92
Tree and Shrub Care	\$ 1,794.25
BALANCE DUE	\$24,695.00





INVOICE #TPA6247

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

BILL TO
The Preserve at South Branch CDD. c/o DPFG 250 International Parkway Suite 280 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6247	10/29/2025	\$2,100.00	Net 15	

DESCRIPTION	PRICE
10/29/2025: WORK ORDER: 51363 The Preserve CDD - Annual replacement - removed and replaced (700) For seasonal annuals at The Preserve CDD entry and island beds. - includes bed preparation, fungicide, and fertilizer with Additional Topsoil for elevation and soil condition.	\$2,100.00
BALANCE DUE	\$2,100.00





Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Sep 06 25 to Oct 06 25	
Customer Charge	\$1.86
Energy Charge	
3,108.000 kWh @ 6.782c	210.78
Fuel Charge	
3,108.000 kWh @ 3.829c	119.01
Asset Securitization Charge	
3,108.000 kWh @ 0.062c	1.93
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVLТ	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVLТ	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,778.76

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.29
Gross Receipts Tax	8.56
Total Taxes	\$11.85





INVOICE #TPA6278

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

BILL TO
 The Preserve at South Branch CDD.
 c/o DPFPG
 250 International Parkway
 Suite 280
 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6278	10/30/2025	\$2,100.00	Net 15	

DESCRIPTION	PRICE
10/30/2025: WORK ORDER: 52256 The Preserve CDD - Annual replacement OCTOBER 2025 - removed and replaced (700) For seasonal annuals at The Preserve CDD entry and island beds. - includes bed preparation, fungicide, and fertilizer with Additional Topsoil for elevation and soil condition.	\$2,100.00
BALANCE DUE	\$2,100.00





INVOICE #TPA6273

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

BILL TO
The Preserve at South Branch CDD. c/o DPFG 250 International Parkway Suite 280 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6273	11/04/2025	\$1,415.00	Net 15	

DESCRIPTION	PRICE
11/04/2025: WORK ORDER: 52184 Repair of valve in back left conservation area including 1 and half valve plus parts including weekend service not to exceed \$1500.00 without approval	\$1,415.00
BALANCE DUE	\$1,415.00



INVOICE



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

Customer Number: **THEP0014**
Invoice Number: **Inv-289775**
Invoice Date: **11-01-2025**
Due Date: **12/01/2025**

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	12/01/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$875.00	\$875.00
Subtotal			\$875.00
Sales Tax			\$0.00
Total			\$875.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$875.00
<p>Reference Inv-289775 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$875.00

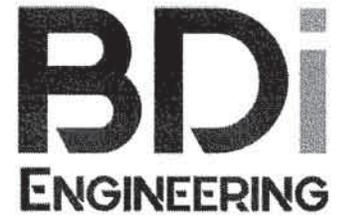
Each Office Pride franchise is independently owned and operated.

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



Brletic Dvorak Inc

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



INVOICE

BILL TO

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

INVOICE 2175
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME

Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[October 01 - October 31]	7:30	180.00	1,350.00
Senior Inspector	[October 08]	6:00	120.00	720.00
Project Manager	[October 13]	0:30	210.00	105.00

BALANCE DUE

\$2,175.00





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 11/01/2025

Invoice # 429509

Bill To

Preserve at South Branch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202**

In Reference To:

Monthly contracted management fees, as follows:

Description	Quantity	Rate	Amount
District Management Services	1	1,287.50	1,287.50
Accounting Services	1	944.16	944.16
Administration Services	1	944.17	944.17
Assessment Preparation	1	458.33	458.33
Field Operations	1	274.84	274.84

Total 3,909.00



Blue Water Aquatics, Inc.
 5119 State Road 54
 New Port Richey, FL 34652
 (727) 842-2100
 office@bluewateraquaticsinc.com
 www.bluewateraquaticsinc.com



BILL TO

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

INVOICE 34436

DATE 11/06/2025 TERMS Net 45

DUE DATE 12/21/2025

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/08/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT FOUNTAIN Service Report Emailed to Property Management	1	250.00	250.00
10/15/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00
10/21/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00
10/27/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00

APOLOGIES FOR THE DELAY IN GETTING OCTOBER'S INVOICES OUT.

Pay invoice

SUBTOTAL 1,000.00
 TAX 0.00
 TOTAL 1,000.00

TOTAL DUE \$1,000.00

THANK YOU for choosing Blue Water Aquatics, Inc.!



Service address THE PRESERVE AT S BRANCH CDD
 00 S BRANCH BLVD
 LITE PRSRV AT S BRNCH4A

Bill date Oct 16, 2025
For service Sep 16 - Oct 15
30 days

Account number 9100 8859 2212

Billing summary

Previous Amount Due	\$806.64
Payment Received Oct 07	-806.64
Current Lighting Charges	804.77
Taxes	1.87
Total Amount Due Nov 06	\$806.64

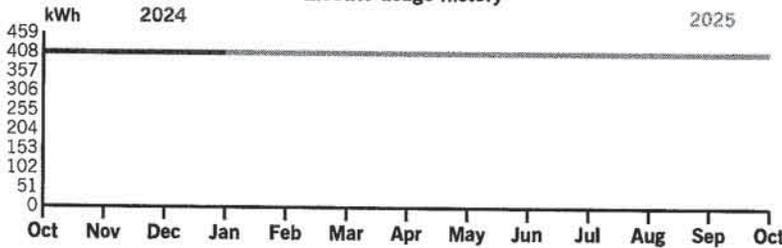


Thank you for your payment.

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

Your usage snapshot

Electric usage history



Average temperature in degrees

76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 80°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	408	408	4,896	408
Avg. Daily (kWh)	14	13	13	

12-month usage based on most recent history

Find ways to save.
 duke-energy.com/FindWays

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

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



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

Account number
 9100 8859 2212

\$806.64
 by Nov 6

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

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

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

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





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 16 - Oct 15		
Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing details - Lighting

Billing Period - Sep 16 25 to Oct 15 25	
Customer Charge	\$1.86
Energy Charge	
408.000 kWh @ 6.782c	27.68
Fuel Charge	
408.000 kWh @ 3.829c	15.62
Asset Securitization Charge	
408.000 kWh @ 0.062c	0.25
Fixture Charge	
50W SAN III 3K BLK	427.68
Maintenance Charge	
50W SAN III 3K BLK	48.96
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
24 Pole(s) @ \$11.780	282.72
Total Current Charges	\$804.77

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.70
Gross Receipts Tax	1.17
Total Taxes	\$1.87





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 16 - Oct 15		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing details - Lighting

Billing Period - Sep 16 25 to Oct 15 25	
Customer Charge	\$1.86
Energy Charge	
425.000 kWh @ 6.782c	28.83
Fuel Charge	
425.000 kWh @ 3.829c	16.27
Asset Securitization Charge	
425.000 kWh @ 0.062c	0.26
Fixture Charge	
50W SAN III 3K BLK	445.50
Maintenance Charge	
50W SAN III 3K BLK	51.00
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
25 Pole(s) @ \$11.780	294.50
Total Current Charges	\$838.22

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 16 - Oct 15		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing details - Lighting

Billing Period - Sep 16 25 to Oct 15 25	
Customer Charge	\$1.86
Energy Charge	
323.000 kWh @ 6.782c	21.91
Fuel Charge	
323.000 kWh @ 3.829c	12.37
Asset Securitization Charge	
323.000 kWh @ 0.062c	0.20
Fixture Charge	
50W SAN III 3K BLK	338.58
Maintenance Charge	
50W SAN III 3K BLK	38.76
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
19 Pole(s) @ \$11.780	223.82
Total Current Charges	\$637.50

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

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

Billing details - Taxes

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





www.ghsenvironmental.com
 P.O. Box 55802
 St Petersburg, FL 33732

Invoice

Date: 11/8/2025
 Invoice #: 2025-700

To:

Preserve at South Branch Community
 Development District
 250 International Parkway
 Suite 208
 Lake Marv. Florida 32746

Project: PSB Control Structure

Proposal #: 25-220

P.O. #:

Due Date	Service Date:
11/8/2025	Aug-Oct 2025

Task #	Description	Project Compl...	Amount
Task 1	Control Structure Maintenance	100.00%	2,000.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$2,000.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$2,000.00



Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02438P

Date 11/14/2025

Attn:
Preserve At South Branch CDD/Vesta
250 INTERNATIONAL PKWY., SUITE 208
LAKE MARY FL 32746

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

Description

Amount

Serial # 25-02438P

\$61.25

Public Board Meetings

RE: Preserve at South Branch Board of Supervisors Meeting on December 4, 2025

Published: 11/14/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on December 4, 2025, at 4:00 p.m. at the Residence Inn Tampa Suncoast Parkway at NorthPointe Village, located at 2101 Northpointe Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

November 14, 2025

25-02438P

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

NOTICE

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FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 83380
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

**Preserve at South Branch Community Development District,
The
Mr. Heath Beckett, District Manager
Vesta Property Services, Inc.
250 International Parkway, Suite 208
Lake Mary, Florida 32746**



- 2. Telephone: 321-263-0132 Ext: 536
- 3. Fax:
- 4. Email: hbeckett@vestapropertyservices.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: thepreserveatsouthbranchcdd.org
- 8. County(ies): Pasco
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 01/31/2018
- 11. Creation Document on File: 01/31/2018
- 12. Date Established: 10/02/2017
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Pasco County
- 15. Creation Document(s): County Ordinance 17-34
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Heath Beckett Date 10/15/25

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



MIKE FASANO
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
25-26-17-0100-0B600-0000		UF

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT
 DEVELOPMENT DISTRICT
 C/O DPFM MGMT CONSULTING LLC
 250 INTERNATIONAL PKWY STE 208
 LAKE MARY, FL 32746

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com



3003 SOUTH BRANCH BOULEVARD
 SOUTH BRANCH PRESERVE PHASES 2A
 & 3A PB 79 PG 17 TRACT B6
 See Additional Legal on Tax Roll

RECEIVED NOV 03 2025

Taxing Authority	Ad Valorem Taxes					
	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00	

Levying Authority	Non-Ad Valorem Taxes	
	Telephone	Amount
THE PRESERVE AT SOUTH BRANCH CDD	321-263-0132	0.00
COUNTY STORMWATER	727-834-3611	266.00
Total Non-Ad Valorem Taxes		\$266.00

Total Combined Taxes & Assessments					
\$266.00					
If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$255.36	\$258.02	\$260.68	\$263.34	\$266.00

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
25-26-17-0100-0B600-0000		UF

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$255.36	\$258.02	\$260.68	\$263.34	\$266.00

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
 Alt Key: 4181656

REERE/0 3-4 3-4

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT
 DEVELOPMENT DISTRICT
 C/O DPFM MGMT CONSULTING LLC
 250 INTERNATIONAL PKWY STE 208
 LAKE MARY, FL 32746

3003 SOUTH BRANCH BOULEVARD
 SOUTH BRANCH PRESERVE PHASES 2A
 & 3A PB 79 PG 17 TRACT B6
 See Additional Legal on Tax Roll

1 04181656 2025 7



MIKE FASANO
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
19-26-18-0050-B1200-0000		UF

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DIS
 C/O DPG
 250 INTERNATIONAL PKWY STE 280
 LAKE MARY, FL 34746-5018

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com



SOUTH BRANCH PRESERVE PHASES 4A
 4B & 5 PB 82 PG 150 TRACT B12
 See Additional Legal on Tax Roll



Taxing Authority	Ad Valorem Taxes					
	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00	

Levying Authority	Non-Ad Valorem Taxes	
	Telephone	Amount
THE PRESERVE AT SOUTH BRANCH CDD	321-263-0132	0.00
COUNTY STORMWATER	727-834-3611	95.00
Total Non-Ad Valorem Taxes		\$95.00

Total Combined Taxes & Assessments						\$95.00
If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026	
Please Pay	\$91.20	\$92.15	\$93.10	\$94.05	\$95.00	

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
19-26-18-0050-B1200-0000		UF

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com

PRIOR YEAR TAXES DUE

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$91.20	\$92.15	\$93.10	\$94.05	\$95.00

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
 Alt Key: 41841109

RERE/0 1-4 1-4

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DIS
 C/O DPG
 250 INTERNATIONAL PKWY STE 280
 LAKE MARY, FL 34746-5018

SOUTH BRANCH PRESERVE PHASES 4A
 4B & 5 PB 82 PG 150 TRACT B12
 See Additional Legal on Tax Roll

RECEIVED NOV 03 2025

1 41841109 2025 4



MIKE FASANO
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
25-26-17-0130-0B700-0000		UF

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT
 DEVELOPMENT DISTRICT
 C/O DPFM MGMT CONSULTING LLC
 250 INTERNATIONAL PKWY STE 208
 LAKE MARY, FL 32746

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com



SOUTH BRANCH PRESERVE PHASES 2B
 & 3B PB 80 PG 70 TRACT B7
 See Additional Legal on Tax Roll

RECEIVED NOV 03 2025

Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00	

Non-Ad Valorem Taxes		Amount
Levying Authority	Telephone	
THE PRESERVE AT SOUTH BRANCH CDD	321-263-0132	0.00
COUNTY STORMWATER	727-834-3611	95.00
Total Non-Ad Valorem Taxes		\$95.00
Total Combined Taxes & Assessments		\$95.00

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$91.20	\$92.15	\$93.10	\$94.05	\$95.00

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT

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Pasco County Tax Collector

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Parcel / Account Number	Escrow	Tax District
25-26-17-0130-0B700-0000		UF

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Please Pay	\$91.20	\$92.15	\$93.10	\$94.05	\$95.00

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
 Alt Key: 41842342

RECEIVED 1-4-1-4

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT
 DEVELOPMENT DISTRICT
 C/O DPFM MGMT CONSULTING LLC
 250 INTERNATIONAL PKWY STE 208
 LAKE MARY, FL 32746

SOUTH BRANCH PRESERVE PHASES 2B
 & 3B PB 80 PG 70 TRACT B7
 See Additional Legal on Tax Roll

1 41842342 2025 9



MIKE FASANO
Pasco County Tax Collector

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2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
24-26-17-0050-B1000-0000		UF



SOUTH BRANCH PRESERVE PHASES 4A
 4B & 5 PB 82 PG 150 TRACT B10
 See Additional Legal on Tax Roll

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DIS
 C/O DPFPG
 250 INTERNATIONAL PKWY STE 280
 LAKE MARY, FL 34746-5018

Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
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VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00	

Non-Ad Valorem Taxes		
Levying Authority	Telephone	Amount
THE PRESERVE AT SOUTH BRANCH CDD	321-263-0132	0.00
COUNTY STORMWATER	727-834-3611	104.50
Total Non-Ad Valorem Taxes		\$104.50
Total Combined Taxes & Assessments		\$104.50

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$100.32	\$101.36	\$102.41	\$103.45	\$104.50

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

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Pasco County Tax Collector

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2025 Real Estate Tax Notice

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Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
24-26-17-0050-B1000-0000		UF

PRIOR YEAR TAXES DUE

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$100.32	\$101.36	\$102.41	\$103.45	\$104.50

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
 Alt Key: 41842247

REPER/0 3-4 3-4

SOUTH BRANCH PRESERVE PHASES 4A
 4B & 5 PB 82 PG 150 TRACT B10
 See Additional Legal on Tax Roll

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DIS
 C/O DPFPG
 250 INTERNATIONAL PKWY STE 280
 LAKE MARY, FL 34746-5018

RECEIVED NOV 03 2025

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

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

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

1 0 1
 42-52576

THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 23331911

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	210125093	9/17/2025	14	10/16/2025	14	29	0
Reclaim	201161114	9/17/2025	2956	10/16/2025	3031	29	75

Usage History

	Water	Reclaimed
October 2025	0	75
September 2025	0	48
August 2025	0	47
July 2025	0	64
June 2025	0	91
May 2025	0	71
April 2025	0	38
March 2025	0	56
February 2025	0	48
January 2025	0	68
December 2024	0	64
November 2024	0	0

Transactions

Previous Bill	49.48
Payment 10/20/25	-49.48 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed	75 Thousand Gals X \$1.01
Total Current Transactions	86.75
TOTAL BALANCE DUE	\$86.75



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account #	1144390
Customer #	01420479
Balance Forward	0.00
Current Transactions	86.75

Total Balance Due	\$86.75
Due Date	11/21/2025

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

The Total Due will be electronically transferred on 11/21/2025.

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

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





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LAND O' LAKES (813) 235-6012
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 DADE CITY (352) 521-4285

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

1 0 1
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD
 Service Address: **3048 SUNCOAST BLEND DR**
 Bill Number: 23331255
 Billing Date: 11/4/2025
 Billing Period: 9/17/2025 to 10/16/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190101953	9/17/2025	6041	10/16/2025	6240	29	199

Usage History	
Month	Usage
October 2025	199
September 2025	253
August 2025	253
July 2025	245
June 2025	197
May 2025	118
April 2025	34
March 2025	64
February 2025	64
January 2025	92
December 2024	59
November 2024	47

Transactions	
Previous Bill	204.93
Payment 10/20/25	-204.93 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	199 Thousand Gals X \$1.01 200.99
Total Current Transactions	200.99
TOTAL BALANCE DUE	\$200.99



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1060520
 Customer # 01390145
 Balance Forward 0.00
 Current Transactions 200.99

Total Balance Due	\$200.99
Due Date	11/21/2025

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

The Total Due will be electronically transferred on 11/21/2025.

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

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 DADE CITY (352) 521-4285

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

1 0 1
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD

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

Bill Number: 23330306

Billing Date: 11/4/2025

Billing Period: 9/17/2025 to 10/16/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18035597	9/17/2025	42825	10/16/2025	43189	29	364

Usage History

	Water	
October 2025	364	
September 2025	419	
August 2025	386	
July 2025	380	
June 2025	384	
May 2025	362	
April 2025	278	
March 2025	383	
February 2025	313	
January 2025	415	
December 2024	373	
November 2024	339	

Transactions

Previous Bill	339.39
Payment 10/20/25	-339.39 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	364 Thousand Gals X \$1.01 367.64
Total Current Transactions	367.64
TOTAL BALANCE DUE	\$367.64

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0999505
 Customer # 01390145
 Balance Forward 0.00
 Current Transactions 367.64

Total Balance Due	\$367.64
Due Date	11/21/2025

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

The Total Due will be electronically transferred on 11/21/2025.

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

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 DADE CITY (352) 521-4285

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

1 0 1
 42-52576

PRESERVE OF PASCO CO.- SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**
 Bill Number: 23331001
 Billing Date: 11/4/2025
 Billing Period: 9/17/2025 to 10/16/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	190410080	9/17/2025	0	10/16/2025	0	29	0

Usage History

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

Transactions

Previous Bill	10.60
Payment 10/20/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1030820
 Customer # 01395801
 Balance Forward 0.00
 Current Transactions 11.00

Total Balance Due	\$11.00
Due Date	11/21/2025

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

The Total Due will be electronically transferred on 11/21/2025.

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

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





250 International Parkway, Suite 208
Lake Mary, FL 32746
TEL: 321-263-0132

Invoice

Date 10/31/2025
Invoice # 429444

Bill To
Preserve at South Branch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

In Reference To:

Billable Expenses - Oct 2025

Description	Quantity	Rate	Amount
Billable Expenses			
Heath Beckett - 2025-10-04 - RESIDENCE INN BY MARRI - Preserve at south branch meeting room rental			195.81
Total Billable Expenses			195.81

Total 195.81





INVOICE

KILINSKI | VAN WYK

Invoice # 13553
Date: 11/21/2025
Due On: 12/21/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,526.16)-(\$0.00	\$2,526.16

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	10/01/2025	Confer with A. Snyder and H. Beckett re: consistency on enforcing or not enforcing parking and two policy; Review updated vendor reports; Review engineer report	0.40	\$250.00	-	\$100.00
Service	LM	10/02/2025	Travel to Board meeting	0.60	\$250.00	100.0%	\$0.00
Service	LM	10/02/2025	Attend Board meeting	2.60	\$250.00	-	\$650.00
Service	LM	10/02/2025	Return travel from Board meeting	0.50	\$250.00	100.0%	\$0.00
Expense	KB	10/02/2025	Travel: Mileage - LM.	24.00	\$0.70	-	\$16.80
Expense	KB	10/02/2025	Travel: Tolls - LM.	1.00	\$0.86	-	\$0.86
Service	LM	10/07/2025	Confer with Pasco County and J. Whited re: repair of the sidewalk, right-of-way turnover; Review and revise resolution	0.30	\$250.00	-	\$75.00



amending fiscal year 2025 budget							
Service	LM	10/07/2025	Confer with J. Abercrombie re: voting conflicts of interest	0.10	\$250.00	-	\$25.00
Service	SD	10/08/2025	Compile notes relating to SWFMD and UMAM call and confer with district staff.	1.00	\$180.00	-	\$180.00
Service	LM	10/13/2025	Prepare additional service order for Cepra; Prepare agreement for preventative fountain maintenance for Blue Water Aquatics	0.90	\$250.00	-	\$225.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$365.00	-	\$36.50
Service	LM	10/16/2025	Confer with C. Burnite re: vendor who can do prescribed burn	0.10	\$250.00	-	\$25.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$385.00	-	\$77.00
Service	LG	10/20/2025	Analyze legal issues involved in sidewalk repair.	0.30	\$365.00	-	\$109.50
Service	LM	10/20/2025	Confer with B. Deakin re: status of repairing sidewalk, previous proposal obtained	0.20	\$250.00	-	\$50.00
Service	LM	10/21/2025	Confer with Pasco County and J. Whited re: sidewalk and release of maintenance bond	0.20	\$250.00	-	\$50.00
Service	LM	10/23/2025	Confer with District Staff re: sidewalk repair; no easements, cost-share agreement, etc.	0.80	\$250.00	-	\$200.00
Service	LG	10/23/2025	Analyze information regarding sidewalk turnover and repairs; advise regarding same.	0.60	\$365.00	-	\$219.00
Service	LM	10/23/2025	Confer with C. Burnite re: results of walk-through with prescribed burn	0.10	\$250.00	-	\$25.00



vendor							
Service	LM	10/27/2025	Confer with B. Deakin re: repairs to sidewalk and crosswalk	0.10	\$250.00	-	\$25.00
Service	LG	10/28/2025	Advise regarding items for upcoming agenda, next steps for sidewalk repairs, and prescribed burn.	0.30	\$365.00	-	\$109.50
Service	LM	10/28/2025	Confer with S. Conley re: Pasco County requesting general election resolutions; Review communications between H. Beckett and B. Deakin re: POA dues and budgets, fountain in pond	0.30	\$250.00	-	\$75.00
Service	LM	10/28/2025	Confer with District Staff re: UMAM credits, repairs to crosswalk and sidewalk	0.30	\$250.00	-	\$75.00
Service	LM	10/29/2025	Revise and finalize Resolution amending Fiscal year 2025 Budget	0.20	\$250.00	-	\$50.00
Service	LM	10/30/2025	Confer with S. Conley and review agenda	0.20	\$250.00	-	\$50.00
Service	JK	10/31/2025	Analyze updates to impacts of open carry law and enforcement changes under Florida law; begin research on regulation changes to hunting and fishing laws on general CDD property.	0.20	\$385.00	-	\$77.00
						Line Item Discount Subtotal	-\$275.00
						Total	\$2,526.16

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 11/14/2025
Invoice #: 2025-705

To:

Preserve at South Branch Community
Development District
250 International Parkway
Suite 208
Lake Marv. Florida 32746

Project: PSB Enviro. Consulting

Proposal #: 25-216

P.O. #:

Due Date	Service Date:
11/14/2025	Aug-Oct 2025

Task #	Description	Project Compl...	Amount
Task 1	8/19/25 - SWFWMD file review.	100.00%	75.00
	8/27/25 - SWFWMD file review. UMAM calculations.	100.00%	150.00
	9/8/25 - SWFWMD file review. UMAM calculations.	100.00%	225.00
	9/28/25 - SWFWMD file review. UMAM calculations.	100.00%	150.00
	9/29/25 - SWFWMD file review. UMAM calculations.	100.00%	300.00
	9/30/25 - SWFWMD file review. UMAM calculations.	100.00%	300.00
	Teams meeting with L. Moczynski, H. Beckett and R. Howard. Coordination with T. Penfield.		
	10/23/25 - Field meeting with T. Penfield to review preservation/mitigation areas for burn potential.	100.00%	300.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$1,500.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$1,500.00





www.ghsenvironmental.com
 P.O. Box 55802
 St Petersburg, FL 33732

Invoice

Date: 11/14/2025
 Invoice #: 2025-702

To:

Preserve at South Branch Community
 Development District
 250 International Parkway
 Suite 208
 Lake Marv. Florida 32746

Project: PSB Control Structure

Proposal #: 25-228

P.O. #:

Due Date	Service Date:
11/14/2025	November 2025

Task #	Description	Project Compl...	Amount
Task 1	Control Structure Maintenance - Additional Services	100.00%	500.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$500.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$500.00





www.ghsenvironmental.com
 P.O. Box 55802
 St Petersburg, FL 33732

Invoice

Date: 11/22/2025
 Invoice #: 2025-737

To:

Preserve at South Branch Community
 Development District
 250 International Parkway
 Suite 208
 Lake Marv. Florida 32746

Project: Preserve at South Branch

Proposal #: 23-210

P.O. #:

Due Date	Service Date:
11/22/2025	November 2025

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2025-2026	33.33%	1,875.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$1,875.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$1,875.00





Your usage snapshot - Continued

Current electric usage for meter number 164224	
Actual reading on Nov 3	167030
Previous reading on Oct 2	- 166739
<hr/>	
Energy Used	291 kWh
Billed kWh	291.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 164224	
Customer Charge	\$17.32
Energy Charge	
291.000 kWh @ 12.173c	35.42
Fuel Charge	
291.000 kWh @ 3.925c	11.42
Asset Securitization Charge	
291.000 kWh @ 0.194c	0.56
<hr/>	
Total Current Charges	\$64.72

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.06
Gross Receipts Tax	1.66
<hr/>	
Total Taxes	\$1.72





Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Nov 3	83011
Previous reading on Oct 2	- 81946
Energy Used	1,065 kWh
Billed kWh	1,065.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 8255839	
Customer Charge	\$17.32
Energy Charge	
1,065.000 kWh @ 12.173c	129.65
Fuel Charge	
1,065.000 kWh @ 3.925c	41.80
Asset Securitization Charge	
1,065.000 kWh @ 0.194c	2.07
Total Current Charges	\$190.84

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	4.90
Total Taxes	\$5.07





Your usage snapshot - Continued

Current electric usage for meter number 4307180	
Actual reading on Nov 3	242
Previous reading on Oct 2	- 237
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 4307180	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80





Your usage snapshot - Continued

Current electric usage for meter number 1049461	
Actual reading on Nov 3	762
Previous reading on Oct 2	- 745
Energy Used	17 kWh
Billed kWh	17.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 1049461	
Customer Charge	\$17.32
Energy Charge	
17.000 kWh @ 12.173c	2.07
Fuel Charge	
17.000 kWh @ 3.925c	0.67
Asset Securitization Charge	
17.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	9.91
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Current electric usage for meter number 8037821	
Actual reading on Nov 3	49896
Previous reading on Oct 2	- 49896
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 8037821	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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



Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Nov 3	292
Previous reading on Oct 2	- 287
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 4514175	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80





Your usage snapshot - Continued

Current electric usage for meter number 3547206	
Actual reading on Nov 3	127058
Previous reading on Oct 2	- 127057
Energy Used	1 kWh
Billed kWh	1.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 3547206	
Customer Charge	\$17.32
Energy Charge	
1.000 kWh @ 12.173c	0.12
Fuel Charge	
1.000 kWh @ 3.925c	0.04
Minimum Bill Adjustment	12.52
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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



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

Bill date Nov 5, 2025
For service Oct 2 - Nov 3
 33 days

Account number **9100 8859 3700**

Billing summary

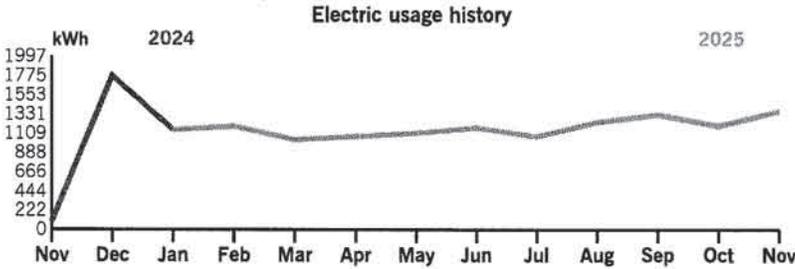
Previous Amount Due	\$218.32
Payment Received Oct 24	-218.32
Current Electric Charges	240.18
Taxes	6.37
Total Amount Due Nov 26	\$246.55



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

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

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,368	89	14,726	1,227
Avg. Daily (kWh)	41	3	40	

12-month usage based on most recent history

Find ways to save.
 duke-energy.com/FindWays

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

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



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

Account number
9100 8859 3700

\$246.55
 by Nov 26

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

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

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

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





Your usage snapshot - Continued

Current electric usage for meter number 3408638	
Actual reading on Nov 3	92096
Previous reading on Oct 2	- 90728
Energy Used	1,368 kWh
Billed kWh	1,368.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 3408638	
Customer Charge	\$17.32
Energy Charge	
1,368.000 kWh @ 12.173c	166.52
Fuel Charge	
1,368.000 kWh @ 3.925c	53.69
Asset Securitization Charge	
1,368.000 kWh @ 0.194c	2.65
Total Current Charges	\$240.18

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.16
Total Taxes	\$6.37





Your usage snapshot - Continued

Current electric usage for meter number 4516185	
Actual reading on Nov 3	156924
Previous reading on Oct 2	- 154331
Energy Used	2,593 kWh
Billed kWh	2,593.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 4516185	
Customer Charge	\$17.32
Energy Charge	
2,593.000 kWh @ 12.173c	315.66
Fuel Charge	
2,593.000 kWh @ 3.925c	101.78
Asset Securitization Charge	
2,593.000 kWh @ 0.194c	5.03
Total Current Charges	\$439.79

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.38
Gross Receipts Tax	11.29
Total Taxes	\$11.67





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
2853 SUNCOAST BLEND DR
FOUNTAIN

Bill date Nov 5, 2025
For service Oct 2 - Nov 3
33 days

Account number **9100 8859 2402**

Billing summary

Previous Amount Due	\$385.38
Payment Received Oct 24	-385.38
Current Electric Charges	397.24
Taxes	10.54
Total Amount Due Nov 26	\$407.78

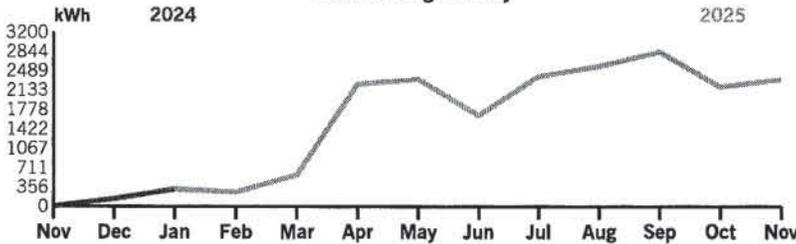


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

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

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,332	0	19,885	1,657
Avg. Daily (kWh)	71	0	54	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 2402

\$407.78
by Nov 26

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 1018357	
Actual reading on Nov 3	176764
Previous reading on Oct 2	- 174432
Energy Used	2,332 kWh
Billed kWh	2,332.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 1018357	
Customer Charge	\$17.32
Energy Charge	
2,332.000 kWh @ 12.173c	283.87
Fuel Charge	
2,332.000 kWh @ 3.925c	91.53
Asset Securitization Charge	
2,332.000 kWh @ 0.194c	4.52
Total Current Charges	\$397.24

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.35
Gross Receipts Tax	10.19
Total Taxes	\$10.54





Your usage snapshot - Continued

Current electric usage for meter number 197896	
Actual reading on Nov 3	550638
Previous reading on Oct 2	- 539423
Energy Used	11,215 kWh
Billed kWh	11,215.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 197896	
Customer Charge	\$17.32
Energy Charge	
11,215.000 kWh @ 12.173c	1,365.20
Fuel Charge	
11,215.000 kWh @ 3.925c	440.19
Asset Securitization Charge	
11,215.000 kWh @ 0.194c	21.76
Total Current Charges	\$1,844.47

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.61
Gross Receipts Tax	47.33
Total Taxes	\$48.94





Your usage snapshot - Continued

Current electric usage for meter number 1035423	
Actual reading on Nov 3	156603
Previous reading on Oct 2	- 154702
Energy Used	1,901 kWh
Billed kWh	1,901.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 1035423	
Customer Charge	\$17.32
Energy Charge	
1,901.000 kWh @ 12.173c	231.41
Fuel Charge	
1,901.000 kWh @ 3.925c	74.61
Asset Securitization Charge	
1,901.000 kWh @ 0.194c	3.69
Total Current Charges	\$327.03

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.28
Gross Receipts Tax	8.39
Total Taxes	\$8.67





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
16090 SECRET MEADOW DR
FOUNTAIN

Bill date

Nov 5, 2025

For service Oct 2 - Nov 3

33 days

Account number **9100 8859 1584**

Billing summary

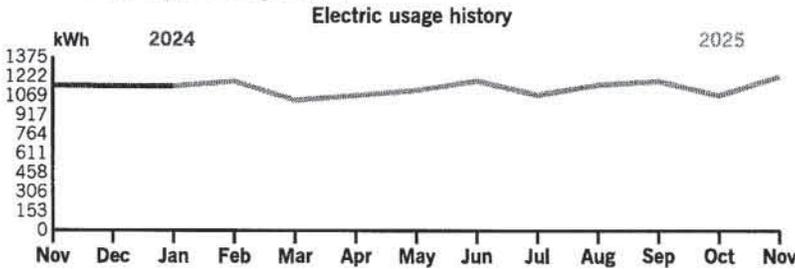
Previous Amount Due	\$197.24
Payment Received Oct 24	-197.24
Current Electric Charges	216.40
Taxes	5.74
Total Amount Due Nov 26	\$222.14



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

72° 64° 56° 57° 68° 76° 81° 82° 84° 84° 81° 76° 64°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,222	1,146	13,587	1,132
Avg. Daily (kWh)	37	37	37	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 1584

\$222.14
by Nov 26

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

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

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

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

8891008859158400066000000000000000002221400000222149





Your usage snapshot - Continued

Current electric usage for meter number 2771446	
Actual reading on Nov 3	134099
Previous reading on Oct 2	- 132877
Energy Used	1,222 kWh
Billed kWh	1,222.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 2771446	
Customer Charge	\$17.32
Energy Charge	
1,222.000 kWh @ 12.173c	148.75
Fuel Charge	
1,222.000 kWh @ 3.925c	47.96
Asset Securitization Charge	
1,222.000 kWh @ 0.194c	2.37
Total Current Charges	\$216.40

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.55
Total Taxes	\$5.74





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3234 LIVING CORAL DR
FOUNTAIN

Bill date

Nov 5, 2025

For service Oct 2 - Nov 3

33 days

Account number **9100 8859 1344**

Billing summary

Previous Amount Due	\$30.80
Payment Received Oct 24	-30.80
Current Electric Charges	275.37
Taxes	7.31
Total Amount Due Nov 26	\$282.68

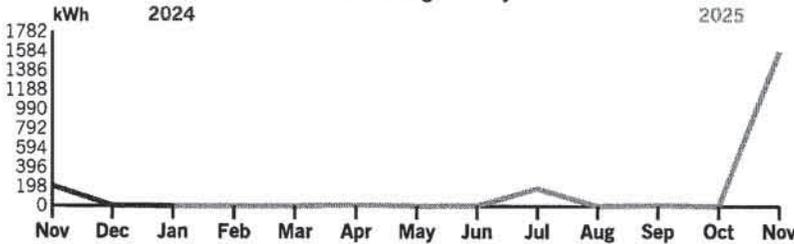


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

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

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,584	204	1,794	150
Avg. Daily (kWh)	48	7	5	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

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

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



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

Account number
9100 8859 1344

\$282.68
by Nov 26

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

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

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

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

889100885913440006600000000000000000002826800000282688



Your usage snapshot - Continued

Current electric usage for meter number 8170801	
Actual reading on Nov 3	82127
Previous reading on Oct 2	- 80543
<hr/>	
Energy Used	1,584 kWh
Billed kWh	1,584.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 8170801	
Customer Charge	\$17.32
Energy Charge	
1,584.000 kWh @ 12.173c	192.81
Fuel Charge	
1,584.000 kWh @ 3.925c	62.17
Asset Securitization Charge	
1,584.000 kWh @ 0.194c	3.07
<hr/>	
Total Current Charges	\$275.37

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	7.07
<hr/>	
Total Taxes	\$7.31





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3410 S BRANCH BLVD
FOUNTAIN

Bill date

Nov 5, 2025
For service Oct 2 - Nov 3
33 days

Account number **9100 8857 4731**

Billing summary

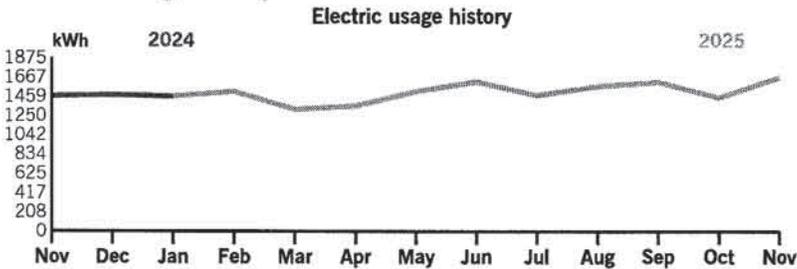
Previous Amount Due	\$259.78
Payment Received Oct 24	-259.78
Current Electric Charges	288.91
Taxes	7.66
Total Amount Due Nov 26	\$296.57



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

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

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,667	1,462	18,007	1,501
Avg. Daily (kWh)	51	47	49	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

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

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



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

Account number
9100 8857 4731

\$296.57
by Nov 26

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4520461	
Actual reading on Nov 3	100744
Previous reading on Oct 2	- 99077
Energy Used	1,667 kWh
Billed kWh	1,667.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 4520461	
Customer Charge	\$17.32
Energy Charge	
1,667.000 kWh @ 12.173c	202.93
Fuel Charge	
1,667.000 kWh @ 3.925c	65.43
Asset Securitization Charge	
1,667.000 kWh @ 0.194c	3.23
Total Current Charges	\$288.91

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.25
Gross Receipts Tax	7.41
Total Taxes	\$7.66





Your usage snapshot - Continued

Current electric usage for meter number 1020089	
Actual reading on Nov 3	90835
Previous reading on Oct 2	- 89521
<hr/>	
Energy Used	1,314 kWh
Billed kWh	1,314.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 1020089	
Customer Charge	\$17.32
Energy Charge	
1,314.000 kWh @ 12.173c	159.96
Fuel Charge	
1,314.000 kWh @ 3.925c	51.57
Asset Securitization Charge	
1,314.000 kWh @ 0.194c	2.55
<hr/>	
Total Current Charges	\$231.40

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.20
Gross Receipts Tax	5.94
<hr/>	
Total Taxes	\$6.14





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
15501 SWEET SPRINGS BND
FOUNTAIN

Bill date

Nov 5, 2025
For service Oct 2 - Nov 3
33 days

Account number **9100 8857 3342**

Billing summary

Previous Amount Due	\$153.93
Payment Received Oct 27	-153.93
Current Electric Charges	239.55
Taxes	6.36
Total Amount Due Nov 26	\$245.91

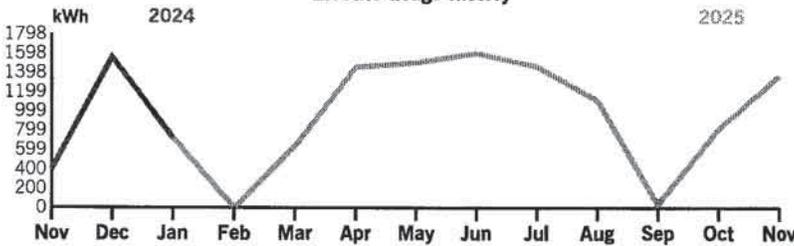


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 64° 55° 67° 68° 76° 81° 82° 84° 84° 81° 76° 64°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,364	392	12,240	1,020
Avg. Daily (kWh)	41	13	33	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 3342

Amount of automatic draft

\$245.91
by Nov 26

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 366660705	
Actual reading on Nov 3	2219
Previous reading on Oct 2	- 855
Energy Used	1,364 kWh
Billed kWh	1,364.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 366660705	
Customer Charge	\$17.32
Energy Charge	
1,364.000 kWh @ 12.173c	166.04
Fuel Charge	
1,364.000 kWh @ 3.925c	53.54
Asset Securitization Charge	
1,364.000 kWh @ 0.194c	2.65
Total Current Charges	\$239.55

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.15
Total Taxes	\$6.36



Service address
THE PRESERVE AT S BRANCH CDD
3194 TUSCON WIND PL
FOUNTAIN

Bill date Nov 5, 2025
For service Oct 2 - Nov 3
33 days

Account number **9100 8857 3904**

Billing summary

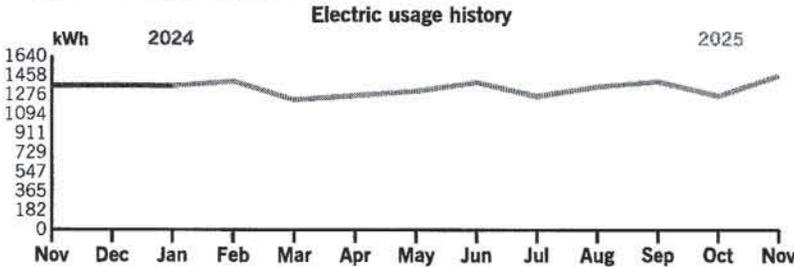
Previous Amount Due	\$229.51
Payment Received Oct 24	-229.51
Current Electric Charges	254.87
Taxes	6.76
Total Amount Due Nov 26	\$261.63



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

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

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,458	1,359	16,065	1,339
Avg. Daily (kWh)	44	44	44	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 3904

Annual bill payment draft

\$261.63 by Nov 26	After 90 days from bill date, a late charge will apply.
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\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

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

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





Your usage snapshot - Continued

Current electric usage for meter number 4520493	
Actual reading on Nov 3	77750
Previous reading on Oct 2	- 76292
Energy Used	1,458 kWh
Billed kWh	1,458.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 02 25 to Nov 03 25	
Meter - 4520493	
Customer Charge	\$17.32
Energy Charge	
1,458.000 kWh @ 12.173c	177.49
Fuel Charge	
1,458.000 kWh @ 3.925c	57.23
Asset Securitization Charge	
1,458.000 kWh @ 0.194c	2.83
Total Current Charges	\$254.87

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	6.54
Total Taxes	\$6.76



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The Preserve at South Branch CDD
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100533	12/02/2025	Cepra Landscape		1101000 · Cash- Operating Acco...		-24,695.00
Bill	TPA6293	11/01/2025			1560090 · Landscape Maintenance	-24,695.00	24,695.00
TOTAL						-24,695.00	24,695.00
Bill Pmt -Check	100534	12/02/2025	Blue Water Aquatic...		1101000 · Cash- Operating Acco...		-1,000.00
Bill	34590	11/29/2025			1560030 · Decorative Fountain M...	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00
Bill Pmt -Check	100535	12/02/2025	Office Pride Comm...		1101000 · Cash- Operating Acco...		-875.00
Bill	Inv-293363	12/01/2025			1560080 · Pet Waste Removal	-875.00	875.00
TOTAL						-875.00	875.00
Bill Pmt -Check	01ACH120325	12/03/2025	Duke Energy		1101000 · Cash- Operating Acco...		-3,790.61
Bill	88593156 -Oct 2025	11/10/2025			1540010 · Utilities - Streetlights	-3,790.61	3,790.61
TOTAL						-3,790.61	3,790.61
Bill Pmt -Check	02ACH120325	12/03/2025	Duke Energy		1101000 · Cash- Operating Acco...		-7,056.77
Bill	88574963 -NOV20...	11/10/2025			1540010 · Utilities - Streetlights	-7,056.77	7,056.77
TOTAL						-7,056.77	7,056.77
Bill Pmt -Check	01ACG120825	12/08/2025	Duke Energy		1101000 · Cash- Operating Acco...		-840.16
Bill	88573582 - NOV2...	11/14/2025			1540010 · Utilities - Streetlights	-840.16	840.16
TOTAL						-840.16	840.16
Bill Pmt -Check	02ACH120825	12/08/2025	Duke Energy		1101000 · Cash- Operating Acco...		-638.99
Bill	88574400 - NOV2...	11/14/2025			1540010 · Utilities - Streetlights	-638.99	638.99
TOTAL						-638.99	638.99



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The Preserve at South Branch CDD
Check Detail
 December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	03ACH120825	12/08/2025	Duke Energy		1101000 · Cash- Operating Acco...		-806.64
Bill	88592212 - NOV2...	11/14/2025			1540010 · Utilities - Streetlights	-806.64	806.64
TOTAL						-806.64	806.64
Bill Pmt -Check	1520	12/09/2025	Anthony Snyder		1101000 · Cash- Operating Acco...		-200.00
Bill	12425 MTG	12/09/2025			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1521	12/09/2025	David H. Silverstein		1101000 · Cash- Operating Acco...		-200.00
Bill	12425 MTG	12/09/2025			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1522	12/09/2025	Robert Howard		1101000 · Cash- Operating Acco...		-200.00
Bill	12425 MTG	12/09/2025			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1523	12/09/2025	Thomas Handrick, ...		1101000 · Cash- Operating Acco...		-200.00
Bill	12425 MTG	12/09/2025			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	100536	12/10/2025	Brlitic Dvorak, Inc		1101000 · Cash- Operating Acco...		-1,620.00
Bill	2218	11/25/2025			1510130 · Engineering Services	-1,620.00	1,620.00
TOTAL						-1,620.00	1,620.00
Bill Pmt -Check	100537	12/10/2025	Cepra Landscape		1101000 · Cash- Operating Acco...		-635.00
Bill	TPA6460	12/08/2025			1560100 · Irrigation Maintenance	-635.00	635.00
TOTAL						-635.00	635.00



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The Preserve at South Branch CDD
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100538	12/11/2025	LLS Tax Solutions,...		1101000 - Cash- Operating Acco...		-650.00
Bill	003957	11/06/2025			1530030 - Arbitrage Rebate	-650.00	650.00
TOTAL						-650.00	650.00
Bill Pmt -Check	100539	12/15/2025	Cepra Landscape		1101000 - Cash- Operating Acco...		-1,775.00
Bill	TPA6471	12/11/2025			1560095 - Landscape Repair & R...	-1,775.00	1,775.00
TOTAL						-1,775.00	1,775.00
Bill Pmt -Check	100540	12/15/2025	Vesta District Servi...		1101000 - Cash- Operating Acco...		-3,909.00
Bill	429997	12/01/2025			1560010 - Field Operations Mana...	-274.84	274.84
					1510020 - District Management S...	-1,287.50	1,287.50
					1510030 - Administrative Services	-944.17	944.17
					1510040 - Accounting Services	-944.16	944.16
					1530020 - Assessment Roll	-458.33	458.33
TOTAL						-3,909.00	3,909.00
Bill Pmt -Check	100541	12/17/2025	Cepra Landscape		1101000 - Cash- Operating Acco...		-700.00
Bill	TPA6477	12/15/2025			1560100 - Irrigation Maintenance	-700.00	700.00
TOTAL						-700.00	700.00
Bill Pmt -Check	100542	12/18/2025	Cepra Landscape		1101000 - Cash- Operating Acco...		-350.00
Bill	TPA6480	12/16/2025			1560095 - Landscape Repair & R...	-350.00	350.00
TOTAL						-350.00	350.00
Bill Pmt -Check	100543	12/19/2025	Kilinski Van Wyk P...		1101000 - Cash- Operating Acco...		-1,350.00
Bill	13788	12/18/2025			1510140 - Legal Services	-1,350.00	1,350.00
TOTAL						-1,350.00	1,350.00



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The Preserve at South Branch CDD
Check Detail
 December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH122225	12/22/2025	Pasco County - Util...		1101000 - Cash- Operating Acco...		-11.00
Bill	1030820-23536719	12/02/2025			1540020 - Utilities - Water	-11.00	11.00
TOTAL						-11.00	11.00
Bill Pmt -Check	02ACH122225	12/22/2025	Pasco County - Util...		1101000 - Cash- Operating Acco...		-63.52
Bill	1144390-23537630	12/02/2025			1540020 - Utilities - Water	-63.52	63.52
TOTAL						-63.52	63.52
Bill Pmt -Check	03ACH122225	12/22/2025	Pasco County - Util...		1101000 - Cash- Operating Acco...		-127.26
Bill	1060520-23536973	12/02/2025			1540020 - Utilities - Water	-127.26	127.26
TOTAL						-127.26	127.26
Bill Pmt -Check	04ACH122225	12/22/2025	Pasco County - Util...		1101000 - Cash- Operating Acco...		-414.10
Bill	0999505-23536023	12/02/2025			1540030 - Utilities - Water Reclai...	-414.10	414.10
TOTAL						-414.10	414.10
Bill Pmt -Check	100544	12/23/2025	Romaner Graphics		1101000 - Cash- Operating Acco...		-159.00
Bill	22940	12/17/2025			1560150 - Miscellaneous Field Ex...	-159.00	159.00
TOTAL						-159.00	159.00
Bill Pmt -Check	01ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-60.59
Bill	88619000 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-60.59	60.59
TOTAL						-60.59	60.59
Bill Pmt -Check	02ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-168.30
Bill	88594769 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-168.30	168.30
TOTAL						-168.30	168.30



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The Preserve at South Branch CDD
Check Detail
 December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	03ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-30.80
Bill	88594272 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	04ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-30.80
Bill	88592957 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	05ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-30.80
Bill	88594082 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	06ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-30.80
Bill	88594529 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	07ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-30.80
Bill	88593932 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	08ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-30.80
Bill	88593346 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	09ACH122925	12/29/2025	Duke Energy		1101000 - Cash- Operating Acco...		-212.95
Bill	88593700 - Nov 20...	12/03/2025			1540000 - Utilities - Electricity	-212.95	212.95
TOTAL						-212.95	212.95



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The Preserve at South Branch CDD
Check Detail
 December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-388.23
Bill	88592767 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-388.23	388.23
TOTAL						-388.23	388.23
Bill Pmt -Check	11ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-397.11
Bill	88592402 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-397.11	397.11
TOTAL						-397.11	397.11
Bill Pmt -Check	12ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-1,959.29
Bill	88592022 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-1,959.29	1,959.29
TOTAL						-1,959.29	1,959.29
Bill Pmt -Check	13ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-285.86
Bill	88591823 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-285.86	285.86
TOTAL						-285.86	285.86
Bill Pmt -Check	15ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-192.04
Bill	88591584 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-192.04	192.04
TOTAL						-192.04	192.04
Bill Pmt -Check	16ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-446.27
Bill	88591344 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-446.27	446.27
TOTAL						-446.27	446.27
Bill Pmt -Check	17ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-256.59
Bill	88574731 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-256.59	256.59
TOTAL						-256.59	256.59



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The Preserve at South Branch CDD
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	18ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-204.76
Bill	88574137 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-204.76	204.76
TOTAL						-204.76	204.76
Bill Pmt -Check	19ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-226.84
Bill	88573904 -Nov 2025	12/03/2025			1540000 · Utilities - Electricity	-226.84	226.84
TOTAL						-226.84	226.84
Bill Pmt -Check	20ACH122925	12/29/2025	Duke Energy		1101000 · Cash- Operating Acco...		-213.28
Bill	88573342 - Nov 20...	12/03/2025			1540000 · Utilities - Electricity	-213.28	213.28
TOTAL						-213.28	213.28
Bill Pmt -Check	100545	12/30/2025	Cepra Landscape		1101000 · Cash- Operating Acco...		-24,695.00
Bill	TPA6395	12/01/2025			1560090 · Landscape Maintenance	-24,695.00	24,695.00
TOTAL						-24,695.00	24,695.00
Bill Pmt -Check	01ACH123125	12/31/2025	Duke Energy		1101000 · Cash- Operating Acco...		-3,790.61
Bill	88593156 - Nov 20...	12/08/2025			1540010 · Utilities - Streetlights	-3,790.61	3,790.61
TOTAL						-3,790.61	3,790.61
Bill Pmt -Check	02ACH123125	12/31/2025	Duke Energy		1101000 · Cash- Operating Acco...		-7,056.77
Bill	88574963 -DEC25	12/08/2025			1540010 · Utilities - Streetlights	-7,056.77	7,056.77
TOTAL						-7,056.77	7,056.77





INVOICE #TPA6293

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

BILL TO

The Preserve at South Branch CDD.
 c/o DPFPG
 250 International Parkway
 Suite 280
 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6293	11/01/2025	\$24,695.00	Net 15	

DESCRIPTION	PRICE
NOVEMBER BILLING Landscape Maintenance Base Maintenance and Irrigation Service for Preserve at South Branch CDD Maintenance currently covers: Phase 1 & 2 Installed, Phase 1 shared CDD Services, Eastern CDD South Medical Plaza, Canary Park, Spline Road Dog Park, Townhome Park, Phase 2 Median (north of dog park), Suncoast Plains Drive Berm, Phase 5 medians, North Tot Lot, and all Ponds 1-13.	\$24,695.00
Base Maintenance	\$ 17,388.33
Irrigation Maintenance	\$ 2,854.50
Turf Care	\$ 2,657.92
Tree and Shrub Care	\$ 1,794.25
BALANCE DUE	\$24,695.00



Blue Water Aquatics, Inc.
 5119 State Road 54
 New Port Richey, FL 34652
 (727) 842-2100
 office@bluewateraquaticsinc.com
 www.bluewateraquaticsinc.com



BILL TO

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

INVOICE 34590

DATE 11/29/2025 TERMS Net 45

DUE DATE 01/13/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/03/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services WEEKLY - ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00
11/11/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services WEEKLY - ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00
11/20/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services WEEKLY - ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00
11/25/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services WEEKLY - ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00

Pay invoice

SUBTOTAL 1,000.00
 TAX 0.00
 TOTAL 1,000.00

TOTAL DUE \$1,000.00

THANK YOU for choosing Blue Water Aquatics, Inc.!



INVOICE



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

Customer Number: **THEP0014**
Invoice Number: **Inv-293363**
Invoice Date: **12-01-2025**
Due Date: **12/31/2025**

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	12/31/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$875.00	\$875.00
Subtotal			\$875.00
Sales Tax			\$0.00
Total			\$875.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$875.00
<p>Reference Inv-293363 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$875.00

Each Office Pride franchise is independently owned and operated.

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





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Nov 10, 2025
For service Oct 7 - Nov 6
31 days

Account number 9100 8859 3156

Billing summary

Previous Amount Due	\$3,790.61
<i>Payment Received Oct 30</i>	-3,790.61
Current Lighting Charges	3,778.76
Taxes	11.85
Total Amount Due Dec 01	\$3,790.61

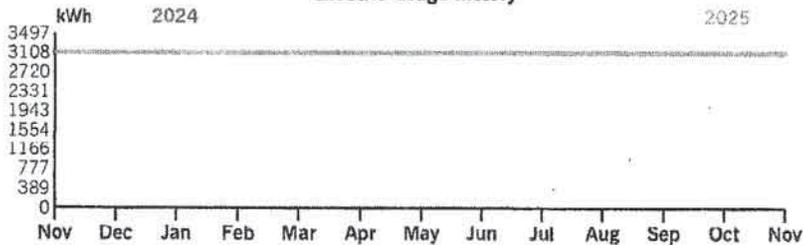


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 64° 66° 67° 68° 70° 81° 82° 84° 84° 81° 70° 67°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,108	3,108	37,296	3,108
Avg. Daily (kWh)	100	94	102	

12-month usage based on most recent history

RECEIVED NOV 13 2025

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

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



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

Account number
9100 8859 3156

\$3,790.61
by Dec 1

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

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

026771 000001949



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



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

8891008859315600066000000000000000000037906100003790611





Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Oct 07 25 to Nov 06 25	
Customer Charge	\$1.86
Energy Charge	
3,108.000 kWh @ 6.782c	210.78
Fuel Charge	
3,108.000 kWh @ 3.829c	119.01
Asset Securitization Charge	
3,108.000 kWh @ 0.062c	1.93
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVLТ	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVLТ	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,778.76

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

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

fb.def.duke.bills-20251108211725.09.afp-53543-000001949

Billing details - Taxes

Regulatory Assessment Fee	\$3.29
Gross Receipts Tax	8.56
Total Taxes	\$11.85



Service address
THE PRESERVE AT S BRANCH CDD
000 STATE ROAD 54
LITE SBRANCH PH1A&B SL

Bill date Nov 10, 2025
For service Oct 4 - Nov 5
33 days

Account number 9100 8857 4963

Billing summary

Previous Amount Due	\$7,056.77
Payment Received Oct 29	-7,056.77
Current Lighting Charges	7,036.29
Taxes	20.48
Total Amount Due Dec 01	\$7,056.77

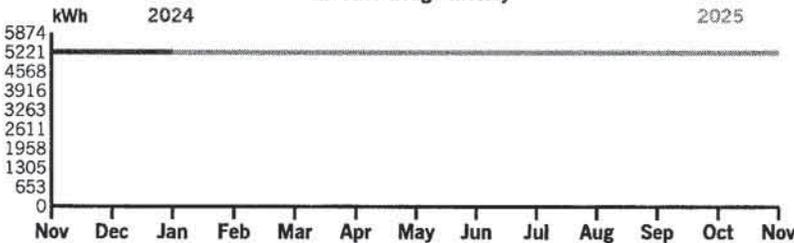


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 57°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,221	5,221	62,652	5,221
Avg. Daily (kWh)	158	158	172	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 4963

\$7,056.77
by Dec 1

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

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

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

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



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 04 - Nov 05		
Description	Quantity	Usage
Sanibel Black Type III 4000K	1	17 kWh
50W SAN III 3K BLK	10	170 kWh
50W LED BLK SANIBEL 3K	1	17 kWh
50W LED BLK SANIBEL 4K	1	17 kWh
70W LED SANIBEL	200	5,000 kWh
Total	213	5,221 kWh

Billing details - Lighting

Billing Period - Oct 04 25 to Nov 05 25	
Customer Charge	\$1.86
Energy Charge	
5,221.000 kWh @ 6.782c	354.09
Fuel Charge	
5,221.000 kWh @ 3.829c	199.91
Asset Securitization Charge	
5,221.000 kWh @ 0.062c	3.24
Fixture Charge	
Sanibel Black Type III 4000K	16.53
70W LED SANIBEL	3,306.00
50W SAN III 3K BLK	178.20
50W LED BLK SANIBEL 4K	16.40
50W LED BLK SANIBEL 3K	16.40
Maintenance Charge	
Sanibel Black Type III 4000K	2.04
70W LED SANIBEL	408.00
50W SAN III 3K BLK	20.40
50W LED BLK SANIBEL 4K	2.04
50W LED BLK SANIBEL 3K	2.04
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
213 Pole(s) @ \$11.780	2,509.14
Total Current Charges	\$7,036.29

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$6.13
Gross Receipts Tax	14.35
Total Taxes	\$20.48





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 16 - Nov 13		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing details - Lighting

Billing Period - Oct 16 25 to Nov 13 25	
Customer Charge	\$1.86
Energy Charge	
425.000 kWh @ 6.782c	28.83
Fuel Charge	
425.000 kWh @ 3.829c	16.27
Asset Securitization Charge	
425.000 kWh @ 0.062c	0.26
Fixture Charge	
50W SAN III 3K BLK	445.50
Maintenance Charge	
50W SAN III 3K BLK	51.00
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
25 Pole(s) @ \$11.780	294.50
Total Current Charges	\$838.22

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

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

Billing details - Taxes

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



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 16 - Nov 13		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing details - Lighting

Billing Period - Oct 16 25 to Nov 13 25	
Customer Charge	\$1.86
Energy Charge	
323.000 kWh @ 6.782c	21.91
Fuel Charge	
323.000 kWh @ 3.829c	12.37
Asset Securitization Charge	
323.000 kWh @ 0.062c	0.20
Fixture Charge	
50W SAN III 3K BLK	338.58
Maintenance Charge	
50W SAN III 3K BLK	38.76
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
19 Pole(s) @ \$11.780	223.82
Total Current Charges	\$637.50

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 16 - Nov 13		
Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing details - Lighting

Billing Period - Oct 16 25 to Nov 13 25	
Customer Charge	\$1.86
Energy Charge	
408.000 kWh @ 6.782c	27.68
Fuel Charge	
408.000 kWh @ 3.829c	15.62
Asset Securitization Charge	
408.000 kWh @ 0.062c	0.25
Fixture Charge	
50W SAN III 3K BLK	427.68
Maintenance Charge	
50W SAN III 3K BLK	48.96
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
24 Pole(s) @ \$11.780	282.72
Total Current Charges	\$804.77

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

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

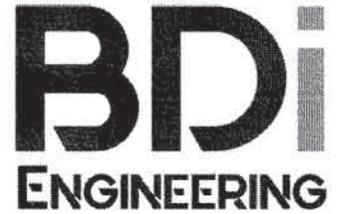
Billing details - Taxes

Regulatory Assessment Fee	\$0.70
Gross Receipts Tax	1.17
Total Taxes	\$1.87



Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2218
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
Preserve at South Branch CDD

DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II [November 05 - November 25]	9:00	180.00	1,620.00

BALANCE DUE

\$1,620.00





INVOICE #TPA6460

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

BILL TO
The Preserve at South Branch CDD.
c/o DPFPG
250 International Parkway
Suite 280
Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6460	12/08/2025	\$635.00	Net 15	

DESCRIPTION	PRICE
12/08/2025: WORK ORDER: 52965 Repair of broken valve in back of property caused by county trucks	\$635.00
BALANCE DUE	\$635.00



LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

The Preserve at South
Branch Community
Development District
c/o Vesta District Services
250 International
Parkway, Suite 208
Lake Mary, FL 32746

INVOICE # 003957
DATE 11/06/2025
DUE DATE 12/06/2025
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$6,165,000 The Preserve at South Branch Community Development District Special Assessment Revenue Bonds, Series 2019 (Phase 2) - Rebate Requirement Calculation for the period ended October 9, 2025.	650.00

BALANCE DUE **\$650.00**

Thank You For Your Business





INVOICE #TPA6471

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

BILL TO
 The Preserve at South Branch CDD.
 c/o DPFPG
 250 International Parkway
 Suite 280
 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6471	12/11/2025	\$1,775.00	Net 15	

DESCRIPTION	PRICE
12/11/2025: WORK ORDER: 52592 Removal of declining palm on round about. This is a huge safety risk!!	\$1,775.00
BALANCE DUE	\$1,775.00





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 12/01/2025

Invoice # 429997

Bill To

Preserve at South Branch Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

In Reference To:

Monthly contracted management fees, as follows:

Description	Quantity	Rate	Amount
District Management Services	1	1,287.50	1,287.50
Accounting Services	1	944.16	944.16
Administration Services	1	944.17	944.17
Assessment Preparation	1	458.33	458.33
Field Operations	1	274.84	274.84

Total 3,909.00





INVOICE #TPA6477

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

BILL TO
The Preserve at South Branch CDD. c/o DPFPG 250 International Parkway Suite 280 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6477	12/15/2025	\$700.00	Net 15	

DESCRIPTION	PRICE
12/15/2025: WORK ORDER: 53124 Repair of broken mainline run over by vehicles at the end of South Branch Road	\$700.00
BALANCE DUE	\$700.00





INVOICE #TPA6480

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

BILL TO
The Preserve at South Branch CDD. c/o DPFPG 250 International Parkway Suite 280 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6480	12/16/2025	\$350.00	Net 15	

DESCRIPTION	PRICE
12/15/2025: WORK ORDER: 51908	
Stump grinding of 2 large tree stumps on Blvd including debris removal.	\$350.00
BALANCE DUE	\$350.00





INVOICE

KILINSKI | VAN WYK

Invoice # 13788
Date: 12/18/2025
Due On: 01/17/2026

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,350.00)- (\$0.00	\$1,350.00

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LM	11/04/2025	Confer with S. Conley and review agenda package with exhibits	0.30	\$250.00	\$75.00
Service	LM	11/06/2025	Attend portion of Board meeting	1.00	\$250.00	\$250.00
Service	LG	11/06/2025	Attend board meeting.	1.50	\$365.00	\$547.50
Service	JK	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$385.00	\$77.00
Service	LG	11/10/2025	Advise regarding legal action items from Board meeting.	0.30	\$365.00	\$109.50
Service	LM	11/10/2025	Confer with District Staff re: action items from previous Board meeting	0.20	\$250.00	\$50.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$285.00	\$57.00
Service	SD	11/12/2025	Confer with District Staff. Research The Preserve at South Branch CDD	0.20	\$180.00	\$36.00



Website and Pasco County Supervisor of Elections.						
Service	LG	11/17/2025	Analyze legal action items for upcoming meeting.	0.20	\$365.00	\$73.00
Service	LM	11/17/2025	Confer with District Staff re: pending tasks and action items for Board meeting	0.20	\$250.00	\$50.00
Service	LM	11/29/2025	Review draft agenda	0.10	\$250.00	\$25.00
					Total	\$1,350.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





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

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

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

1 0 1
 42-52576

PRESERVE OF PASCO CO.- SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**

Bill Number: 23536719

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190410080	10/16/2025	0	11/14/2025	0	29	0

Usage History

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

Transactions

Previous Bill	11.00
Payment 11/21/25	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1030820
Customer #	01395801
Balance Forward	0.00
Current Transactions	11.00

Total Balance Due	\$11.00
Due Date	12/19/2025

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

The Total Due will be electronically transferred on 12/19/2025.

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

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





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

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

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

1 0 1
 42-52576

THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 23537630

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210125093	10/16/2025	14	11/14/2025	14	29	0
Reclaim	201161114	10/16/2025	3031	11/14/2025	3083	29	52

Usage History

	Water	Reclaimed
November 2025	0	52
October 2025	0	75
September 2025	0	48
August 2025	0	47
July 2025	0	64
June 2025	0	91
May 2025	0	71
April 2025	0	38
March 2025	0	56
February 2025	0	48
January 2025	0	68
December 2024	0	64

Transactions

Previous Bill	86.75
Payment 11/21/25	-86.75 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed	52 Thousand Gals X \$1.01
Total Current Transactions	63.52
TOTAL BALANCE DUE	\$63.52

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 1144390
 Customer # 01420479

Balance Forward 0.00
 Current Transactions 63.52

Total Balance Due	\$63.52
Due Date	12/19/2025

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

**The Total Due will be electronically
 transferred on 12/19/2025.**

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

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





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

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

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

1 0 1
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD
 Service Address: **3048 SUNCOAST BLEND DR**
 Bill Number: 23536973
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190101953	10/16/2025	6240	11/14/2025	6366	29	126

Usage History

Month	Usage
November 2025	126
October 2025	199
September 2025	253
August 2025	253
July 2025	245
June 2025	197
May 2025	118
April 2025	34
March 2025	64
February 2025	64
January 2025	92
December 2024	59

Transactions

Previous Bill	200.99
Payment 11/21/25	-200.99 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	126 Thousand Gals X \$1.01 127.26
Total Current Transactions	127.26
TOTAL BALANCE DUE	\$127.26

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account # 1060520
 Customer # 01390145
 Balance Forward 0.00
 Current Transactions 127.26

Total Balance Due	\$127.26
Due Date	12/19/2025

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

The Total Due will be electronically transferred on 12/19/2025.

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

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





PASCO COUNTY UTILITIES
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 NEW PORT RICHEY, FL 34656-2139

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

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

1 0 1
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: 15953 SR 54/ SOUTH BRANCH RANCH RCL

Bill Number: 23536023

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035597	10/16/2025	43189	11/14/2025	43599	29	410

Usage History

Month	Usage
November 2025	410
October 2025	364
September 2025	419
August 2025	386
July 2025	380
June 2025	384
May 2025	362
April 2025	278
March 2025	383
February 2025	313
January 2025	415
December 2024	373

Transactions

Previous Bill	367.64
Payment 11/21/25	-367.64 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	410 Thousand Gals X \$1.01 414.10
Total Current Transactions	414.10
TOTAL BALANCE DUE	\$414.10

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0999505
 Customer # 01390145

Balance Forward 0.00
 Current Transactions 414.10

Total Balance Due	\$414.10
Due Date	12/19/2025

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

The Total Due will be electronically transferred on 12/19/2025.



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

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





duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
2069 S BRANCH BLVD
ENTRANCE

Bill date Dec 3, 2025
For service Nov 4 - Dec 1
28 days

Account number 9100 8861 9000

Billing summary

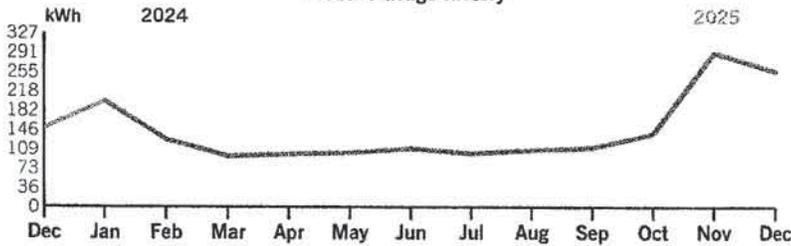
Previous Amount Due	\$66.44
Payment Received Nov 26	-66.44
Current Electric Charges	59.03
Taxes	1.56
Total Amount Due Dec 26	\$60.59



Thank you for your payment.

Your usage snapshot

Electric usage history



RECEIVED DEC 17 2025

Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 71°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	256	148	1,739	145
Avg. Daily (kWh)	9	4	5	

12-month usage based on most recent history

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

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



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

Account number
9100 8861 9000

\$60.59
by Dec 26

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

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

000307 000000009
THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

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

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Your usage snapshot - Continued

Current electric usage for meter number 164224	
Actual reading on Dec 1	167286
Previous reading on Nov 4	- 167030
Energy Used	256 kWh
Billed kWh	256.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 164224	
Customer Charge	\$17.32
Energy Charge	
256.000 kWh @ 12.173c	31.16
Fuel Charge	
256.000 kWh @ 3.925c	10.05
Asset Securitization Charge	
256.000 kWh @ 0.194c	0.50
Total Current Charges	\$59.03

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.51
Total Taxes	\$1.56

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Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Dec 1	83911
Previous reading on Nov 4	- 83011
Energy Used	900 kWh
Billed kWh	900.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 8255839	
Customer Charge	\$17.32
Energy Charge	
900.000 kWh @ 12.173c	109.55
Fuel Charge	
900.000 kWh @ 3.925c	35.33
Asset Securitization Charge	
900.000 kWh @ 0.194c	1.75
Total Current Charges	\$163.95

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.21
Total Taxes	\$4.35





Your usage snapshot - Continued

Current electric usage for meter number 3286494	
Actual reading on Dec 1	275
Previous reading on Nov 4	- 271
Energy Used	4 kWh
Billed kWh	4.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 3286494	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.03
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





Usage information - Current

Current electric usage for meter number 4307180	
Actual reading on Dec 1	247
Previous reading on Nov 4	- 242
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Florida

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 4307180	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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

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Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Dec 1	296
Previous reading on Nov 4	- 292
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 4514175	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.03
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

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Your usage snapshot - Continued

Current electric usage for meter number 8037821	
Actual reading on Dec 1	49896
Previous reading on Nov 4	- 49896
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 8037821	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80





Your usage snapshot - Continued

Current electric usage for meter number 1049461	
Actual reading on Dec 1	776
Previous reading on Nov 4	- 762
Energy Used	14 kWh
Billed kWh	14.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 1049461	
Customer Charge	\$17.32
Energy Charge	
14.000 kWh @ 12.173c	1.71
Fuel Charge	
14.000 kWh @ 3.925c	0.55
Asset Securitization Charge	
14.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.39
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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

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True usage month - Continued

Current electric usage for meter number 3408638	
Actual reading on Dec 1	93263
Previous reading on Nov 4	- 92096
Energy Used	1,167 kWh
Billed kWh	1,167.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 3408638	
Customer Charge	\$17.32
Energy Charge	
1,167.000 kWh @ 12.173c	142.07
Fuel Charge	
1,167.000 kWh @ 3.925c	45.80
Asset Securitization Charge	
1,167.000 kWh @ 0.194c	2.26
Total Current Charges	\$207.45

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.32
Total Taxes	\$5.50





Your usage summary - Continued

Current electric usage for meter number 4516185	
Actual reading on Dec 1	159139
Previous reading on Nov 4	- 156924
Energy Used	2,215 kWh
Billed kWh	2,215.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 4516185	
Customer Charge	\$17.32
Energy Charge	
2,215.000 kWh @ 12.173c	269.63
Fuel Charge	
2,215.000 kWh @ 3.925c	86.94
Asset Securitization Charge	
2,215.000 kWh @ 0.194c	4.30
Total Current Charges	\$378.19

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	9.71
Total Taxes	\$10.04

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Your usage snapshot - Continued

Current electric usage for meter number 1018357	
Actual reading on Dec 1	179032
Previous reading on Nov 4	- 176764
Energy Used	2,268 kWh
Billed kWh	2,268.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 1018357	
Customer Charge	\$17.32
Energy Charge	
2,268.000 kWh @ 12.173c	276.10
Fuel Charge	
2,268.000 kWh @ 3.925c	89.02
Asset Securitization Charge	
2,268.000 kWh @ 0.194c	4.40
Total Current Charges	\$386.84

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.34
Gross Receipts Tax	9.93
Total Taxes	\$10.27





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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
2539 S BRANCH BLVD
FOUNTAIN

Bill date Dec 3, 2025
For service Nov 4 - Dec 1
28 days

Account number 9100 8859 2022

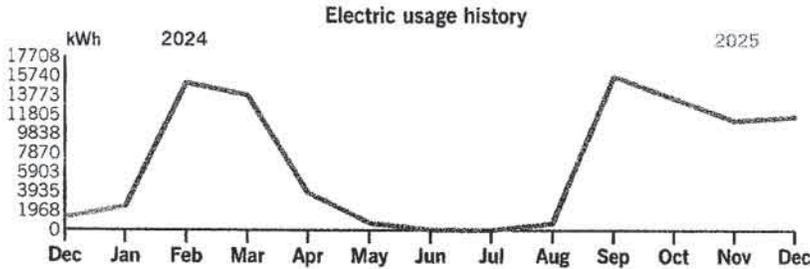
Billing summary

Previous Amount Due	\$1,893.41
Payment Received Nov 26	-1,893.41
Current Electric Charges	1,908.65
Taxes	50.64
Total Amount Due Dec 26	\$1,959.29



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 71°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11,609	1,223	88,592	7,383
Avg. Daily (kWh)	415	39	243	

12-month usage based on most recent history

RECEIVED DEC 17 2025

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

Account number
9100 8859 2022

\$1,959.29
by Dec 26

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

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

000303 000000009
THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

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

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Your usage snapshot - Continued

Current electric usage for meter number 197896	
Actual reading on Dec 1	562247
Previous reading on Nov 4	- 550638
Energy Used	11,609 kWh
Billed kWh	11,609.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 197896	
Customer Charge	\$17.32
Energy Charge	
11,609.000 kWh @ 12.173c	1,413.16
Fuel Charge	
11,609.000 kWh @ 3.925c	455.65
Asset Securitization Charge	
11,609.000 kWh @ 0.194c	22.52
Total Current Charges	\$1,908.65

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.66
Gross Receipts Tax	48.98
Total Taxes	\$50.64

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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
15935 DEEP RAVINE LN
FOUNTAIN

Bill date Dec 3, 2025
For service Nov 4 - Dec 1
28 days

Account number 9100 8859 1823

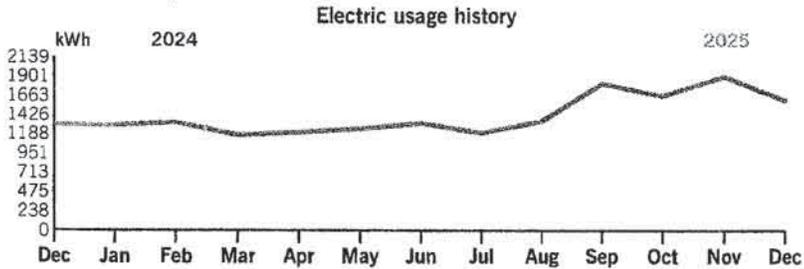
Billing summary

Previous Amount Due	\$335.70
<i>Payment Received Nov 26</i>	-335.70
Current Electric Charges	278.47
Taxes	7.39
Total Amount Due Dec 26	\$285.86



Thank you for your payment.

Your usage snapshot



RECEIVED DEC 17 2025

Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 71°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,603	1,301	17,080	1,423
Avg. Daily (kWh)	57	42	47	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

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



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

Account number
9100 8859 1823

\$285.86
by Dec 26

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

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

000313 000000009
THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

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

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Usage Summary - Continued

Current electric usage for meter number 1035423	
Actual reading on Dec 1	158206
Previous reading on Nov 4	- 156603
Energy Used	1,603 kWh
Billed kWh	1,603.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing Details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 1035423	
Customer Charge	\$17.32
Energy Charge	
1,603.000 kWh @ 12.173c	195.12
Fuel Charge	
1,603.000 kWh @ 3.925c	62.92
Asset Securitization Charge	
1,603.000 kWh @ 0.194c	3.11
Total Current Charges	\$278.47

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

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

Billing Details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	7.15
Total Taxes	\$7.39

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Your usage summary - Continued

Current electric usage for meter number 2771446	
Actual reading on Dec 1	135141
Previous reading on Nov 4	- 134099
Energy Used	1,042 kWh
Billed kWh	1,042.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - charges

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 2771446	
Customer Charge	\$17.32
Energy Charge	
1,042.000 kWh @ 12.173c	126.84
Fuel Charge	
1,042.000 kWh @ 3.925c	40.90
Asset Securitization Charge	
1,042.000 kWh @ 0.194c	2.02
Total Current Charges	\$187.08

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.80
Total Taxes	\$4.96

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Usage Summary - Continued

Current electric usage for meter number 8170801	
Actual reading on Dec 1	84689
Previous reading on Nov 4	- 82127
Energy Used	2,562 kWh
Billed kWh	2,562.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing Details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 8170801	
Customer Charge	\$17.32
Energy Charge	
2,562.000 kWh @ 12.173c	311.88
Fuel Charge	
2,562.000 kWh @ 3.925c	100.56
Asset Securitization Charge	
2,562.000 kWh @ 0.194c	4.97
Total Current Charges	\$434.73

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

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

Billing Details - Taxes

Regulatory Assessment Fee	\$0.38
Gross Receipts Tax	11.16
Total Taxes	\$11.54

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duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Dec 3, 2025
For service Nov 4 - Dec 1
28 days

Account number 9100 8857 4731

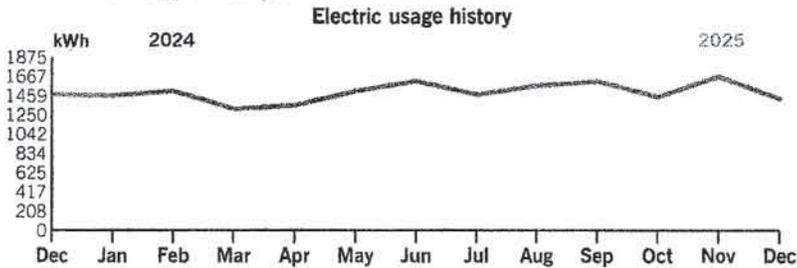
Billing summary

Previous Amount Due	\$296.57
<i>Payment Received Nov 26</i>	-296.57
Current Electric Charges	249.96
Taxes	6.63
Total Amount Due Dec 26	\$256.59



Thank you for your payment.

Your usage snapshot



RECEIVED DEC 17 2025

Average temperature in degrees

64° 56° 57° 68° 76° 81° 82° 84° 84° 81° 76° 68° 71°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,428	1,471	17,964	1,497
Avg. Daily (kWh)	51	47	49	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

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

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



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

Account number
9100 8857 4731

\$256.59
by Dec 26

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

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

000317 000000009
THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

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

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View usage summary - Continued

Current electric usage for meter number 4520461	
Actual reading on Dec 1	102172
Previous reading on Nov 4	- 100744
Energy Used	1,428 kWh
Billed kWh	1,428.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 4520461	
Customer Charge	\$17.32
Energy Charge	
1,428.000 kWh @ 12.173c	173.82
Fuel Charge	
1,428.000 kWh @ 3.925c	56.05
Asset Securitization Charge	
1,428.000 kWh @ 0.194c	2.77
Total Current Charges	\$249.96

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	6.41
Total Taxes	\$6.63





duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
15883 DEEP RAVINE LN
FOUNTAIN

Bill date Dec 3, 2025
For service Nov 4 - Dec 1
28 days

Account number 9100 8857 4137

Billing summary

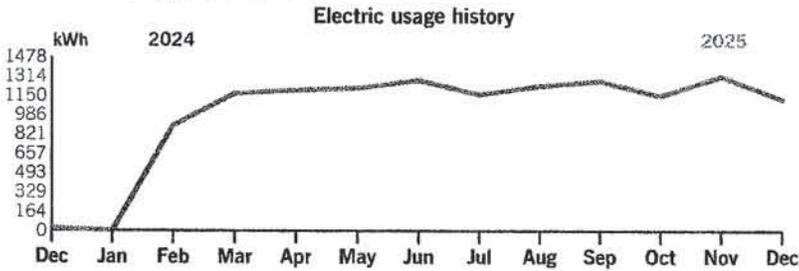
Previous Amount Due	\$237.54
<i>Payment Received Nov 26</i>	-237.54
Current Electric Charges	199.47
Taxes	5.29
Total Amount Due Dec 26	\$204.76



Thank you for your payment.

Your usage snapshot

RECEIVED DEC 17 2025



Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 71°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,118	20	12,994	1,083
Avg. Daily (kWh)	40	1	36	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

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

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



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

Account number
9100 8857 4137

\$204.76
by Dec 26

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

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

000315 000000009
THE PRESERVE AT S BRANCH CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

DUKE ENERGY PAYMENT PROCESSING
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Account number **9100 8857 4137**

Your usage reported - 7 minutes

Current electric usage for meter number 1020089	
Actual reading on Dec 1	91953
Previous reading on Nov 4	- 90835
<hr/>	
Energy Used	1,118 kWh
Billed kWh	1,118.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 1020089	
Customer Charge	\$17.32
Energy Charge	
1,118.000 kWh @ 12.173c	136.10
Fuel Charge	
1,118.000 kWh @ 3.925c	43.88
Asset Securitization Charge	
1,118.000 kWh @ 0.194c	2.17
<hr/>	
Total Current Charges	\$199.47

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	5.12
<hr/>	
Total Taxes	\$5.29

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Current usage snapshot - Continued

Current electric usage for meter number 4520493	
Actual reading on Dec 1	79000
Previous reading on Nov 4	- 77750
Energy Used	1,250 kWh
Billed kWh	1,250.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 4520493	
Customer Charge	\$17.32
Energy Charge	
1,250.000 kWh @ 12.173c	152.17
Fuel Charge	
1,250.000 kWh @ 3.925c	49.06
Asset Securitization Charge	
1,250.000 kWh @ 0.194c	2.43
Total Current Charges	\$220.98

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.67
Total Taxes	\$5.86

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duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
15501 SWEET SPRINGS BND
FOUNTAIN

Bill date Dec 3, 2025
For service Nov 4 - Dec 1
28 days

Account number **9100 8857 3342**

Billing summary

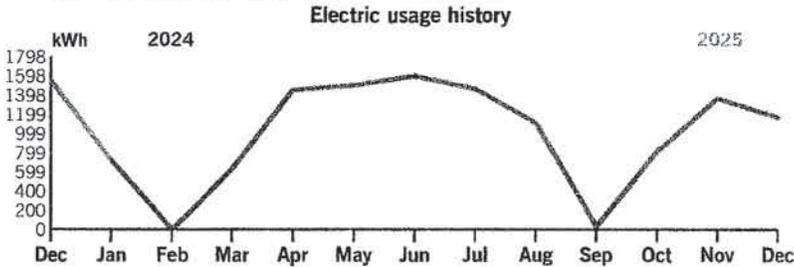
Previous Amount Due	\$245.91
Payment Received Nov 26	-245.91
Current Electric Charges	207.77
Taxes	5.51
Total Amount Due Dec 26	\$213.28



Thank you for your payment.

Your usage snapshot

RECEIVED DEC 17 2025



Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 71°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,169	1,555	11,854	988
Avg. Daily (kWh)	42	50	33	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

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

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



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

Account number
9100 8857 3342

\$213.28
by Dec 26

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

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

000323 000000009



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



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

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Your usage snapshot - Continued

Current electric usage for meter number 366660705	
Actual reading on Dec 1	3388
Previous reading on Nov 4	- 2219
Energy Used	1,169 kWh
Billed kWh	1,169.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 04 25 to Dec 01 25	
Meter - 366660705	
Customer Charge	\$17.32
Energy Charge	
1,169.000 kWh @ 12.173c	142.30
Fuel Charge	
1,169.000 kWh @ 3.925c	45.88
Asset Securitization Charge	
1,169.000 kWh @ 0.194c	2.27
Total Current Charges	\$207.77

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.33
Total Taxes	\$5.51





INVOICE #TPA6395

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

BILL TO
 The Preserve at South Branch CDD.
 c/o DPFG
 250 International Parkway
 Suite 280
 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6395	12/01/2025	\$24,695.00	Net 15	

DESCRIPTION	PRICE
DECEMBER BILLING Landscape Maintenance Base Maintenance and Irrigation Service for Preserve at South Branch CDD Maintenance currently covers: Phase 1 & 2 Installed, Phase 1 shared CDD Services, Eastern CDD South Medical Plaza, Canary Park, Spline Road Dog Park, Townhome Park, Phase 2 Median (north of dog park), Suncoast Plains Drive Berm, Phase 5 medians, North Tot Lot, and all Ponds 1-13.	\$24,695.00
Base Maintenance	\$ 17,388.33
Irrigation Maintenance	\$ 2,854.50
Turf Care	\$ 2,657.92
Tree and Shrub Care	\$ 1,794.25
BALANCE DUE	\$24,695.00





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 07 - Dec 04		
Description	Quantity	Usage
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVL	58	3,016 kWh
Total	62	3,108 kWh

Billing details - Lighting

Billing Period - Nov 07 25 to Dec 04 25	
Customer Charge	\$1.86
Energy Charge	
3,108.000 kWh @ 6.782c	210.78
Fuel Charge	
3,108.000 kWh @ 3.829c	119.01
Asset Securitization Charge	
3,108.000 kWh @ 0.062c	1.93
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVL	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVL	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,778.76

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.29
Gross Receipts Tax	8.56
Total Taxes	\$11.85



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 06 - Dec 03		
Description	Quantity	Usage
Sanibel Black Type III 4000K	1	17 kWh
50W SAN III 3K BLK	10	170 kWh
50W LED BLK SANIBEL 3K	1	17 kWh
50W LED BLK SANIBEL 4K	1	17 kWh
70W LED SANIBEL	200	5,000 kWh
Total	213	5,221 kWh

Billing details - Lighting

Billing Period - Nov 06 25 to Dec 03 25	
Customer Charge	\$1.86
Energy Charge	
5,221.000 kWh @ 6.782c	354.09
Fuel Charge	
5,221.000 kWh @ 3.829c	199.91
Asset Securitization Charge	
5,221.000 kWh @ 0.062c	3.24
Fixture Charge	
Sanibel Black Type III 4000K	16.53
70W LED SANIBEL	3,306.00
50W SAN III 3K BLK	178.20
50W LED BLK SANIBEL 4K	16.40
50W LED BLK SANIBEL 3K	16.40
Maintenance Charge	
Sanibel Black Type III 4000K	2.04
70W LED SANIBEL	408.00
50W SAN III 3K BLK	20.40
50W LED BLK SANIBEL 4K	2.04
50W LED BLK SANIBEL 3K	2.04
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
213 Pole(s) @ \$11.780	2,509.14
Total Current Charges	\$7,036.29

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

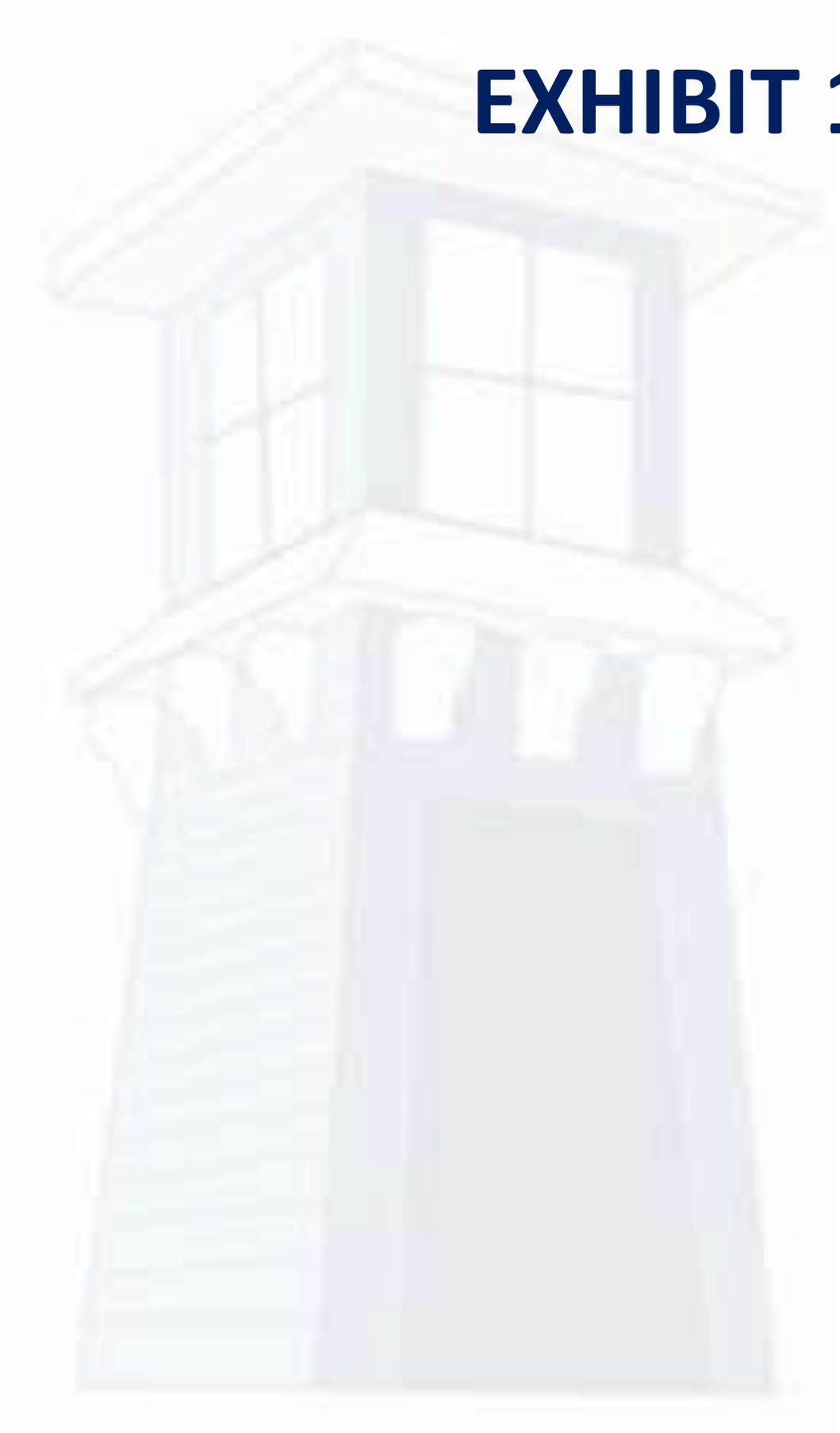
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$6.13
Gross Receipts Tax	14.35
Total Taxes	\$20.48



EXHIBIT 17





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
52965 (v. 0)	12/08/2025

DESCRIPTION	
Repair of broken valve in back of property caused by county trucks	\$635.00

				\$635.00
Description	Type	Qty	Unit \$	Total \$
Drip Zone Kit 1" Hunter (Valve, filter, Reg) (Material Only)	EA	1.00	\$160.00	\$160.00
Valve Box Jumbo Reclaim	EA	1.00	\$175.00	\$175.00
Irrigation Technician Labor	HR	4.00	\$75.00	\$300.00

Total \$635.00



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
Customer Printed Name

Heath Beckett
Customer Signature

12/8/25
Date

Job ID: 52965





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
53124 (v. 0)	12/15/2025

DESCRIPTION	
Repair of broken mainline run over by vehicles at the end of South Branch Road	\$700.00



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.
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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: 53124

