



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, March 5, 2026
4:00 p.m.***

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

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, March 5, 2026 at 4:00 p.m.** at **Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, FL 34638.**

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District File





**Regular Meeting
AGENDA**

Meeting Date: Thursday, March 5, 2026
 Time: 4:00 p.m.
 Location: Springhill Suites Tampa Suncoast Parkway
 16615 Crosspointe Run
 Land O'Lakes, FL 34638

[Click Here to Join the Meeting Online](#)
 Call-in Number: 1-904-348-0776
 Meeting ID: 684 257 747#
 Mute/Unmute: *6
 Raise/Lower Hand: *5

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

Or contact skonley@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

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. **Update on South Branch Blvd/TouchPointe Entrance Repair**
- B. Review of Field Services Requests/Responses (1/30 – 2/25) **EXHIBIT 2**
- C. Aquatic – *Chuck Burnite, GHS Environmental* **EXHIBIT 3**
 - 1. Update on Willowcreek Fire Co. Fire Management Plan
- D. Landscape – *Ted Katina, Cepra* **EXHIBIT 4**
 - 1. Consideration of Cepra Proposal #51796 for Phase 1 Enhancements at SR54 Entry - \$9,975.00 – *Previously Presented* **EXHIBIT 5**
 - 2. Consideration of Cepra Mulch Replenishment Proposals **EXHIBIT 6**
 - a. **#54909 at Around Three Parks - \$4,312.00**
 - b. **#54910 in South Branch Medians - Front Entry to Roundabout - \$14,630.00**
 - c. **#54912 in South Branch Medians - Roundabout to End - \$23,100.00**

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)

E. Fountains

WALK-ON EXHIBIT A

1. Consideration of Fountain Maintenance Service Proposals

EXHIBIT 7

- a. H2 Lagoon Solutions - *Pending*
- b. Fountain Kings – *Previously Presented*
 - i. Monthly Roundabout Service
 - ii. Quarterly Pond Service
- c. Lake Doctors
 - i. Monthly Roundabout Service
 - ii. Quarterly Pond Service
- d. Lake Fountains and Aeration - *Pending*

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

EXHIBIT 8

1. Discussion on Dog Park Maintenance

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

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

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. Consideration and Approval of the Minutes of the Regular Meeting Held February 5, 2026

EXHIBIT 9

B. Consideration and Acceptance of the January 2026 Unaudited Financial Report

EXHIBIT 10

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS

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

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

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

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CONFIRMATION

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

3 p.m. on Wednesday April 8, 2026

FY 2027 Budget Workshop to follow

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

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

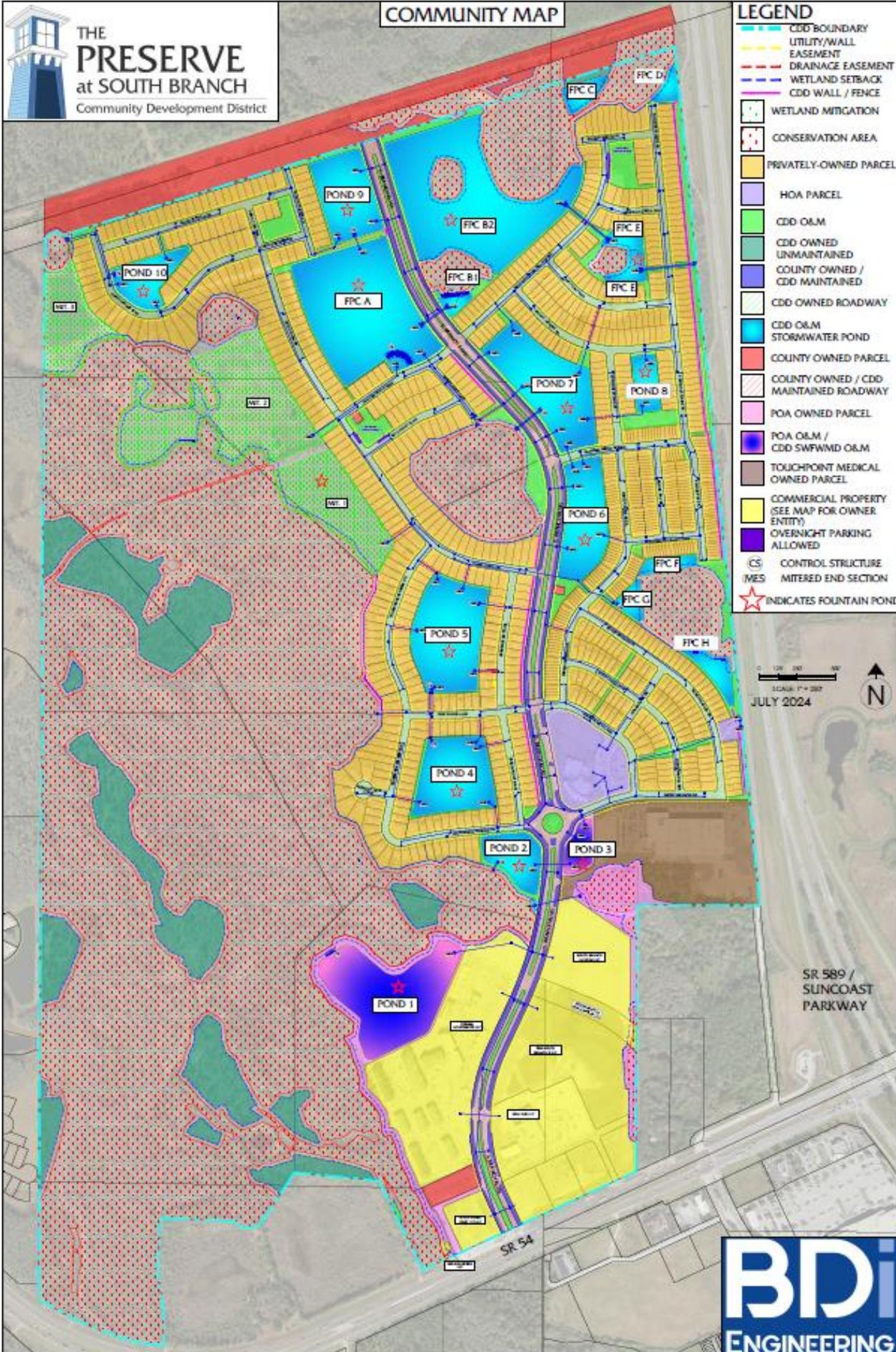
NINTH ORDER OF BUSINESS: ADJOURNMENT



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



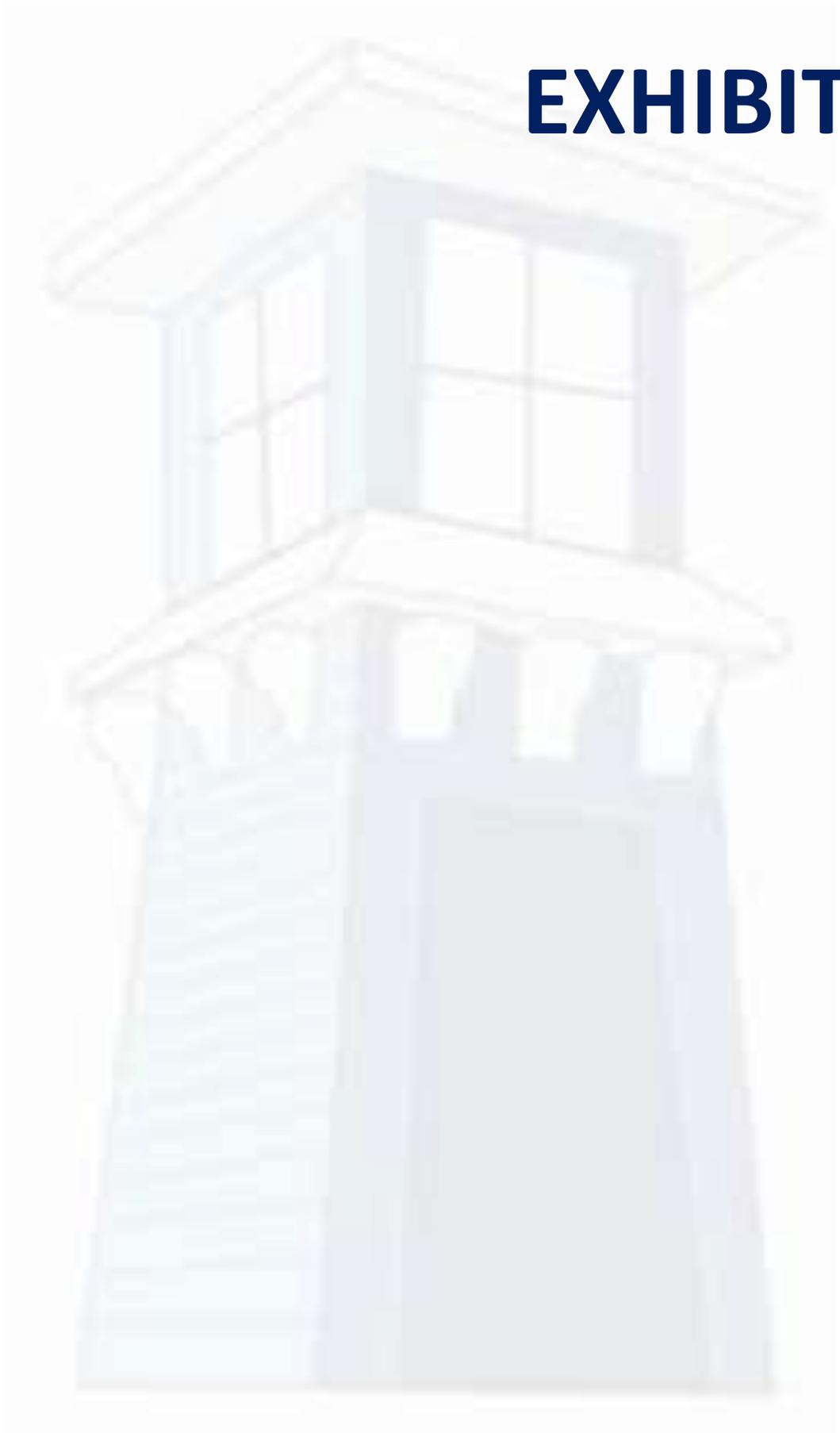
0 100 200
SCALE: 1" = 200'
JULY 2024

N

SR 589 /
SUNCOAST
PARKWAY



EXHIBIT 1



Shirley M. Conley

From: Jerry Whited <jwhited@bdiengineers.com>
Sent: Tuesday, March 3, 2026 2:09 PM
To: Lindsay Moczynski; Heath Beckett
Cc: Shirley M. Conley; anthonyjsnyderii@yahoo.com
Subject: RE: Damaged/ Cracked Sidewalk - Preserve at South Branch CDD

Good news, County Engineering said they would approve of replacing the concrete with asphalt instead. This will help. I am sending out for proposals now.

From: Lindsay Moczynski <lindsay@cddlawyers.com>
Sent: Tuesday, March 3, 2026 1:44 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Jerry Whited <jwhited@bdiengineers.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com
Subject: RE: Damaged/ Cracked Sidewalk - Preserve at South Branch CDD

Thanks for obtaining.



Lindsay Moczynski
Attorney



16009 N. Florida Avenue, Lutz, FL 33549
O: (877) 350-0372 | D: (352) 318-3385
Lindsay@cddlawyers.com | cddlawyers.com

Offices: Tallahassee. Tampa. Jacksonville.

Mailing address:
517 E. College Avenue, Tallahassee, FL 32301



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From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Tuesday, March 3, 2026 11:58 AM
To: Jerry Whited <jwhited@bdiengineers.com>; Lindsay Moczynski <lindsay@cddlawyers.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com
Subject: RE: Damaged/ Cracked Sidewalk - Preserve at South Branch CDD

Well, that is not good. We will have to revisit this at the next board meeting.

Thanks,

Heath Beckett
District Manager
P. 321.263.0132 x536



From: Jerry Whited <jwhited@bdiengineers.com>
Sent: Tuesday, March 3, 2026 11:48 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Lindsay Moczynski <lindsay@cddlawyers.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com
Subject: RE: Damaged/ Cracked Sidewalk - Preserve at South Branch CDD

Good Mornnig,

Well, the \$5K NTE is not going to do the trick for this one. I went out and inspected and put a scope together, it's a bigger area that needs to be repaired than anticipated and it's all got to be 6" thick reinforced concrete because this is the only entrance and they get a lot of big truck deliveries. The crosswalk must be thermoplastic instead of latex paint. We also need to work on the weekend so we can avoid them closing operations (They are open Monday-Friday, and this is the only access). Will cost us more in mobilization and MOT to do one line at a time, so doing it over the weekend is the lessor of two evils. We will also need metal plates to put down to protect the concrete as it cures for the first week after installation, so the heavy trucks don't ruin it. All of that above drove the price way up.

I can go get more proposals, but these are two reputable companies, so the price is going to be in this general ballpark no matter how many proposals we get.

As a hail mary, I am asking the County Engineering department if we can replace the concrete with asphalt which would be way more cost effective. I don't have high hopes for their response, but this is a last-ditch effort to reduce cost.





March 3, 2026

Proposal #19668326

Contact

Jerry Whited
Phone: 813 361-1466
St. Petersburg, FL 33701

Customer

BDI, Inc.
536 4th Avenue South, Unit 4
St. Petersburg, FL 33771

Job

Touch Point
2294 Touch Point Drive
Odessa, FL 33556

PROPERTY IMPROVEMENTS

Concrete Sidewalk Repairs

Scope of work:

1. Secure the job site for the safety of the crew and the public using barricades/cones.
2. Saw cut and demo concrete crosswalk in 1 area totaling approximately 420 square feet.
3. Haul debris from site.
4. Prep areas, set forms and pour 1 area totalling approximately 420 square feet of 12" concrete crosswalk using 4,000 psi concrete reinforced with commercial fiber mesh.
5. Inset 2 truncated dome tiles totaling 24 lineal feet in concrete while wet..
6. Apply a broom finish and control joints as required.
7. Clean up the job site.
8. Layout and install thermoplastic crosswalk 30 days after concrete curing.

Labor and Material - \$24,343.00

Notes:

*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WIL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*WORK TO BE DONE ON WEEKEND IN DAYLIGHT HOURS.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619





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PROPERTY IMPROVEMENTS

Notes continued:

- *PROPOSAL DOES NOT INCLUDE PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *INCLUDED IN THIS PROPOSAL IS 1 PLANT OPENING FEE FOR WEEKEND WORK. IF ADDITIONAL WEEKEND IS REQUIRED BY CUSTOMER AN ADDITIONAL CHARGE WILL BE INCURED. THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE SURROUNDING ELEVATIONS IN THE WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *IF PROBLEMS WITH THE SUBBASE ARE DISCOVERED DURING REPAIR AND INSTALLATION OPERATIONS, E.G. CONTAMINATED SUBBASE, SATURATED SUBBASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.



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Fax: 813.634.2686



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March 3, 2026

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PROPERTY IMPROVEMENTS

Notes continued:

- *CONCRETE THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- *ADDITIONAL CONCRETE USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON CONCRETE DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$450.00 PER LEVELING CUBIC YARD.
- *ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *BECAUSE OF THE POTENTIAL FOR FLEXING OF THE SUB BASE IN THE FLORIDA REGION, NEW CONCRETE MAY EXPERIENCE PREMATURE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF POOR QUALITY OF MATERIAL OR INFERIOR WORKMANSHIP.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
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March 3, 2026

Proposal #19668326

Contact

Jerry Whited
Phone: 813 361-1466
St. Petersburg, FL 33701

Customer

BDI, Inc.
536 4th Avenue South, Unit 4
St. Petersburg, FL 33771

Job

Touch Point
2294 Touch Point Drive
Odessa, FL 33556

PROPERTY IMPROVEMENTS

Notes continued:

- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Terms: Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Information:

Billing Phone Number:

Email Address:

Billing Instructions:



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PROPERTY IMPROVEMENTS

Terms: Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature _____ *Joel Samon*
Joel Samon
813-335-4445 jsamon@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$24,343.00



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Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



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

PROPOSAL

Preserve at South Branch CDD

Touchpoint Crosswalk Replacement

3/2/2026

Remove and re-construct existing concrete crosswalk at entrance to the Touchpoint medical facility to re-establish compliance with Pasco County standards.

Scope of work includes:

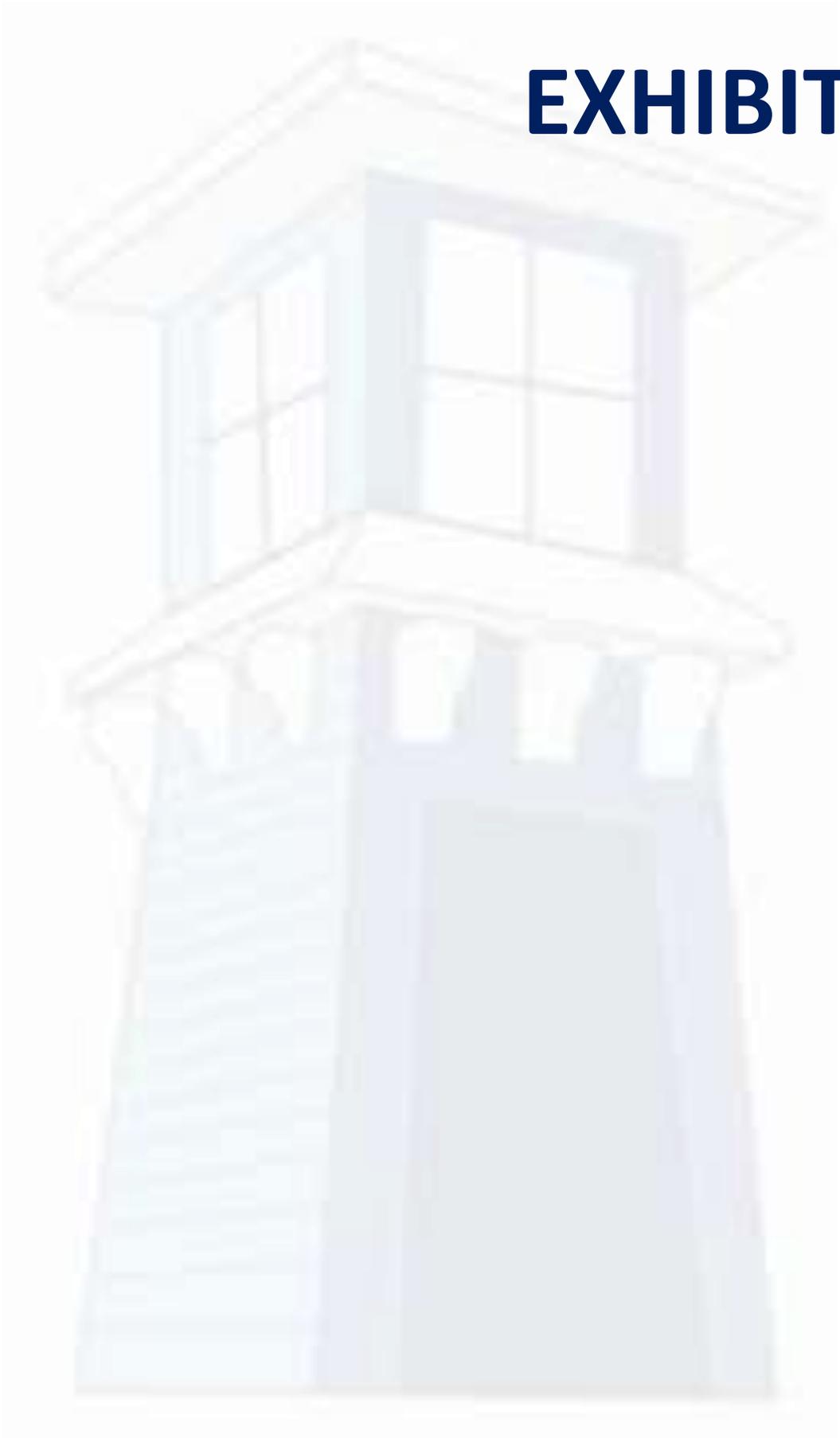
- work being performed "after hours" - nights and weekends to maintain un-interrupted access to facility
- maintenance of traffic as required
- demolition of existing deficient crosswalk and ADA mats
- re-construct 35' x 12' x 6" thick concrete crosswalk
- replace Thermoplastic Crosswalk striping per County Specifications
- replace 12' x 2' red ADA truncated dome mats

- provide steel plates for temporary protection of concrete during cure time

TOTAL \$28,000



EXHIBIT 2



The Preserve at South Branch CDD Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
317	2026-02-22	Dog Park (landscaping, fences, dog wash)	Feliciano	2693 Garden Plum Place	<p>Why is our dog park is in such detrimental conditions? For the money we spend this is totally unacceptable and a disrespect to the community since we see nothing being done about the state of said dog park. This needs to be fixed and as soon as possible, dogs have gotten sick due to the conditions.</p> <p>In addition, the basketball hoop gate has been broken for some time now.</p>
316	2026-02-22	Dog Park (landscaping, fences, dog wash)	Caudill	3400 Suncoast Plains Drive	The dog park is in need of some serious care, it has been neglected for 5+ years, this is beyond unacceptable for the amount of CDDs fees every single homeowner pays yearly.
315	2026-02-21	Dog Park (landscaping, fences, dog wash)	Mang	2751 Garden Plum Pl	The dog park is a complete disaster. We moved in 4 years ago and since that time it's seems like the park hasn't been maintained. The entire park needs to be redone.
314	2026-02-21	Dog Park (landscaping, fences, dog wash)	Mang	2751 garden plum place	The dog park is not safe for pets or their owners and it's filthy. The seat needs to be cleaned up, re-sodded, and the dog wash needs a full replacement. I have not been able to take my dogs there in a couple of years because they got very sick the last time we visited and when we attempted to use the dog wash, it was hardly operational and filthy. I did not feel comfortable putting my dogs in there. Something needs to be done as it looks nothing like it did 5 years ago.
313	2026-02-21	Dog Park (landscaping, fences, dog wash)	Cummins	2803 Storybrook Preserve Dr	The dog park is in need of some TLC. There is hardly any grass left (primarily dirt), dog washing station is rusted and in bad shape, and some of the equipment is rusted and dangerous for pets. This area has not had any maintenance/replacement since the install and completion in 2020- 6 years ago. It would greatly benefit from new grass, a new tub (or removal if it won't be upkept), and new equipment for the pups. Improper upkeep could lead to dogs getting sick and/or injured. Prompt attention is appreciated.

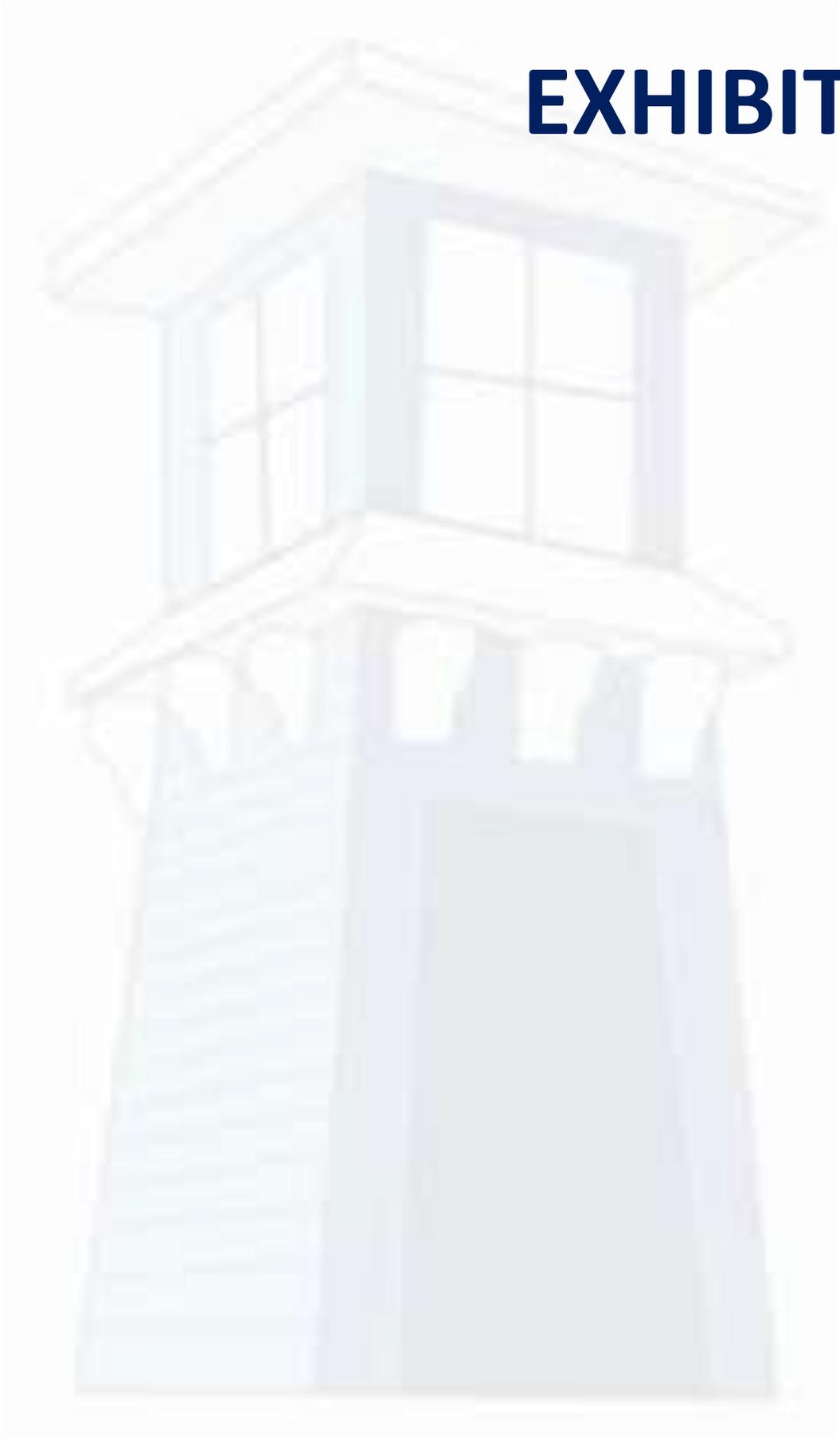


The Preserve at South Branch CDD Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
312	2026-02-21	Dog Park (landscaping, fences, dog wash)	Palumbo	16137 soft fern trace	Our dog park is atrocious. There's barely any grass left and the dog station is disgusting.
311	2026-02-21	Dog Park (landscaping, fences, dog wash)	Reardon	2885 Beluga Bay Dr	The dog park is in bad shape. The bath is moldy and gross. Needs a deep cleaning. The grass is horrible, more dirt than grass... The fencing needs more zip ties to hold the fence in place. Overall the quality of the dog park has gone down since we bought in 2021.
310	2026-02-21	Dog Park (landscaping, fences, dog wash)	Munoz	15677 black pepper ln	The dog park looks like crap. There's no grass in the majority of it and it's clearly not taken care of. The dog wash station is completely trashed also.
309	2026-02-21	Dog Park (landscaping, fences, dog wash)	Nipper	15487 black pepper lane	The dog park needs serious attention. There is no grass and the washing station is filthy.
307	2026-02-21	Dog Park (landscaping, fences, dog wash)	Wamba	3087 Suncoast Blend Dr	The dog park is really atrocious. What are the plans to plant grass and update it so that people can bring their dogs there and use it as it was intended.
306	2026-02-21	Dog Park (landscaping, fences, dog wash)	Rosado	3035 storybrook preserve dr	<p>The state of the dog park is atrocious. There is no grass. It turns into a muddy field after rain/sprinklers. The dog bathing station is disgusting and covered in slime which poses a health hazard to people and dogs.</p> <p>Please provide upkeep to the dog park ASAP. We pay too much money for this park of our neighborhood to be in such disarray.</p> <p>Thank you</p>
305	2026-02-10	Pond Fountains	Burks	3067 Storybrook Preserve	The fountain behind Storybrook and Living Coral is down for the past two nights.



EXHIBIT 3





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: 2026

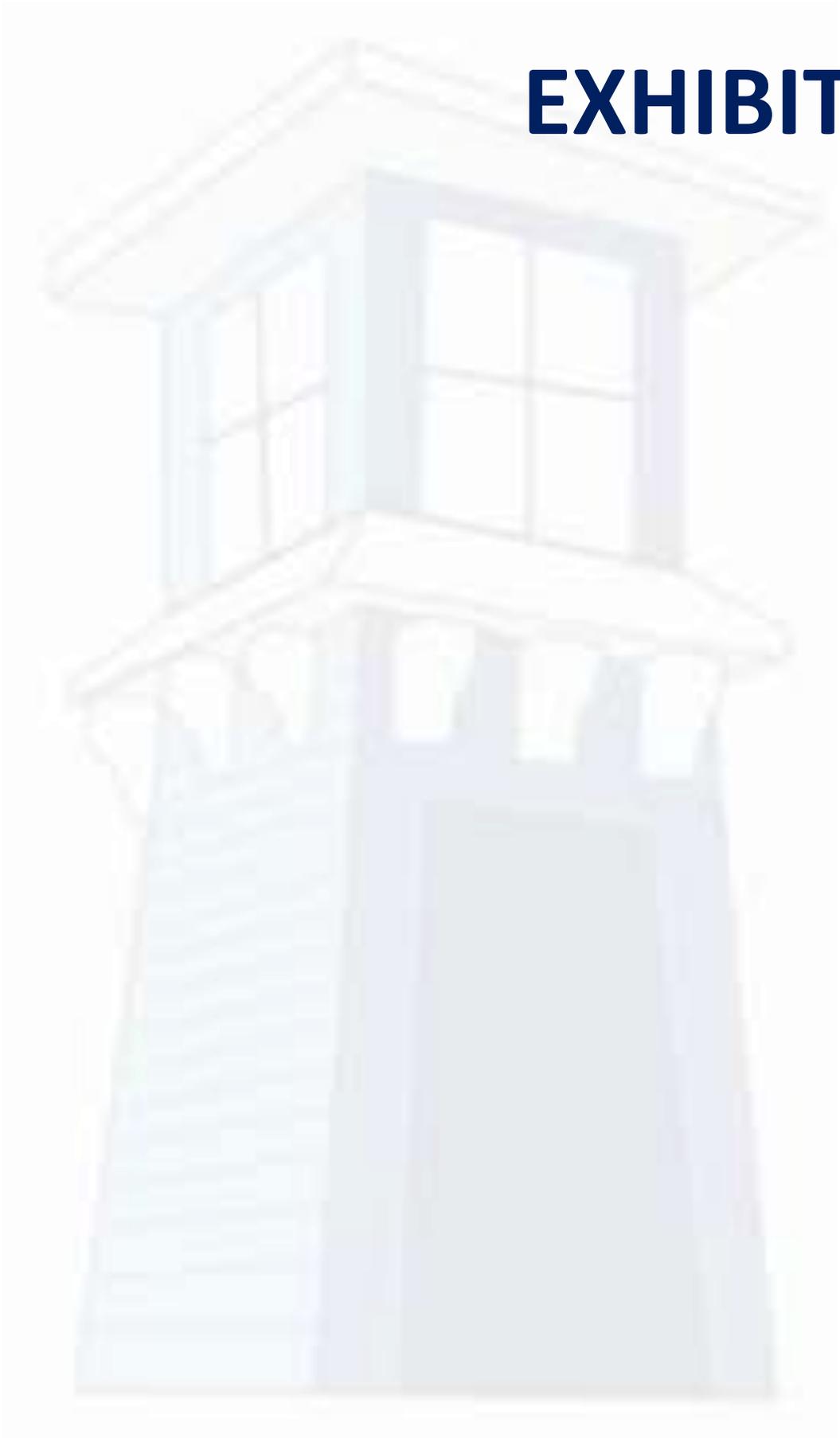
Action Performed At Time of Service
 G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
 A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
 F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, 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 (27.7 Ac.)	Pond 5 (46.2 Ac.)	Pond 6 (53.9 Ac.)	Pond 7 (56.4 Ac.)	Pond 8 (21.0 Ac.)	Pond 9 (50.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (12.0 Ac.)	FPC B1 (20.4 Ac.)	FPC B2 (13.6 Ac.)	FPC C (40.9 Ac.)	FPC D (41.5 Ac.)	FPC E (11.3 Ac.)	FPC F (20.9 Ac.)	FPC G (20.6 Ac.)	FPC H (11.0 Ac.)	Mit 1 (23.2 Ac.)	Mit 3 (23.3 Ac.)	Maintenance Area 1 (26.58 Ac.)	Maintenance Area 2 (29.77 Ac.)	Maintenance Area 3 (22.85 Ac.)	Maintenance Area 4 (11.23 Ac.)	Maintenance Area 5 (48.54 Ac.)	Field Notes	
1/8/2026																										
1/23/2026																										
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	Reviewed area behind townhomes to prepare proposal for treatment of Brazilian pepper per CDD request. Field checks.
1/29/2026																										Trash pickup all ponds.
2/3/2026																										Prepare and submit GHS Proposal# 26-205
2/4/2026																										Prepare and submit midge fly and mosquito options with pricing.
2/5/2026																										Field checks.
2/12/2026																										Attended CDD meeting.
2/13/2026																										Field checks.
2/15/2026								*																		* Pick up 19 dead tilapia from cold weather swings.
2/25/2026	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.
2/27/2026																										



EXHIBIT 4



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, February 2, 2026 3:07 PM
To: Heath Beckett; Michael P. Bush; Shirley M. Conley
Subject: The Preserve CDD
Attachments: IMG_1679.jpeg; IMG_1677.jpeg; IMG_1675.jpeg; IMG_1676.jpeg

Hey Heath, you got numerous Plant material burned. Will monitor it for the next 30 to 60 days to see what recovers lots of annuals got burned too.

Thanks,

Ted Katina

tkatina@cepralandscape.com



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, February 9, 2026 7:01 AM
To: Heath Beckett; Michael P. Bush
Cc: Shirley M. Conley
Subject: The Preserve CDD

GM per the meeting we will be detailing and cutting back grasses this week at the CDD. Will look at mowing for next week. Let us know if you need anything.

Thanks,

Ted Katina

tkatina@cepralandscape.com



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



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, March 2, 2026 8:04 AM
To: Heath Beckett
Cc: Michael P. Bush; Shirley M. Conley
Subject: The Preserve CDD

GM we will be starting to cut back some of the freeze damaged plants this week. The long-range forecast is showing no cooler temperatures. We will monitor what recovers and let the board know.

Thanks,

Ted Katina

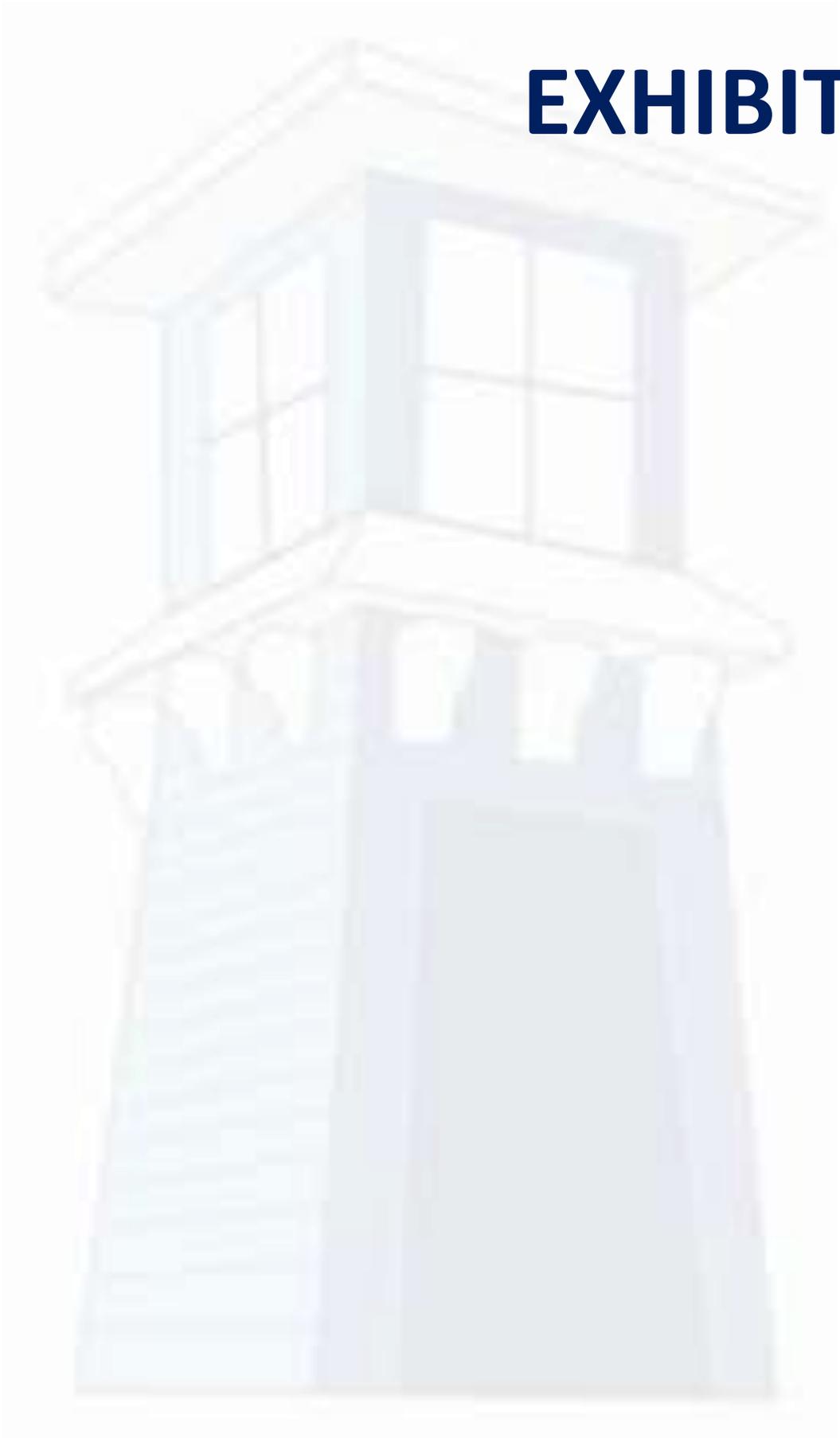
tkatina@cepralandscape.com



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



EXHIBIT 5





Proposal

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

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

PROPOSAL #	DATE
51796 (v. 0)	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

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.
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6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

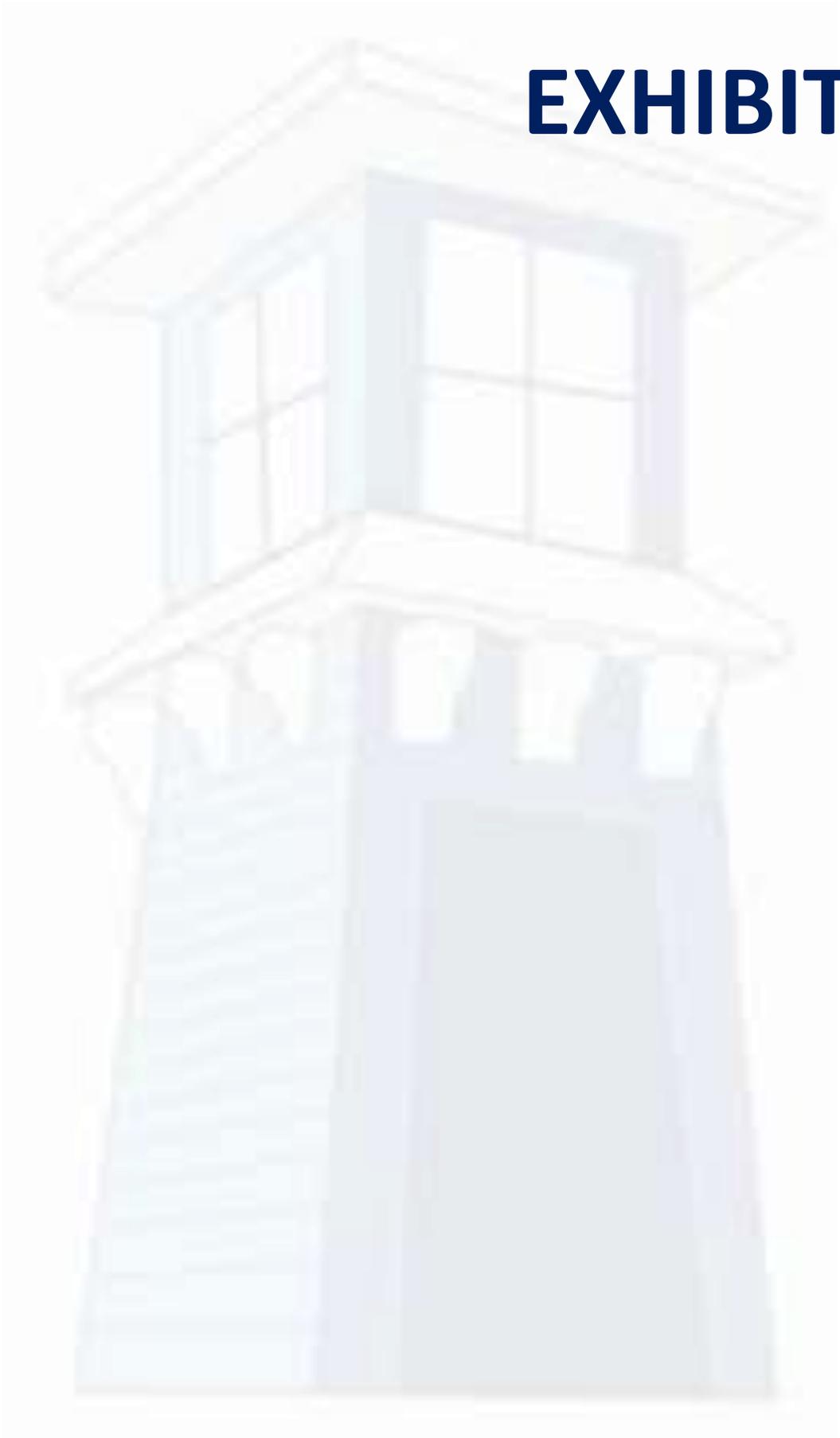
Customer Signature

Date

Job ID: 51796



EXHIBIT 6





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
54909 (v. 0)	02/26/2026

DESCRIPTION	
Spring mulch of The Preserve CDD three parks	\$4,312.00



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.
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Customer Printed Name

Customer Signature

Date

Job ID: 54909





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
54910 (v. 0)	02/26/2026

DESCRIPTION	
Spring mulching of main blvd from front entrance to roundabout	\$14,630.00



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.
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Customer Printed Name

Customer Signature

Date

Job ID: 54910





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
54912 (v. 0)	02/26/2026

DESCRIPTION	
Spring mulching of The Preserve CDD from roundabout to dead end	\$23,100.00



Terms and Conditions

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Customer Printed Name

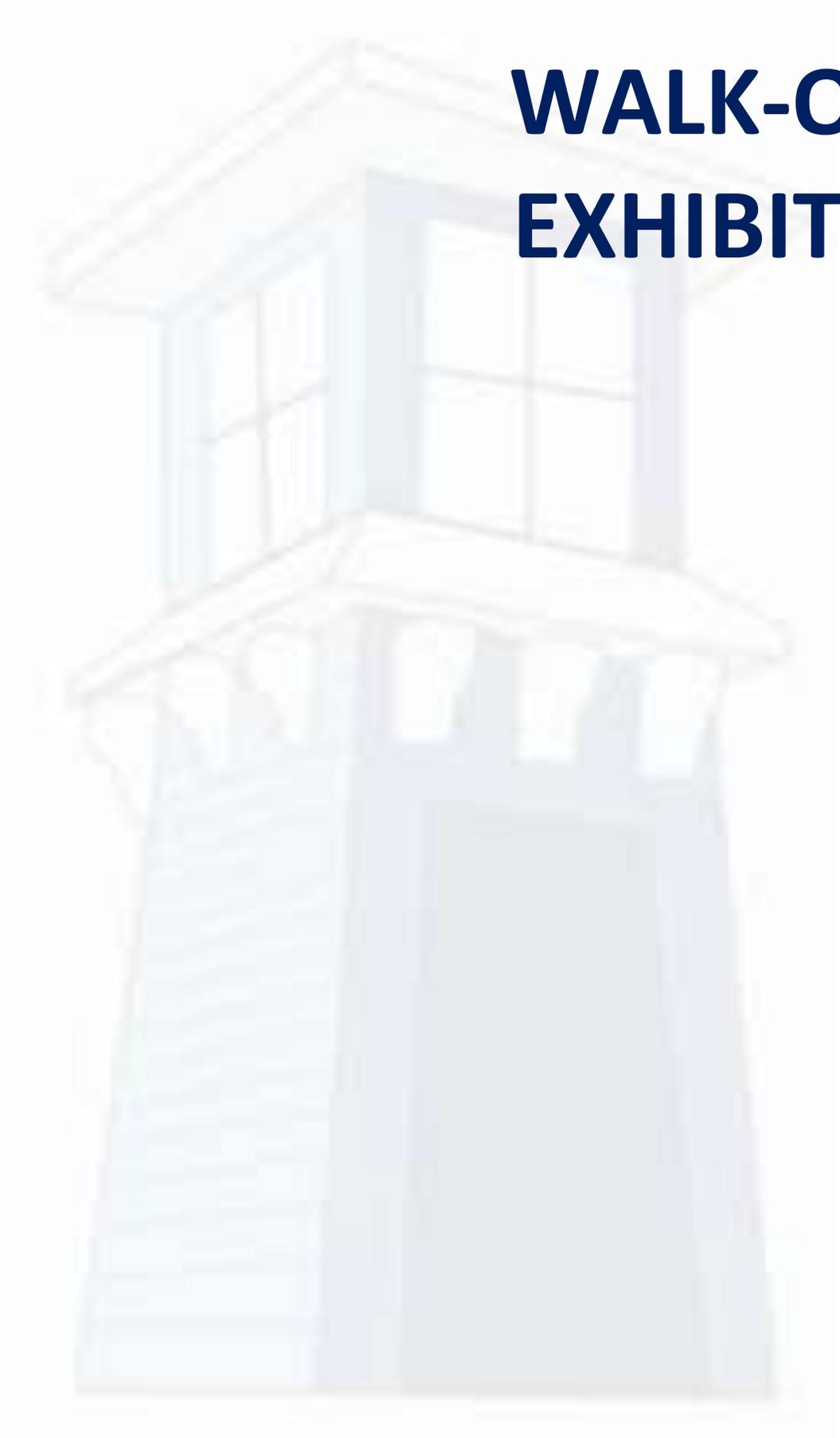
Customer Signature

Date

Job ID: 54912



WALK-ON EXHIBIT A





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	2/3/2026
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	ENE 1mph
Temperature	56
Multiple Sites Treated	No
Pond Number	Round a bout
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added (10) gallons liquid chlorine Added (1) gallon acid Cleaned debris from intake screen and pool
Pictures	



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	2/16/2026
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 6mph
Temperature	79
Multiple Sites Treated	No
Pond Number	Roundabout
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Normal
Restrictions	None
Observations/Recommendations	Added 7.5 gallons liquid shock
Pictures	



Aquatic Services Report





March 2, 2026

Subject: Formal Notice of Resignation – Fountain Maintenance Services

Preserve at South Branch Board Members,

This letter serves as formal notice that Blue Water Aquatics, Inc. will resign from further fountain maintenance services effective March 2, 2026. Informal notice was provided via email on January 23, 2026.

Regarding Fountain #7, since being engaged we have completed the full scope of work that was approved, including replacement of the motor and pump head, installation of new power cabling, and updates to control panel components. Despite completing the approved repairs, the unit continues to exhibit consistently high amperage draw and unstable operating conditions. During troubleshooting, we experienced multiple motor failures, the cost of which we absorbed. However, without incurring additional time and expense beyond what is reasonable under our service arrangement, we have not been able to definitively identify the underlying cause.

From the outset, we advised that full fountain replacement would be the most prudent long-term solution. Florida Fountains, as a manufacturer, presents several design concerns, including undersized wire gauge relative to cable run length, questionable component circuitry, inconsistent panel layout, 7.5 HP motors operating on single-phase power, etc. We have advocated from the beginning to convert to 3-phase for reliability and move away from Florida Fountains as a brand.

Contrary to statements made at the last District meeting, we did meet with two licensed electricians recommended by Board members to troubleshoot both FPC-A and Fountain #7. However, none of the electricians were able to provide new diagnostic insight regarding Fountain #7 beyond what we had already identified.

At this stage, further evaluation would require advanced electrical diagnostics and power-quality analysis performed by a licensed electrician equipped with appropriate testing instruments — not a general residential electrician. Given the ongoing operational risk and the escalating costs associated with extended troubleshooting, we cannot continue pursuing this matter under our current service agreement.

We understand this situation is frustrating for all parties and regret that a definitive resolution was not achieved. We will cooperate fully in facilitating a professional transition and can provide a detailed





summary of work completed, parts replaced, and documented observations to you or your next contractor upon request.

We appreciate the opportunity to have served the district and wish you success in resolving the remaining issues with the appropriate specialist.

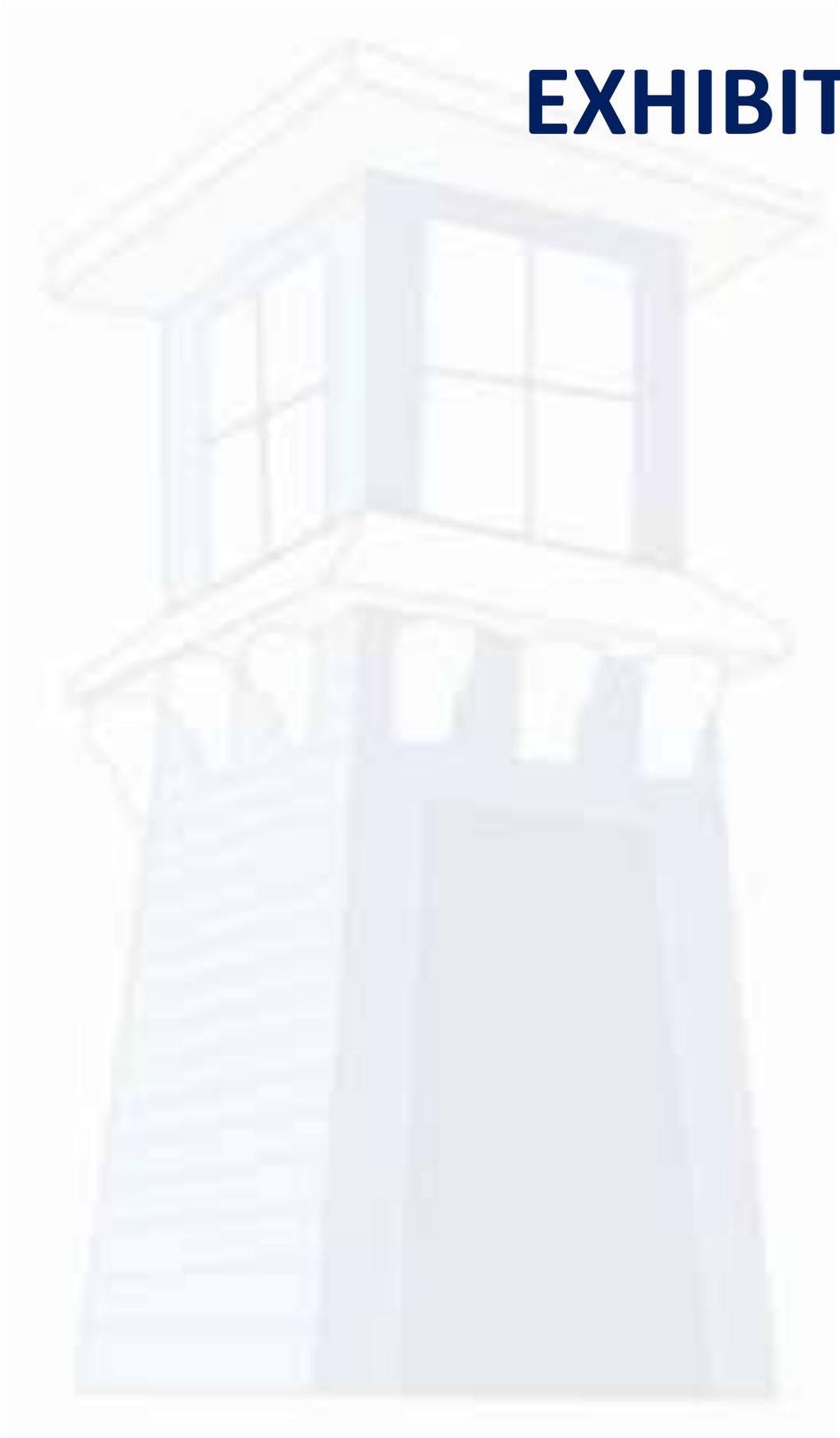
Sincerely,

Christopher Thompson

Blue Water Aquatics, Inc.



EXHIBIT 7



Shirley M. Conley

From: Shirley M. Conley
Sent: Friday, February 13, 2026 12:14 PM
To: Heath Beckett
Subject: FYI: New Fountain Maintenance Client Request email list

mark.seymour@lakedoctors.com; alex.kurth@premierlakesfl.com;
customersupport@premierlakesfl.com; h2poolservices@gmail.com; support@pondprosfl.com;
fountains@lakefountains.com; info@fountaindoctors.com

Steadfast and Solitude were not included as they have provided pond maintenance services for PSB previously.

Cascade already responded they would service but not repair the fountains.



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

Vesta District Services is a wholly owned subsidiary of Vesta Property Services.

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: Shirley M. Conley
Sent: Friday, February 13, 2026 12:10 PM
Cc: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: New Fountain Maintenance Client Request

Hello,

The Preserve at South Branch CDD in Odessa, FL (Pasco County) is looking for a new fountain vendor, they have 13 pond fountains, and 2 water features - a large decorative fountain at the roundabout and a smaller monument fountain at the entry (that is not currently working).



Would your company be interested in taking over maintenance for these fountains? If so, please provide us with a proposal by February 25th for inclusion in the next meeting agenda packet. The next meeting is scheduled for 4 p.m. on March 5, 2026 at SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638.

If you would like a site visit, the community is not gated and you can go at any time. Site address for mapping purposes: 16087 Secret Meadow Dr, Odessa, FL.

If you have any questions, feel free to contact the District Manager: Heath Beckett – hbeckett@vestapropertyservices.com.

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

Vesta District Services is a wholly owned subsidiary of Vesta Property Services.

www.VestaPropertyServices.com



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



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Shirley M. Conley

From: jeannie.cascadefountains.com <jeannie@cascadefountains.com>
Sent: Monday, January 26, 2026 12:53 PM
To: Shirley M. Conley
Subject: RE: The Preserve at South Branch CDD

Hi Shirley,

Ok, I needed to know because we will clean this fountain but are unable to repair it if it goes down. The way they manufacture the fountains and the products they use we do not carry nor do we offer.

If this is ok with you I can send a quote over for the maintenance of the fountains.

Thank You,
Jean M. Hickman
Cascade Fountains
Fountain Design Group
Jeannie@cascadefountains.com
1-800-446-1537

-----Original Message-----

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, January 26, 2026 12:38 PM
To: jeannie.cascadefountains.com <jeannie@cascadefountains.com>
Subject: RE: The Preserve at South Branch CDD

The were installed by Florida Fountains and appear to be custom built.

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

<https://nam12.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.vestadistrictservices.com%2F&data=05%7C02%7Csconley%40vestapropertyservices.com%7C28e80a19e4ab44e5710108de5d03bdb8%7C8af8744420b64d0d8eb034a4747a03fd%7C0%7C0%7C639050467854541650%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIiOiJXaW4zMiiSkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DPWgJoNW0Z25MNqGwzXXpA34CD%2Bmc2nfyDjUosmt%2Buw%3D&reserved=0>

Vesta District Services is a wholly owned subsidiary of Vesta Property Services.

<https://nam12.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.vestapropertyservices.com%2F&data=05%7C02%7Csconley%40vestapropertyservices.com%7C28e80a19e4ab44e5710108de5d03bdb8%7C8af8744420b64d0d8eb034a4747a03fd%7C0%7C0%7C639050467854568768%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIiOiJXaW4zMiiSkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=HyaEZAzFlsMJ5p11CM7R8I8gEYT7a4rU2cFQia1DY9Q%3D&reserved=0>



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-----Original Message-----

From: jeannie@cascadefountains.com <jeannie@cascadefountains.com>
Sent: Monday, January 26, 2026 12:36 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: The Preserve at South Branch CDD

Hi Shirley,

I got your email for a quote request. I got one questions, do you know who the manufacturer is for these fountains?

Thank You,
Jean M. Hickman
Cascade Fountains
Fountain Design Group
Jeannie@cascadefountains.com
1-800-446-1537



Shirley M. Conley

From: Alex Kurth <alex.kurth@premierlakesfl.com>
Sent: Friday, February 13, 2026 2:26 PM
To: Heath Beckett
Cc: Shirley M. Conley; Adrian Sebree
Subject: Re: New Fountain Maintenance Client Request

Hey Heath,

I'd be happy to provide a proposal for the floating fountains, but we do not have the expertise to maintain the water features. If you're willing to consider a quote for just the floating pond fountains, we'd be happy to provide one.

In my experience, few, if any, lake management companies work on water features, as they are typically designed for pool equipment or other large pumps. I usually recommend that pool companies provide quotes for those. Similarly, the pool companies would not have the expertise to work on the floating pond fountains.

Please let me know if you would like a quote for just the pond fountains, and I will prepare a quote for you.

Thanks!

Alex Kurth
President



O: 844-LAKES-FL (525-3735) | **C:** 239-707-1575
PremierLakesFL.com

Follow us on Social Media!



On Fri, Feb 13, 2026 at 12:09 PM Shirley M. Conley <sconley@vestapropertyservices.com> wrote:

Hello,

The Preserve at South Branch CDD in Odessa, FL (Pasco County) is looking for a new fountain vendor, they have 13 pond fountains, and 2 water features - a large decorative fountain at the roundabout and a smaller monument fountain at the entry (that is not currently working).



Shirley M. Conley

From: Christopher Sepulveda <chris@h2lagoonsolutions.com>
Sent: Thursday, February 26, 2026 8:11 AM
To: Heath Beckett; Shirley M. Conley
Cc: Kenneth Smith; Daniel Diaz
Subject: Fountain maintenance services at Preserve at South Branch
Attachments: image1 (1).jpeg; image0.jpeg; image2 (1).jpeg

You don't often get email from chris@h2lagoonsolutions.com. [Learn why this is important](#)

Hello,

Thank you for reaching out regarding fountain maintenance services at Preserve at South Branch CDD.

We are absolutely interested in providing maintenance services for the community. After receiving your email, we proactively sent a technician to the site to begin evaluating the scope and current condition of the equipment so we can provide an accurate and responsible proposal.

Below are our initial observations:

- Both decorative water features (roundabout and entry monument) were down at the time of inspection.
- Roundabout decorative fountain: The pump appears likely to require replacement; however, we will need further investigation and electrical access to confirm.
- Main entry monument fountain: The pump cell was observed to be flooded. At initial glance, this may require electrical panel rehabilitation and potentially a fresh motor installation. A full electrical and mechanical inspection will be necessary once we are able to safely access and dewater the vault.
- Pond fountains: Your email referenced 13 pond fountains; however, only 6 were observed operating during our site visit. We will need access and coordination with a field manager to identify the location of all 13 units and confirm which are currently offline.

To properly prepare a maintenance proposal, we recommend a brief site meeting with the District's field manager to:

- Confirm the location and status of all 13 pond fountains
- Determine which units are active vs. offline
- Review electrical access points
- Assess control panels and disconnects

If you would like us to provide a repair proposal for the two decorative fountain features, we would be happy to prepare one. To do so, we will require access to the main electrical disconnects so our team can safely drain the flooded vaults and conduct a proper inspection.

I have attached photographs documenting our initial findings for your review.

Once we have the features and fountains operational, we can then provide a comprehensive annual service and maintenance proposal tailored to the full scope of the system.

Please let us know how you would like to proceed, and we will coordinate accordingly.

We appreciate the opportunity and look forward to working with you.

Best regards,

Christopher Sepulveda
Director of Operations
H2 Lagoon Solutions

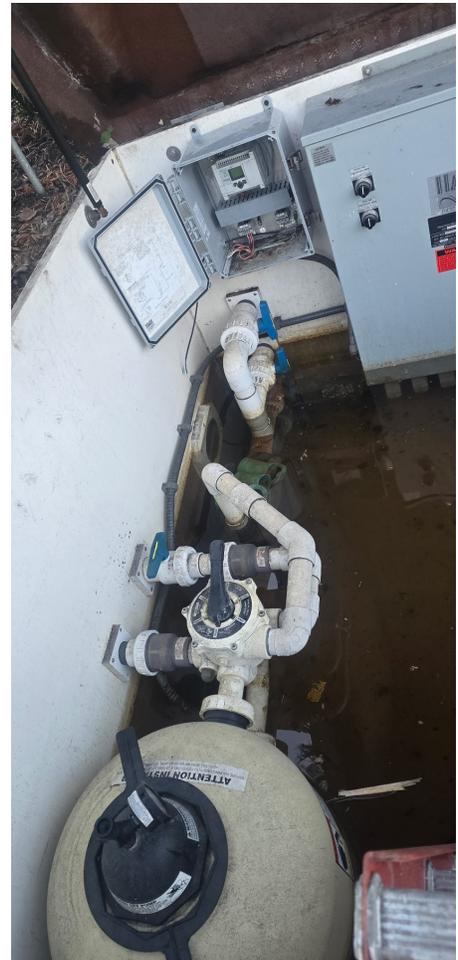
813/778-2658

chris@H2lagoonsolutions.com

H2lagoonsolutions.com



"Clarity through Divinity"





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.</p> <p>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.





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.





Fountain Maintenance Agreement

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain fountains or aeration systems for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s): **Two (2) architectural fountains associated with The Preserve at South Branch in Odessa, FL**

Includes a minimum of **Twenty-Four (24)** inspections and/or cleanings, as necessary, for continued operation, aesthetics, and performance.

- B. Customer agrees to pay the Company the following sum for specified fountain & aeration services: **Included two (2) cleanings per month, contract does not include removing the pumps from the basins for maintenance.**

1.	Cleaning exterior of pump intake screens	\$ 1,000.00	Month
2.	Cleaning of visible surfaces of fountain	\$	INCLUDED
3.	Cleaning and adjustment of fountain nozzles as necessary	\$	INCLUDED
4.	Cleaning of light lens(es)	\$	INCLUDED
5.	Adjustment of time clocks and check pump as necessary	\$	INCLUDED
6.	Removal of trash and debris from pump intake screen and basin	\$	INCLUDED
7.	Quarterly Basin draining and cleaning	\$ 2,250.00	OPTIONAL
8.	Emailed Service Reports	\$	INCLUDED
	Total of Services Accepted	\$ 1,000.00	Month

\$1,000.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable per quarterly invoices of **\$1,000.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company agrees to sell only products with a demonstrated reliability and quality.
- D. The Company agrees to commence services within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **March 25th, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: MONTHLY EVERY OTHER MONTH QUARTERLY SEMI-ANNUAL ANNUAL

INVOICE TIMING: BEGINNING OF THE MONTH WITH SERVICE COMPLETION

EMAIL INVOICE: YES NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: YES NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES NO

THIRD PARTY INVOICING PORTAL**: YES NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Name _____

Title _____

Nicholas Grady, Sales Manager

01/2024

® THE LAKE DOCTORS, INC.



THE LAKE DOCTORS INC. TERMS AND CONDITIONS

- 1) Equipment sold by THE LAKE DOCTORS (herein, "Company") is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. Failure to follow the MANUFACTURER's required maintenance may void warranty. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to the Company or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of the Company or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by the Company or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
- 2) CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by the Company and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by the Company meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
- 3) Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that the Company shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
- 4) Due to possible electrical shock hazards resulting from improper functioning of defective equipment, the Company strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
- 5) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by the Company.
- 6) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 7) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to two (2) times the quarterly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 8) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 9) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 14, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, one (1) times the quarterly service fee, or the number of quarters remaining in the term multiplied by the quarterly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 10) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing quarterly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 11) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the quarterly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.

16) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.





Fountain Maintenance Agreement

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain fountains or aeration systems for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s): **Twelve (12) ponds associated The Preserve at South Branch in Odessa, FL**

Includes a minimum of **Four (4)** inspections and/or cleanings, as necessary, for continued operation, aesthetics, and performance.

- B. Customer agrees to pay the Company the following sum for specified fountain & aeration services: **Twelve (12) Fountains**

1.	Cleaning exterior of pump intake screens	\$ 1,750.00	Quarterly
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary	\$	INCLUDED
4.	Cleaning of light lens(es)	\$	INCLUDED
5.	Checking of anchor lines	\$	INCLUDED
6.	Adjustment of time clocks as necessary	\$	INCLUDED
7.	Lamp replacement during regularly scheduled visits	\$	INCLUDED
8.	Emailed Service Reports	\$	INCLUDED
	Total of Services Accepted	\$ 1,750.00	Quarterly

\$1,750.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable per quarterly invoices of **\$1,750.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company agrees to sell only products with a demonstrated reliability and quality.
- D. The Company agrees to commence services within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **March 25th, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: MONTHLY EVERY OTHER MONTH QUARTERLY SEMI-ANNUAL ANNUAL

INVOICE TIMING: BEGINNING OF THE MONTH WITH SERVICE COMPLETION

EMAIL INVOICE: YES NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: YES NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES NO

THIRD PARTY INVOICING PORTAL **: YES NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Name _____

Title _____

Nicholas Grady, Sales Manager



THE LAKE DOCTORS INC. TERMS AND CONDITIONS

- 1) Equipment sold by THE LAKE DOCTORS (herein, "Company") is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. Failure to follow the MANUFACTURER's required maintenance may void warranty.

The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to the Company or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of the Company or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by the Company or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.

- 2) CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by the Company and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by the Company meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
- 3) Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that the Company shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
- 4) Due to possible electrical shock hazards resulting from improper functioning of defective equipment, the Company strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
- 5) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by the Company.
- 6) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 7) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to two (2) times the quarterly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 8) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 9) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 14, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, one (1) times the quarterly service fee, or the number of quarters remaining in the term multiplied by the quarterly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 10) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing quarterly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 11) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the quarterly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.

16) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.



EXHIBIT 8 PENDING

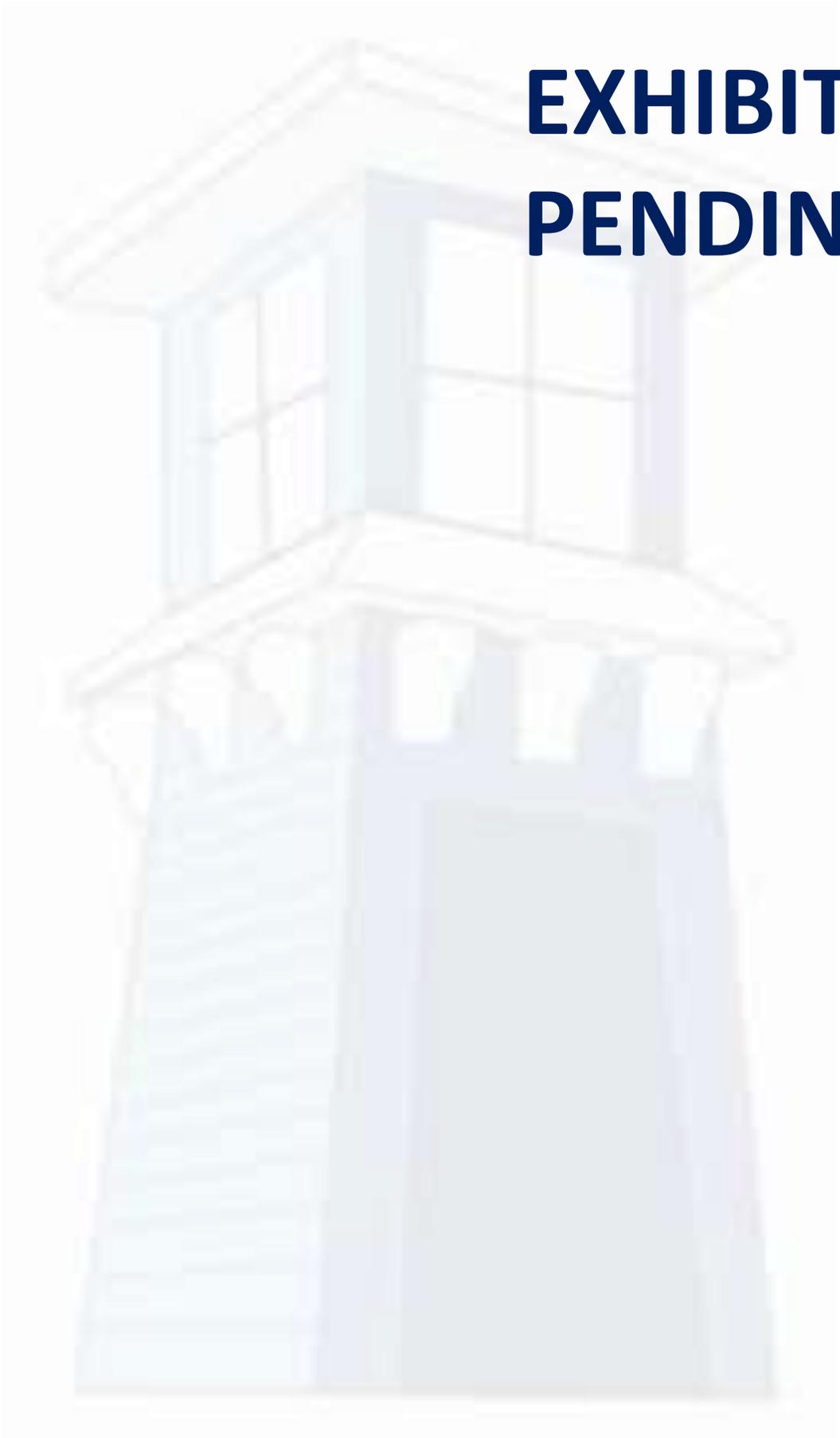
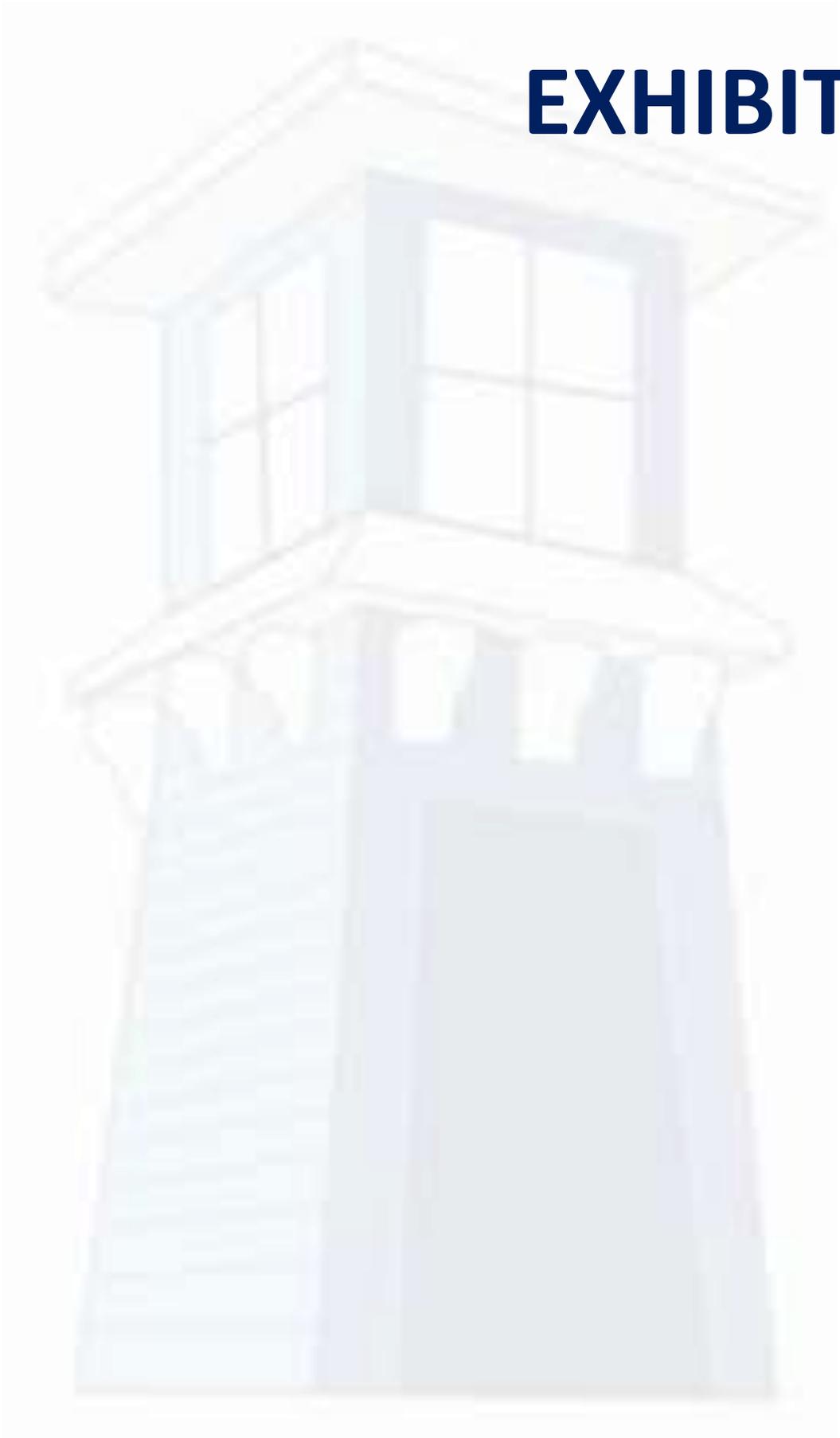


EXHIBIT 9



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 February 5, 2026 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 4:02 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>Virtualy</i>)
21 Ted Katina	Landscape Account Manager, Cepra
22 Chuck Burnite	Aquatics Account Manager, GHS Environmental
23 Kyle Roehm	Fountain Kings

24 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS** (*Limited to 3 minutes per*
25 *individual on CDD-related Business*)

26 There being none, the next item followed.

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

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

29 Mr. Whited presented the District Engineer Report. He reviewed the process for
30 upcoming SWFWMD Environmental Resource Permit inspections, and provided
31 an update on the Wetland 11 project – a meeting is scheduled for April 21, which
32 Supervisor Silverstein stated he would attend. Mr. Whited advised that the FPC-
33 E survey and drawing are completed and proposals will be requested, and the
34 Living Coral valley gutter repair was re-done. Mr. Whited will check the valley
35 gutter repair during a future site visit.

36 1. EXHIBIT 2: Notification of Rate Increase for Fiscal Year 2026

37 *This item was addressed out of order after III.C. Aquatic.*



38 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Abercrombie, WITH ALL IN FAVOR,
39 the Board approved the District Engineer rate increase for Fiscal Year 2026, for The Preserve at
40 South Branch Community Development District.

41 2. EXHIBIT 3: Discussion on Drainage Complaint at 15870 Mauvewood
42 Mr. Beckett reviewed the complaint. He advised that the matter had
43 been passed along to KC Coastal and was informed that the area was
44 beyond the scope provided by DR Horton. The general consensus was
45 that the matter was outside the District's maintenance purview.

46 3. Update on South Branch Blvd. Conveyance to Pasco County
47 Mr. Whited and Ms. Moczynski discussed a repair on South Branch Blvd.
48 that is required for Pasco County to finalize the conveyance. They
49 recommended obtaining proposals for the sidewalk repair as the District
50 has not yet been released from the maintenance bond.

51 On a MOTION by Supervisor Howard, SECONDED by Supervisor Silverstein, OPPOSED by
52 Supervisor Abercrombie, the Board approved concrete repairs at the TouchPointe entrance for
53 an amount not to exceed \$5,000.00, for The Preserve at South Branch Community Development
54 District.

55 B. EXHIBIT 4: Review of Field Services Requests/Responses (11/28 – 1/23)
56 Mr. Beckett and Mr. Bush discussed the various field services requests.
57 Supervisors discussed sign repairs and the impact of the prescribed burns
58 positively on feral hog activity.

59 C. EXHIBIT 5: Aquatic – *Chuck Burnite, GHS Environmental*
60 Mr. Burnite presented the Aquatic Report and noted hog activity in a couple of
61 conservation areas. Supervisors asked for cattails to be treated. Mr. Burnite
62 stated he expected the fire plan to be presented at the April meeting.

63 1. EXHIBIT 6: Consideration of GHS Proposal #26-205 for One-Time Brazilian
64 Pepper Treatment Behind Beluga Bay Dr. Townhomes - \$1,950.00
65 Mr. Burnite reviewed the scope of the proposal and recommended the
66 treatment be applied in April or May.

67 On a MOTION by Supervisor Howard, SECONDED by Supervisor Abercrombie, WITH ALL IN
68 FAVOR, the Board approved GHS Proposal #26-205 for a one-time Brazilian Pepper treatment on
69 District property behind the Beluga Bay Dr. townhomes in the amount of \$1,950.00, for The
70 Preserve at South Branch Community Development District.

71 2. WALK-ON EXHIBIT A: Consideration of Midge Fly/Mosquito Treatment
72 Plan



73 Mr. Burnite presented the treatment plan for future planning purposes.
74 He recommended installation of Gambusia as the most cost-effective
75 control option and noted that chemical treatments would only impact
76 the wetland perimeter.

77 D. EXHIBIT 7: Landscape – *Ted Katina, Cepra*

78 Mr. Katina presented the Landscape Report. He discussed the impact of the
79 freeze on plant material and the winter maintenance activities.

80 *Discussion moved to item III.D.3. Consideration of Cepra Proposal #54327 for*
81 *Spring Annuals Rotation at Front Entrance and Center Island before proceeding*
82 *to the next item.*

83 1. EXHIBIT 8: Consideration of Cepra Proposal #52952 for Bi-annual
84 Cleanup Behind Wall on East Side of Property - \$5,000.00

85 The first clean-up event will be scheduled for April. Ms. Moczynski will
86 draft an addendum to the landscape and irrigation maintenance service
87 agreement for this project.

88 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Howard, OPPOSED by Supervisor
89 Abercrombie, the Board approved Cepra proposal #52952 for bi-annual cleanup on District
90 property behind the east wall in the amount of \$5,000.00 per event, for The Preserve at South
91 Branch Community Development District.

92 2. EXHIBIT 9: Consideration of Cepra Proposal #51796 for Phase 1
93 Enhancements at SR54 Entry - \$9,975.00

94 This item was deferred to the March agenda.

95 3. WALK-ON EXHIBIT B: Consideration of Cepra Proposal #54327 for Spring
96 Annuals Rotation at Front Entrance and Center Island - \$2,362.50

97 *This item was approved prior to III.D.1. Consideration of Cepra Proposal*
98 *#52952 for Bi-annual Cleanup Behind Wall on East Side of Property*

99 Planting will be scheduled for later in March.

100 On a MOTION by Supervisor Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the
101 Board approved Cepra proposal #54327 for Spring annuals rotation at the front entrance and
102 center island in the amount of \$2,362.50, for The Preserve at South Branch Community
103 Development District.

104 Mr. Katina discussed thinning mulch around the property and recommended
105 replenishing the mulch to the recommended 2". He will provide a quarterly
106 replenishment proposal.

107 E. EXHIBIT 10: Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics*



108 Mr. Beckett advised of a termination notice received from Blue Water Aquatics
109 for fountain maintenance services. Mr. Bush advised that the GFI for the
110 roundabout fountain chlorinator was installed.

111 1. EXHIBIT 11: Blue Water Aquatics Proposal #FA-2025-1159 to Replace
112 Fountain 4 Capacitor Box - \$632.24

113 This item was tabled.

114 Ms. Moczynski reviewed the termination notice requirement for fountain
115 maintenance services agreement. Mr. Bush noted that the chlorinator
116 maintenance service is provided by a third party and the agreement will be
117 transferred from Blue Water Aquatics to the District.

118 Supervisors discussed fountain maintenance services and requested the fountain
119 parts in storage with Blue Water Aquatics be returned.

120 *Discussion moved to III.H.4. Discussion on Fountain Maintenance Service*

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

122 Mr. Bush reviewed the Field Services Report and provided updates on various
123 repair projects. He responded to Supervisor questions on the fire extinguishers
124 and the request for gutters on the awning at the Living Coral mailboxes.

125 1. Consideration of Field Operation Proposals

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

127 Ms. Moczynski reminded Supervisors of the ethics training requirement and
128 briefed Supervisors on some of the bills being tracked during the current
129 legislative session.

130 Discussion followed on youngsters driving motorized vehicles on the sidewalks
131 and damaging signs.

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

133 1. Discussion on Scheduling of Budget Workshop (April)

134 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR,
135 the Board approved moving the April regular meeting to April 8, 2026 beginning at 3 p.m. and
136 scheduling a budget workshop to follow the regular meeting, for The Preserve at South Branch
137 Community Development District.

138 2. WALK-ON EXHIBIT C: Discussion on HOA Water Meters – *UPDATED*

139 Supervisors discussed the water meter conveyance.

140 On a MOTION by Supervisor Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the
141 Board approved requesting the HOA disconnect the two unused meters and accepting
142 conveyance of the active water meter from the HOA, and authorized reimbursing the HOA for



143 the active water meter invoices in an amount not to exceed \$2,400.00 up to and including the
144 February 2026 invoice, for The Preserve at South Branch Community Development District.

145 3. EXHIBIT 13: Discussion on Sidewalk Repairs

146 a. 2940 Suncoast Blend Drive (Frontier)

147 The homeowner provided an update on the sidewalk damage.
148 Mr. Beckett was asked to reach out to Frontier. Ms. Moczynski
149 advised that maintenance responsibility for the sidewalks should
150 be confirmed as the District may not expend funds to benefit
151 private property.

152 b. Suncoast Plains (Blue Water Aquatics)

153 Mr. Beckett will reach out to Blue Water Aquatics regarding
154 returning the sidewalk to its original condition prior to the
155 stormwater system repair.

156 Proposals to repair the sidewalks at both locations was requested.

157 4. EXHIBIT 14: Discussion on Fountain Maintenance Service

158 Mr. Roehm discussed the Fountain Kings maintenance services proposal
159 and their inspection and repair processes. The production of a site report
160 was discussed. Consideration of this item was deferred until the March
161 meeting.

162 **FOURTH ORDER OF BUSINESS:**

CONSENT AGENDA

163 A. EXHIBIT 15: Consideration and Approval of the Minutes of the Regular Meeting
164 Held December 4, 2025

165 Ms. Moczynski requested a revision on lines 161-164 to note a discussion, but no
166 action was taken.

167 B. EXHIBIT 16: Consideration and Acceptance of the December 2025 Unaudited
168 Financial Report

169 C. EXHIBIT 17: Ratification of Approval of Cepra Proposals:

170 1. #52965 for South Branch Blvd. Irrigation Repair - \$635.00

171 2. #53124 for Mainline Repair at End of South Branch Blvd. - \$700.00

172 On a MOTION by Supervisor Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the
173 Board approved Consent Agenda item A as revised and items B-C as presented, for The Preserve
174 at South Branch Community Development District.

175 **FIFTH ORDER OF BUSINESS:**

SUPERVISOR REQUESTS & COMMENTS (Includes
updates, general comments, and next meeting
agenda requests)

176
177



178 Supervisors discussed ensuring agreements for projects involving heavy vehicles include
179 a restoring of property clause. Before and after photos were also requested of staff to
180 confirm damage.

181 A list of the fountain maintenance vendors not contacted for a proposal was requested.

182 **SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**
183 *(Limited to 3 minutes per individual for non-*
184 *agenda items)*

185 A comment was heard on changes to property taxes. Ms. Moczynski stated the changes
186 should not impact non ad-valorem assessments.

187 **SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

188 *The Preserve at South Branch Community Development District's next meeting is scheduled for*
189 *4:00 p.m. on March 5, 2026 at Springhill Suites Tampa Suncoast Parkway located at 16615*
190 *Crosspointe Run, Land O'Lakes, FL 34638.*

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

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

193 **District Manager**

- 194 • Update & Notice Meeting Schedule change - Move April meeting to April
195 8th - Regular meeting at 3 p.m. followed by budget workshop
- 196 • Convey to HOA – turn off 2 unused water meters, transfer 3rd meter to
197 CDD, Reimburse HOA after February bills come in NTE\$2400
- 198 • Reach out to Blue Water Aquatics about Suncoast Plains sidewalk
199 damage
- 200 • Retrieve fountain parts from Blue Wave Aquatics
- 201 • Request HOA eblast re: No riding ATV's in community
- 202 • Reach out to Frontier about the sidewalk crack at 2940 Suncoast Blend
203 Drive (Frontier) Confirm who owns the sidewalk – Home owner or CDD

204 **March Agenda**

- 205 • Consideration of Cepra Proposal #51796 for Phase 1 Enhancements at
206 SR54 Entry - \$9,975.00



207 **NINTH ORDER OF BUSINESS: ADJOURNMENT**

208 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Handrick, Jr., WITH ALL IN
209 FAVOR, the Board adjourned the meeting at 5:53 p.m., for The Preserve at South Branch
210 Community Development District.

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

215 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
216 **meeting held on March 5, 2026.**

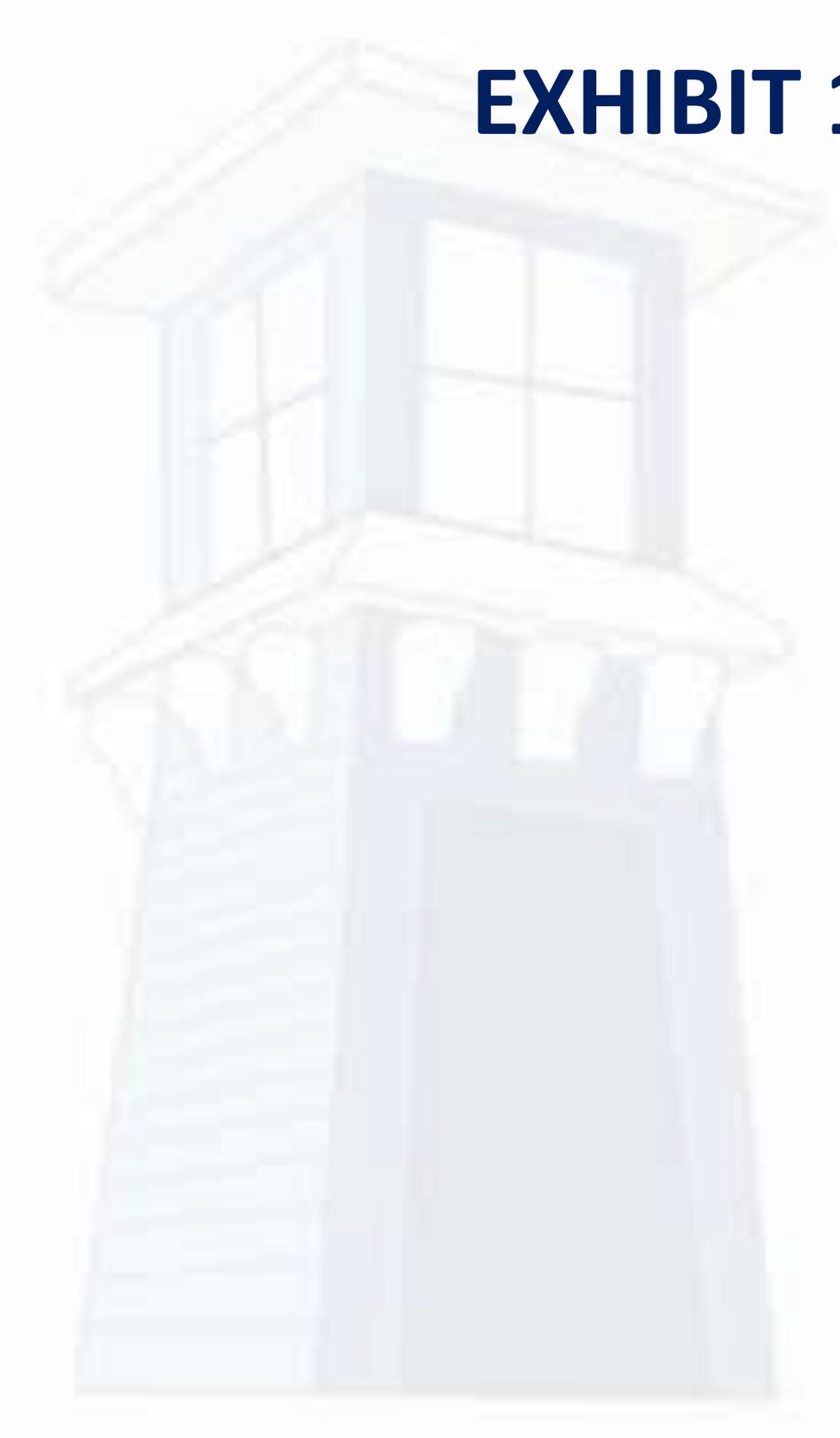
217 _____
218 Heath Beckett, Secretary

_____ Anthony Snyder, Chair

DRAFT



EXHIBIT 10



*The Preserve at South Branch
Community Development District*

*Financial Statements
(Unaudited)*

January 31, 2026



The Preserve at South Branch CDD
Balance Sheet
January 31, 2026

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 2,362,851	\$ -	\$ -	\$ -	\$ -	\$ 2,362,851
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	66,083	76,760	37,842	180,684
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	31,694	31,694
11 ACCOUNTS RECEIVABLE	25,911	-	-	-	-	25,911
12 ON ROLL ASSESSMENTS RECEIVABLE	34,843	8,970	9,420	12,765	15,531	81,529
13 DUE FROM OTHER SOURCES	-	297,457	255,002	345,538	420,398	1,318,394
14 PREPAID EXPENSES	700	-	-	-	-	700
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 2,429,301	\$ 306,427	\$ 462,161	\$ 612,934	\$ 722,514	\$ 4,533,337
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 17,879	\$ -	\$ -	\$ -	\$ -	\$ 17,879
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	34,843	8,970	9,420	12,765	15,531	81,529
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	1,318,394	-	-	-	-	1,318,394
24 TOTAL LIABILITIES	1,371,116	8,970	9,420	12,765	15,531	1,417,802
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	5,696	-	-	-	-	5,696
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	1,052,489	297,457	452,740	600,169	706,984	3,109,839
31 TOTAL FUND BALANCE	1,058,185	297,457	452,740	600,169	706,984	3,115,535
32 TOTAL LIABILITIES & FUND BALANCE	\$ 2,429,301	\$ 306,427	\$ 462,161	\$ 612,934	\$ 722,514	\$ 4,533,337



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 January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 15,985	\$ 939,062	\$ (34,843)	96%
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	\$ 15,985	\$ 963,693	\$ (32,337)	97%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ -	\$ 2,200	\$ (12,800)	15%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	5,150	(10,300)	33%
11 ADMINISTRATIVE SERVICES	11,330	944	3,777	(7,553)	33%
12 ACCOUNTING SERVICES	11,330	944	3,777	(7,553)	33%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	1,833	(3,667)	33%
15 MASS MAILING	1,800	-	-	(1,800)	0%
16 MEETING ROOM RENTAL	3,000	-	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	61	193	(1,308)	13%
22 ENGINEERING SERVICES	30,000	3,570	8,715	(21,285)	29%
23 LEGAL SERVICES	20,000	1,542	5,418	(14,582)	27%
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	8,807	46,597	(92,413)	34%
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	5,912	21,495	(62,505)	26%
34 STREETLIGHTS	193,790	13,200	52,599	(141,191)	27%
35 RECLAIMED WATER	7,500	946	2,833	(4,667)	38%
36 TOTAL UTILITIES	285,290	20,058	76,927	(208,363)	27%



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 January 31, 2026

37 FIELD OPERATIONS					
38 FIELD OPERATIONS	3,890	275	1,099	(2,791)	28%
39 AQUATIC MAINTENANCE	22,500	4,945	10,362	(12,138)	46%
40 WETLAND MONITORING CONTRACTED	9,500	-	-	(9,500)	0%
41 WETLAND MAINTENANCE CONTRACTED	51,840	-	-	(51,840)	0%
42 FOUNTAIN MAINTENANCE CONTRACTED	20,200	1,092	6,161	(14,039)	31%
43 FOUNTAIN REPAIRS	14,000	4,154	5,466	(8,534)	39%
44 PORTER SERVICES CONTRACTED	11,000	893	3,518	(7,483)	32%
45 ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	-	(7,000)	0%
46 LANDSCAPE MAINTENANCE	310,000	24,695	98,780	(211,220)	32%
47 LANDSCAPE REPLACEMENT/REPAIRS	22,500	-	4,105	(18,395)	18%
48 IRRIGATION REPAIRS	4,000	-	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	-	414	(6,586)	6%
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	4,200	14,578	(2,922)	83%
59 TOTAL FIELD OPERATIONS	551,730	40,253	151,432	(400,298)	27%
60 TOTAL EXPENDITURES	\$ 996,030	\$ 69,118	\$ 290,711	\$ (705,319)	29%
61 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	(53,133)	672,982	672,982	
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)	(53,133)	672,982	672,982	
68 FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 1,058,185	\$ 715,574	
69 ANALYSIS OF FUND BALANCE					
70 NONSPENDABLE					
71 PREPAID & DEPOSITS	5,696		5,696		
72 CAPITAL RESERVES					
73 OPERATING CAPITAL	-		-		
74 UNASSIGNED	336,915		1,052,489		
75 TOTAL FUND BALANCE	\$ 342,611		\$ 1,058,185		



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 January 31, 2026

	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	\$ 241,745	\$ (8,970)
3 INTEREST & MISCELLANEOUS	-	-	-
4 TOTAL REVENUE	250,715	241,745	(8,970)
5 EXPENDITURES			
6 FUND BALANCE CONTRIBUTION	250,715	-	-
7 CONTINGENCY	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,715	241,745	(8,970)
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	241,745	(8,970)
16 FUND BALANCE - ENDING	\$ 277,991	\$ 297,457	\$ 19,466
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	277,991	297,457	
22 FUND BALANCE - ENDING	\$ 277,991	\$ 297,457	



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 January 31, 2026

	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	\$ 253,893	\$ (9,420)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-		-
4 INTEREST REVENUE	-	3,694	3,694
5 TOTAL REVENUE	263,313	257,587	(5,726)
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	88,824	84,473
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	88,824	84,473
21 FUND BALANCE - ENDING	\$ 326,046	\$ 452,740	\$ 126,694



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 January 31, 2026

	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	\$ 344,035	\$ (12,765)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	4,328	4,328
5 TOTAL REVENUE	356,800	348,363	(8,437)
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	107,000	103,376
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	107,000	103,376
21 FUND BALANCE - ENDING	\$ 448,149	\$ 600,169	\$ 152,020



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 January 31, 2026

	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	418,569	\$ (15,531)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	4,181	4,181
5 TOTAL REVENUE	434,100	422,750	(11,350)
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)	292,425	293,975
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(2,795)	(2,795)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(2,795)	(2,795)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	295,220	296,770
21 FUND BALANCE - ENDING	\$ 364,850	675,290	\$ 310,440



The Preserve at South Branch CDD
Check Register - FY 2025

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...		5,190.50	413,354.22
10/14/2025	100514	Briette Dvorak, Inc	Invoice: 2139 (Reference: Engineering service.)		2,775.00	410,579.22
10/14/2025	100515	Vesta District Services	Invoice: 428984 (Reference: FY2026 Dismination 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 Ball Ct 09.03.25- 10.01.25		30.80	403,208.61
10/27/2025	06ACH102725	Duke Energy	2574 Stonybrook 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			#REF!	#REF!	
11/03/2025			Deposit	9,598.00		387,322.53
11/03/2025	100521	Cepra Landscape	Invoice: TPA6126 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Refere...		26,795.00	360,527.53
11/03/2025	01ACH10325	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	Briette 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 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/10/2025	01ACH11025	Duke Energy	00 South Branch Blvd. LITE 9.16.25- 10.15.25		806.64	365,317.72
11/10/2025	02ACH11025	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 09.16.25- 10.15.25		840.16	364,477.56
11/10/2025	03ACH11025	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 TRACE 10.02.25- 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 ABB 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	Bretic 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



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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	2,435,161.88
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	15803 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	Capra 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 ABB SLL 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
01/06/2026	100546	Office Pride Commercial Cleaning Services	Invoice: Inv-298710 (Reference: Day Porter Services 3x per week- Pet waste removal.)		875.00	2,392,847.21
01/06/2026	100547	Blue Water Aquatics, Inc.	Invoice: 34792 (Reference: Fountain Repair Services - REPLACE POLARIS INSULATED TAP CONNECTORS. ...		4,380.93	2,388,466.28
01/07/2026	01ACH010726	Duke Energy	00 South Branch Blvd. LITE 11.14.25-12.12.25		806.64	2,387,659.64
01/07/2026	02ACH010726	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 11.14.25- 12.12.25		840.16	2,386,819.48
01/07/2026	03ACH010726	Duke Energy	00000 S Branch Blvd 4B 11.14.25- 12.12.25		638.99	2,386,180.49
01/07/2026	1524	US Bank	Series 2018 11/01/25-10/31/26		4,148.38	2,382,032.11
01/07/2026	1525	US Bank	Series 2019 PHASE 2 11/01/25-10/31/2026		4,256.13	2,377,775.98
01/09/2026	100548	GHS Environmental	Invoice: 2026-110 (Reference: Aquatic Maintenance Program Dec25.)		1,875.00	2,375,900.98
01/09/2026	100549	Brietic Dvorak, Inc	Invoice: 2272 (Reference: December Engineering services.)		1,350.00	2,374,550.98
01/09/2026	100550	Vesta District Services	Invoice: 430315 (Reference: JAN26 District Management services.)		3,909.00	2,370,641.98
01/09/2026	100551	Office Pride Commercial Cleaning Services	Invoice: Inv-299091 (Reference: CC Fees- Avid Pay.)		17.50	2,370,624.48
01/09/2026			Deposit	26,549.84		2,397,174.32
01/09/2026			Deposit	9,225.93		2,406,400.25
01/09/2026			Deposit	1,628.13		2,408,028.38
01/13/2026	1526	Site Masters of Florida, LLC	Living Coral (2nd) Curb Repair - Final		2,100.00	2,405,928.38
01/15/2026	100552	Blue Water Aquatics, Inc.	Invoice: 34849 (Reference: Fountain Installation.)		4,154.38	2,401,774.00
01/15/2026	100553	Vesta District Services	Invoice: 430404 (Reference: Billable Expenses - Dec 2025.)		597.00	2,401,177.00
01/20/2026	100554	Business Observer	Invoice: 26-0066P (Reference: Legal Advertising - Board Meeting.)		61.25	2,401,115.75
01/20/2026	100555	Kilinski Van Wyk PLLC	Invoice: 14086 (Reference: Dec legal services.)		1,541.52	2,399,574.23
01/26/2026	01ACH012626	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 11/14/25- 12/16/25		769.62	2,398,804.61
01/26/2026	02ACH012626	Pasco County - Utilities Services	3048 Suncoast Blend Dr 11.14.25- 12.16.25		79.79	2,398,724.82
01/26/2026	03ACH012626	Pasco County - Utilities Services	16546 Secret Meadow Dr 11.14.25- 12.16.25		11.00	2,398,713.82
01/26/2026	04ACH012626	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 11.14.25- 12.16.25		85.74	2,398,628.08
01/28/2026	1527	Site Masters of Florida, LLC	Living Coral (2nd) Curb Repair Final		2,100.00	2,396,528.08
01/28/2026	100556	GHS Environmental	Invoice: 2026-139 (Reference: WLP - Pond 12 Tree Services.)		1,195.00	2,395,333.08
01/29/2026	01ACH012926	Duke Energy	2069 S Branch Blvd- Entrance 12.02.25- 01.02.26		64.85	2,395,268.23
01/29/2026	02ACH012926	Duke Energy	16159 SOFT FERN TRCE 12.02.25- 01.02.26 (Fountain)		198.26	2,395,069.97
01/29/2026	03ACH012926	Duke Energy	16236 Weathered Windmill TE- Irrigation 12.02.25- 01.02.26		30.80	2,395,039.17
01/29/2026	04ACH012926	Duke Energy	3003 S Branch Blvd Access and BBall Ct 12.02.25- 01.02.26		30.80	2,395,008.37
01/29/2026	05ACH012926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 12.02.25- 01.02.26		30.80	2,394,977.57
01/29/2026	06ACH012926	Duke Energy	3000 Living Coral Dr - Irrigation 12.02.25- 01.02.26		30.80	2,394,946.77
01/29/2026	07ACH012926	Duke Energy	3246 Living Coral Dr- Irrigation 12.02.25- 01.02.26		30.80	2,394,915.97
01/29/2026	08ACH012926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 12.02.25- 01.02.26		30.80	2,394,885.17
01/29/2026	09ACH012926	Duke Energy	16108 Tuscany Hillside Rd- Fountain 12.02.25- 01.02.26		250.98	2,394,634.19
01/29/2026	10ACH012926	Duke Energy	2887 Living Coral Dr- Fountain 12.02.25- 01.02.26		445.85	2,394,188.34
01/29/2026	11ACH012926	Duke Energy	2853 Suncoast Blend Dr- Fountain 12.02.25- 01.02.26		394.69	2,393,793.65
01/29/2026	12ACH012926	Duke Energy	2539 S Branch Blvd- Fountain 12.02.25- 01.02.26		2,336.21	2,391,457.44
01/29/2026	13ACH012926	Duke Energy	15935 Deep Ravine Ln - Fountain 12.02.25- 01.02.26		221.83	2,391,235.61
01/29/2026	14ACH012926	Duke Energy	16090 Secret Meadow Dr- Fountain 12.02.25- 01.02.26		224.62	2,391,010.99



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/29/2026	15ACH012926	Duke Energy	3234 LIVING CORAL DR 12.02.25- 01.02.26 (Fountain)		530.37	2,390,480.62
01/29/2026	16ACH012926	Duke Energy	3410 S BRANCH BLVD 12.02.25- 01.02.26 (Fountain)		300.92	2,390,179.70
01/29/2026	17ACH012926	Duke Energy	3194 TUSCON WIND PL 12.02.25- 01.02.26 (Fountain)		267.21	2,389,912.49
01/29/2026	19ACH012926	Duke Energy	15501 SWEET SPRINGS BN 12.02.25- 01.02.26 (Fountain)		251.17	2,389,661.32
01/29/2026	100557	GHS Environmental	Invoice: 2026-159 (Reference: JAN26 Aquatic Maintenance Program 2025- 2026.)		1,875.00	2,387,786.32
01/30/2026	01ACH013026	Duke Energy	15883 Deep Ravine Ln- Fountain 12.02.25- 01.02.26		240.33	2,387,545.99
01/30/2026	100558	Cepra Landscape	Invoice: TPA6521 (Reference: JAN26 Landscape Maintenance.)		24,695.00	2,362,850.99
01/31/2026		End of Month		37,403.90	68,275.12	2,362,850.99



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100546	01/06/2026	Office Pride Comm...		1101000 · Cash- Operating Acc...		-875.00
Bill	Inv-298710	01/01/2026			1560080 · Pet Waste Removal	-875.00	875.00
TOTAL						-875.00	875.00
Bill Pmt -Check	100547	01/06/2026	Blue Water Aquatic...		1101000 · Cash- Operating Acc...		-4,380.93
Bill	34789	12/31/2025			1560030 · Decorative Fountain M...	-1,285.00	1,285.00
Bill	34791	12/31/2025			1560031 · Decorative Fountain R...	-272.00	272.00
Bill	34790	12/31/2025			1560030 · Decorative Fountain M...	-1,784.59	1,784.59
Bill	34792	12/31/2025			1560031 · Decorative Fountain R...	-1,039.34	1,039.34
TOTAL						-4,380.93	4,380.93
Bill Pmt -Check	01ACH010726	01/07/2026	Duke Energy		1101000 · Cash- Operating Acc...		-806.64
Bill	88592212 - DEC 2...	12/15/2025			1540010 · Utilities - Streetlights	-806.64	806.64
TOTAL						-806.64	806.64
Bill Pmt -Check	02ACH010726	01/07/2026	Duke Energy		1101000 · Cash- Operating Acc...		-840.16
Bill	88573582 - DEC 2...	12/15/2025			1540010 · Utilities - Streetlights	-840.16	840.16
TOTAL						-840.16	840.16
Bill Pmt -Check	03ACH010726	01/07/2026	Duke Energy		1101000 · Cash- Operating Acc...		-638.99
Bill	88574400 - DEC 2...	12/15/2025			1540010 · Utilities - Streetlights	-638.99	638.99
TOTAL						-638.99	638.99
Bill Pmt -Check	1524	01/07/2026	US Bank		1101000 · Cash- Operating Acc...		-4,148.38
Bill	7978656	11/25/2025			1530010 · Trustee Fees	-3,802.68	3,802.68
					1155000 · Prepaid Items	-345.70	345.70
TOTAL						-4,148.38	4,148.38



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1525	01/07/2026	US Bank		1101000 · Cash- Operating Acc...		-4,256.13
Bill	7978585	11/25/2025			1530010 · Trustee Fees 1155000 · Prepaid Items	-3,901.45 -354.68	3,901.45 354.68
TOTAL						-4,256.13	4,256.13
Bill Pmt -Check	100548	01/09/2026	GHS Environmental		1101000 · Cash- Operating Acc...		-1,875.00
Bill	2026-110	01/06/2026			1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00
Bill Pmt -Check	100549	01/09/2026	Brietic Dvorak, Inc		1101000 · Cash- Operating Acc...		-1,350.00
Bill	2272	12/29/2025			1510130 · Engineering Services	-1,350.00	1,350.00
TOTAL						-1,350.00	1,350.00
Bill Pmt -Check	100550	01/09/2026	Vesta District Servi...		1101000 · Cash- Operating Acc...		-3,909.00
Bill	430315	01/01/2026			1560010 · Field Operations Mana... 1510020 · District Management ... 1510030 · Administrative Services 1510040 · Accounting Services 1530020 · Assessment Roll	-274.84 -1,287.50 -944.17 -944.16 -458.33	274.84 1,287.50 944.17 944.16 458.33
TOTAL						-3,909.00	3,909.00
Bill Pmt -Check	100551	01/09/2026	Office Pride Comm...		1101000 · Cash- Operating Acc...		-17.50
Bill	Inv-299091	01/07/2026			1560080 · Pet Waste Removal	-17.50	17.50
TOTAL						-17.50	17.50
Bill Pmt -Check	1526	01/13/2026	Site Masters of Flo...		1101000 · Cash- Operating Acc...		-2,100.00
Bill	011326-2	01/13/2026			1560150 · Miscellaneous Field E...	-2,100.00	2,100.00
TOTAL						-2,100.00	2,100.00



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100552	01/15/2026	Blue Water Aquatic...		1101000 · Cash- Operating Acc...		-4,154.38
Bill	34849	01/13/2026			1560031 · Decorative Fountain R...	-4,154.38	4,154.38
TOTAL						-4,154.38	4,154.38
Bill Pmt -Check	100553	01/15/2026	Vesta District Servi...		1101000 · Cash- Operating Acc...		-597.00
Bill	430404	12/31/2025			1560150 · Miscellaneous Field E... 1510050 · Meeting Room Rental	-414.00 -183.00	414.00 183.00
TOTAL						-597.00	597.00
Bill Pmt -Check	100554	01/20/2026	Business Observer		1101000 · Cash- Operating Acc...		-61.25
Bill	26-00066P	01/16/2026			1510120 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	100555	01/20/2026	Kilinski Van Wyk P...		1101000 · Cash- Operating Acc...		-1,541.52
Bill	14086	01/19/2026			1510140 · Legal Services	-1,541.52	1,541.52
TOTAL						-1,541.52	1,541.52
Bill Pmt -Check	01ACH012626	01/26/2026	Pasco County - Util...		1101000 · Cash- Operating Acc...		-769.62
Bill	0999505-23700623	01/06/2026			1540030 · Utilities - Water Reclai...	-769.62	769.62
TOTAL						-769.62	769.62
Bill Pmt -Check	02ACH012626	01/26/2026	Pasco County - Util...		1101000 · Cash- Operating Acc...		-79.79
Bill	1060520-23701570	01/06/2026			1540020 · Utilities - Water	-79.79	79.79
TOTAL						-79.79	79.79
Bill Pmt -Check	03ACH012626	01/26/2026	Pasco County - Util...		1101000 · Cash- Operating Acc...		-11.00
Bill	1030820-23701316	01/06/2026			1540020 · Utilities - Water	-11.00	11.00
TOTAL						-11.00	11.00



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	04ACH012626	01/26/2026	Pasco County - Util...		1101000 · Cash- Operating Acc...		-85.74
Bill	1144390-23702226	01/06/2026			1540020 · Utilities - Water	-85.74	85.74
TOTAL						-85.74	85.74
Bill Pmt -Check	1527	01/28/2026	Site Masters of Flo...		1101000 · Cash- Operating Acc...		-2,100.00
Bill	012226-1	01/28/2026			1560150 · Miscellaneous Field E...	-2,100.00	2,100.00
TOTAL						-2,100.00	2,100.00
Bill Pmt -Check	100556	01/28/2026	GHS Environmental		1101000 · Cash- Operating Acc...		-1,195.00
Bill	2026-139	01/21/2026			1560020 · Aquatic Maintenance	-1,195.00	1,195.00
TOTAL						-1,195.00	1,195.00
Bill Pmt -Check	01ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-64.85
Bill	88619000 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-64.85	64.85
TOTAL						-64.85	64.85
Bill Pmt -Check	02ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-198.26
Bill	88594769 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-198.26	198.26
TOTAL						-198.26	198.26
Bill Pmt -Check	03ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-30.80
Bill	88592957 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	04ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-30.80
Bill	88593346 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	05ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-30.80
Bill	88593932 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	06ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-30.80
Bill	88594082 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	07ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-30.80
Bill	88594272 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	08ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-30.80
Bill	88594529 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	09ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-250.98
Bill	88593700 -DEC 20...	01/06/2026			1540000 · Utilities - Electricity	-250.98	250.98
TOTAL						-250.98	250.98
Bill Pmt -Check	10ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-445.85
Bill	88592767 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-445.85	445.85
TOTAL						-445.85	445.85
Bill Pmt -Check	11ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-394.69
Bill	88592402 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-394.69	394.69
TOTAL						-394.69	394.69



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January 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-2,336.21
Bill	88592022 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-2,336.21	2,336.21
TOTAL						-2,336.21	2,336.21
Bill Pmt -Check	13ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-221.83
Bill	88591823 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-221.83	221.83
TOTAL						-221.83	221.83
Bill Pmt -Check	14ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-224.62
Bill	88591584 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-224.62	224.62
TOTAL						-224.62	224.62
Bill Pmt -Check	15ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-530.37
Bill	88591344 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-530.37	530.37
TOTAL						-530.37	530.37
Bill Pmt -Check	16ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-300.92
Bill	88574731 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-300.92	300.92
TOTAL						-300.92	300.92
Bill Pmt -Check	17ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-267.21
Bill	88573904 -DEC 20...	01/06/2026			1540000 · Utilities - Electricity	-267.21	267.21
TOTAL						-267.21	267.21
Bill Pmt -Check	19ACH012926	01/29/2026	Duke Energy		1101000 · Cash- Operating Acc...		-251.17
Bill	88573342 - DEC 2...	01/06/2026			1540000 · Utilities - Electricity	-251.17	251.17
TOTAL						-251.17	251.17



10:00 AM
02/09/26

The Preserve at South Branch CDD
Check Detail
January 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100557	01/29/2026	GHS Environmental		1101000 · Cash- Operating Acc...		-1,875.00
Bill	2026-159	01/28/2026			1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00
Bill Pmt -Check	01ACH013026	01/30/2026	Duke Energy		1101000 · Cash- Operating Acc...		-240.33
Bill	88574137 - Jan26	01/07/2026			1540000 · Utilities - Electricity	-240.33	240.33
TOTAL						-240.33	240.33
Bill Pmt -Check	100558	01/30/2026	Cepra Landscape		1101000 · Cash- Operating Acc...		-24,695.00
Bill	TPA6521	01/01/2026			1560090 · Landscape Maintenance	-24,695.00	24,695.00
TOTAL						-24,695.00	24,695.00



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-298710
Invoice Date: 01-01-2026
Due Date: 01/31/2026

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	01/31/2026	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-298710 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.



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 34789

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/01/2025	Fountain Inspection & PM Cleaning	Weekly Fountain Inspection & Preventative Maintenance ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00
12/08/2025	Fountain Inspection & PM Cleaning	Weekly Fountain Inspection & Preventative Maintenance ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00
12/19/2025	Fountain Inspection & PM Cleaning	Weekly Fountain Inspection & Preventative Maintenance ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00
12/22/2025	Fountain Inspection & PM Cleaning	Weekly Fountain Inspection & Preventative Maintenance ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	250.00	250.00
12/30/2025	Fountain Inspection & PM Cleaning	QUARTERLY Fountain Inspection & Preventative Maintenance Cleaning and Preparation for the Chlorinator Install ROUNDABOUT FOUNTAIN Service Report Emailed to PM	1	285.00	285.00

Pay invoice

SUBTOTAL 1,285.00
 TAX 0.00
 TOTAL 1,285.00

TOTAL DUE \$1,285.00

THANK YOU for choosing Blue Water Aquatics, Inc.!



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 34791

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/01/2025	Fountain Troubleshooting Services	Fountain Troubleshooting Services ROUNDABOUT: LIGHTS NOT FUNCTIONING Service Report Emailed to PM	1	136.00	136.00
12/08/2025	Fountain Troubleshooting Services	Fountain Troubleshooting Services FOUNTAIN #6 Service Report Emailed to PM	1	136.00	136.00

Pay invoice

SUBTOTAL 272.00
 TAX 0.00
 TOTAL 272.00

TOTAL DUE \$272.00

THANK YOU for choosing Blue Water Aquatics, Inc.!



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 34790

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/03/2025	Fountain Inspection & PM Cleaning	QUARTERLY Fountain Inspection & Preventative Maintenance Cleaning Services Service Report Emailed to PM	1	1,784.59	1,784.59

Pay invoice

SUBTOTAL	1,784.59
TAX	0.00
TOTAL	1,784.59
TOTAL DUE	\$1,784.59

THANK YOU for choosing Blue Water Aquatics, Inc.!



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 34792

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/10/2025	Fountain Repair	Fountain Repair Services - REPLACE POLARIS INSULATED TAP CONNECTORS Service Report Emailed to PM	1	1,039.34	1,039.34

PER APPROVED ESTIMATE #FA-2025-1120

[Pay invoice](#)

SUBTOTAL 1,039.34
TAX 0.00
TOTAL 1,039.34

TOTAL DUE \$1,039.34

THANK YOU for choosing Blue Water Aquatics, Inc.!





duke-energy.com
877.372.8477

Service address

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

Bill date Dec 15, 2025

For service Nov 14 - Dec 12
29 days

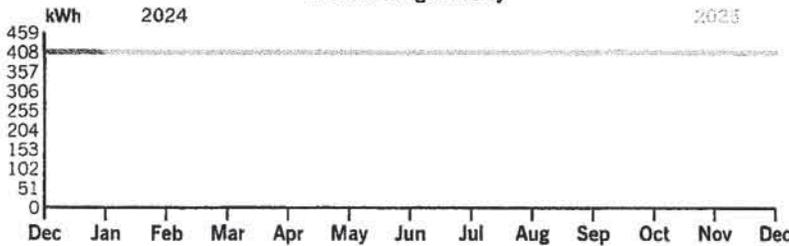
Account number 9100 8859 2212

Previous Amount Due	\$806.64
Payment Received Dec 05	-806.64
Current Lighting Charges	804.77
Taxes	1.87
Total Amount Due Jan 05	\$806.64



Thank you for your payment.

Electric usage history



Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 75° 68° 60°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	408	408	4,896	408
Avg. Daily (kWh)	14	14	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 Jan 5

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**

026448 000003074
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

8891008859221200066000000000000000008066400000806645

fb.def.duke.bills.20251212222713.57.afb-52895-000003074



duke-energy.com
877.372.8477

Outdoor Lighting		
Billing period Nov 14 - Dec 12		
Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing Period - Nov 14 25 to Dec 12 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

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





duke-energy.com
877.372.8477

Outdoor Lighting		
Billing period Nov 14 - Dec 12		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing Period - Nov 14 25 to Dec 12 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

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





duke-energy.com
877.372.8477

Outdoor Lighting		
Billing period Nov 14 - Dec 12		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing Period - Nov 14 25 to Dec 12 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

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





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7978656
Account Number: 258908000
Invoice Date: 11/25/2025
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Preserve South Branch 2018 Sinking
C/O Vesta
250 International Parkway
Suite 208
Lake Mary, FL 32746
United States
THE PRESERVE AT SOUTH BRANCH CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

THE PRESERVE AT SOUTH BRANCH CDD SERIES 2018

Invoice Number: 7978656
Account Number: 258908000
Current Due: \$4,148.38

Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 258908000
Invoice # 7978656
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7978656
 Invoice Date: 11/25/2025
 Account Number: 258908000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

THE PRESERVE AT SOUTH BRANCH CDD SERIES 2018

Accounts Included 258908000 258908001 258908002 258908003 258908004 258908005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026				\$3,850.00
Incidental Expenses 11/01/2025 to 10/31/2026	3,850.00	0.0775		\$298.38
Subtotal Incidental Expenses				\$298.38
TOTAL AMOUNT DUE				\$4,148.38





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7978585
Account Number: 257599000
Invoice Date: 11/25/2025
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Preserve South Branch 2019 Prepaymnt
C/O Vesta
250 International Parkway
Suite 208
Lake Mary, FL 32746

United States
THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
REVENUE BOND SERIES 2019 (PHASE 2)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

THE PRESERVE AT SOUTH BRANCH COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
REVENUE BOND SERIES 2019 (PHASE 2)

Invoice Number: 7978585
Account Number: 257599000
Current Due: \$4,256.13
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 257599000
Invoice # 7978585
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7978585
 Invoice Date: 11/25/2025
 Account Number: 257599000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

**THE PRESERVE AT SOUTH BRANCH COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 REVENUE BOND SERIES 2019 (PHASE 2)**

Accounts Included 257599000 257599001 257599002 257599003 257599004 257599005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026				\$3,950.00
Incidental Expenses 11/01/2025 to 10/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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

Invoice

Date: 1/6/2026
 Invoice #: 2026-110

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:
1/6/2026	December 2025

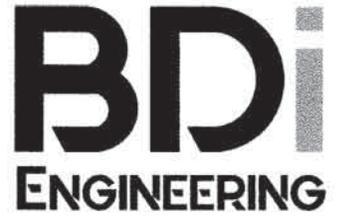
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2025-2026	41.67%	1,875.00

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



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

2272

DATE

12/29/2025

TERMS

Net 30

DUE DATE

01/28/2026

PROJECT NAME

Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[December 02 - December 29]	7:30	180.00	1,350.00

BALANCE DUE

\$1,350.00





PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
Dec-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	2.50	\$180	J. Whited	\$450.00
Gutter Repair on Living Coral Site Visit, Staff and	0.00	\$210	S. Brletic	\$0.00
Vendor Communication.	3.00	\$180	J. Whited	\$540.00
Wetland 11 Project Coordination; Including	0.00	\$210	S. Brletic	\$0.00
Research & Vendor RFI's	2.00	\$180	J. Whited	\$360.00
INVOICE TOTAL	7.50			\$1,350.00





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 01/01/2026
Invoice # 430315

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

Office Pride
 3450 East Lake Road Suite 200
 Palm Harbor, FL 34685

Invoice no. : Inv-299091
 Date : 01/07/2026
 Due date : 02/06/2026

Bill to: The Preserve at South Branch CDD
 Attn: The Preserve at South Branch CDD
 250 International Parkway
 Suite 208
 Lake Mary, FL 32746
 United States

Total amount : \$17.50
 Total due : \$17.50

Description or memo	Amount
CC Fees- Avid Pay	\$17.50
Total amount:	
	\$17.50

Office Pride
 3450 East Lake Road Suite 200
 Palm Harbor, FL 34685
 United States

Total due: **\$17.50**

Customer Id: THEP0014
 Invoice no: Inv-299091

Amount enclosed:

Bill to: The Preserve at South Branch CDD
 Attn: The Preserve at South Branch CDD
 250 International Parkway
 Suite 208
 Lake Mary, FL 32746
 United States

Remit to: Office Pride
 3450 East Lake Rd
 Suite 200
 Palm Harbor, FL 34685
 United States

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

INVOICE
011326-2

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

Date: January 13, 2026

Living Coral (2nd) Curb Repair

Contract amount	\$4,200
Deposit (50%)	\$2,100

TOTAL DUE \$2,100



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 34849

DATE 01/13/2026 TERMS Net 45

DUE DATE 02/27/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/07/2026	Fountain Installation	Sales & Installation of New Fountain Chemical Controller System on Roundabout Fountain per Approved Special Service Agreement Report Emailed to Property Management	1	4,154.38	4,154.38

Pay invoice

SUBTOTAL	4,154.38
TAX	0.00
TOTAL	4,154.38
TOTAL DUE	\$4,154.38

THANK YOU for choosing Blue Water Aquatics, Inc.!





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

Invoice

Date 12/31/2025
Invoice # 430404

Bill To

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

In Reference To:

Billable Expenses - Dec 2025

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

Description	Quantity	Rate	Amount
Billable Expenses			
Michael Bush - 2025-12-04 - SQ *GOT YOUR SIX PRESSURE - Billable to Preserve at South Branch - pressure washing			414.00
Heath Beckett - 2025-12-11 - RESIDENCE INN BY MARRI - Preserve at South Branch meeting			183.00
Total Billable Expenses			597.00

Total 597.00



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 February 5, 2026, 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

January 16, 2026

26-00066P

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.



KILINSKI | VAN WYK

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

INVOICE

Invoice # 14086
Date: 01/19/2026
Due On: 02/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,541.52) - (\$0.00	\$1,541.52

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	12/01/2025	Confer with J. Mitchell re: FY26 budget, invoice for shared costs with property association	0.20	\$250.00	-	\$50.00
Service	LG	12/02/2025	Advise regarding fire management plan proposal and arbitration report requirement.	0.20	\$365.00	-	\$73.00
Service	LM	12/02/2025	Review agenda package with additional reports and proposals; Prepare for Board meeting; Review FY2025 invoice to POA; Confer with District Staff re: review of agenda items and preparations for meeting	0.60	\$250.00	-	\$150.00
Service	LM	12/04/2025	Travel to Board meeting	0.70	\$250.00	100.0%	\$0.00
Service	LM	12/04/2025	Attend Board meeting	1.80	\$250.00	-	\$450.00



Service	LM	12/04/2025	Return travel from Board meeting	0.50	\$250.00	100.0%	\$0.00
Expense	KB	12/04/2025	Travel: Mileage - LM.	24.00	\$0.70	-	\$16.80
Expense	KB	12/04/2025	Travel: Tolls - LM.	1.00	\$1.72	-	\$1.72
Service	LM	12/05/2025	Confer with TJ Handrick re: ethics training	0.10	\$250.00	-	\$25.00
Service	LM	12/10/2025	Confer with C. Burnite re: prescribed burn and mitigation credits	0.40	\$250.00	-	\$100.00
Service	LM	12/19/2025	Confer with J. Abercrombie and M. Bush re: placement of boulders	0.10	\$250.00	100.0%	\$0.00
Service	LM	12/19/2025	Prepare Additional Service Orders for GHS (vegetation spraying) and Blue Water Aquatics (fountain repair); Prepare addendum to agreement for roundabout fountain services	0.90	\$250.00	-	\$225.00
Service	JK	12/19/2025	Monitor and report on legislative bills affecting special districts.	0.20	\$385.00	-	\$77.00
Service	LM	12/29/2025	Prepare agreement with, and prepare affidavit for, Willowcreek Fire Company; Confer with S. Conley re: same	1.10	\$250.00	-	\$275.00
Service	LM	12/29/2025	Confer with District Staff re: pending items with the District	0.10	\$250.00	-	\$25.00
Service	LG	12/29/2025	Review status of controlled burn project.	0.20	\$365.00	-	\$73.00
Line Item Discount Subtotal							-\$325.00
Total							\$1,541.52

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

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: 15953 SR 54/ SOUTH BRANCH RANCH RCL

Bill Number: 23700623

Billing Date: 1/6/2026

Billing Period: 11/14/2025 to 12/16/2025

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	11/14/2025	43599	12/16/2025	44361	32	762

Usage History

Month	Water	Usage
December 2025	Water	762
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

Transactions

Previous Bill	414.10
Payment 12/19/25	-414.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	762 Thousand Gals X \$1.01 = 769.62
Total Current Transactions	769.62
TOTAL BALANCE DUE	\$769.62



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 769.62

Total Balance Due	\$769.62
Due Date	1/23/2026

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

The Total Due will be electronically transferred on 01/23/2026.

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

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 42-52576

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: **3048 SUNCOAST BLEND DR**

Bill Number: 23701570

Billing Date: 1/6/2026

Billing Period: 11/14/2025 to 12/16/2025

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	11/14/2025	6366	12/16/2025	6445	32	79

Usage History	
Month	Usage
December 2025	79
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

Transactions		Amount
Previous Bill		127.26
Payment 12/19/25		-127.26 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	79 Thousand Gals X \$1.01	79.79
Total Current Transactions		79.79
TOTAL BALANCE DUE		\$79.79



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 79.79

Total Balance Due	\$79.79
Due Date	1/23/2026

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

The Total Due will be electronically transferred on 01/23/2026.

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

PASCO COUNTY UTILITIES
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 DADE CITY (352) 521-4285

UtilCustServ@MvPasco.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: 23701316
 Billing Date: 1/6/2026
 Billing Period: 11/14/2025 to 12/16/2025

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	11/14/2025	0	12/16/2025	0	32	0

Usage History

Month	Water
December 2025	0
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

Transactions

Previous Bill	11.00
Payment 12/19/25	-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 pascoeasympay.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	1/23/2026

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

The Total Due will be electronically transferred on 01/23/2026.

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

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

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THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**
 Bill Number: 23702226
 Billing Date: 1/6/2026
 Billing Period: 11/14/2025 to 12/16/2025

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	11/14/2025	14	12/16/2025	14	32	0
Reclaim	201161114	11/14/2025	3083	12/16/2025	3157	32	74

	Usage History	
	Water	Reclaimed
December 2025	0	74
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

Transactions		
Previous Bill		63.52
Payment 12/19/25		-63.52 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		11.00
Reclaimed		
Reclaimed	74 Thousand Gals X \$1.01	74.74
Total Current Transactions		85.74
TOTAL BALANCE DUE		\$85.74



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 85.74

Total Balance Due	\$85.74
Due Date	1/23/2026

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

The Total Due will be electronically transferred on 01/23/2026.

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



DISTRICT CHECK REQUEST

Today's Date: 1/28/26

District Name: Preserve at South Branch CDD

Check Amount: 2100

Payable To: Site Masters of Florida

GL Code: 1560150

Check Description: Final payment for curb repair

Where is the check to be mailed?

5551 Bloomfield Blvd. Lakeland FL 33810

Regular Mail

UPS Ground (cannot be to a PO Box, must include a contact name & telephone number)

Approved Signature:

Heath Beckett

Invoice copy attached



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

INVOICE
012226-1

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

Date: January 22, 2026

Living Coral (2nd) Curb Repair

Contract amount	\$4,200
Work completed	\$4,200
Previously paid	(\$2,100)

TOTAL DUE \$2,100





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

Invoice

Date: 1/21/2026
 Invoice #: 2026-139

To:

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

Project: WLP Pond 12 Tree Services

Proposal #: 26-204

P.O. #:

Due Date	Service Date:
1/21/2026	January 2026

Task #	Description	Project Compl...	Amount
Task 1	WLP - Pond 12 Tree Services	100.00%	1,195.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE 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!	Total	\$1,195.00
	Payments/Credits	\$0.00
	Balance Due	\$1,195.00





Your usage snapshot - Continued

Current electric usage for meter number 164224	
Actual reading on Jan 2	167552
Previous reading on Dec 2	- 167286
Energy Used	266 kWh
Billed kWh	266.000 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 - Dec 02 25 to Jan 02 26	
Meter - 164224	
Customer Charge	\$17.92
Energy Charge	
266.000 kWh @ 12.394c	32.97
Fuel Charge	
266.000 kWh @ 4.422c	11.76
Asset Securitization Charge	
266.000 kWh @ 0.194c	0.52
Total Current Charges	\$63.17

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	1.62
Total Taxes	\$1.68





Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Jan 2	84941
Previous reading on Dec 2	- 83911
<hr/>	
Energy Used	1,030 kWh
Billed kWh	1,030.000 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 - Dec 02 25 to Jan 02 26	
Meter - 8255839	
Customer Charge	\$17.92
Energy Charge	
1,030.000 kWh @ 12.394c	127.66
Fuel Charge	
1,030.000 kWh @ 4.422c	45.55
Asset Securitization Charge	
1,030.000 kWh @ 0.194c	2.00
<hr/>	
Total Current Charges	\$193.13

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	4.96
<hr/>	
Total Taxes	\$5.13



Your usage snapshot - Continued

Current electric usage for meter number 4307180	
Actual reading on Jan 2	252
Previous reading on Dec 2	- 247
<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 - Dec 02 25 to Jan 02 26	
Meter - 4307180	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 12.394c	0.62
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.23
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 1049461	
Actual reading on Jan 2	793
Previous reading on Dec 2	- 776
<hr/>	
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 - Dec 02 25 to Jan 02 26	
Meter - 1049461	
Customer Charge	\$17.92
Energy Charge	
17.000 kWh @ 12.394c	2.11
Fuel Charge	
17.000 kWh @ 4.422c	0.75
Asset Securitization Charge	
17.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	9.19
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 Jan 2	49896
Previous reading on Dec 2	- 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 - Dec 02 25 to Jan 02 26	
Meter - 8037821	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
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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
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Total Taxes	\$0.80

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Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Jan 2	301
Previous reading on Dec 2	- 296
<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 - Dec 02 25 to Jan 02 26	
Meter - 4514175	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 12.394c	0.62
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.23
<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 3286494	
Actual reading on Jan 2	280
Previous reading on Dec 2	- 275
<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 - Dec 02 25 to Jan 02 26	
Meter - 3286494	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 12.394c	0.62
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.23
<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 Jan 2	127060
Previous reading on Dec 2	- 127060
<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 - Dec 02 25 to Jan 02 26	
Meter - 3547206	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<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 Energy Bill

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

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8859 3700

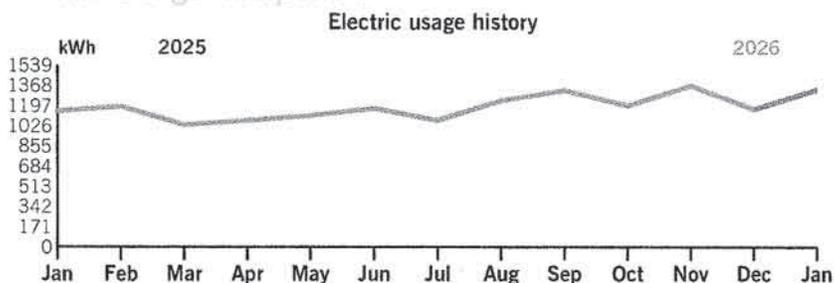
Billing summary

Previous Amount Due	\$212.95
<i>Payment Received Dec 26</i>	-212.95
Current Electric Charges	244.50
Taxes	6.48
Total Amount Due Jan 27	\$250.98



Thank you for your payment.

Your usage snapshot



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,332	1,149	14,301	1,192
Avg. Daily (kWh)	42	37	39	

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.



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Charlotte, NC 28201-1090

Account number
9100 8859 3700

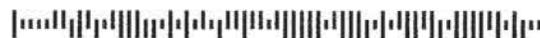
\$250.98
by Jan 27

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**

000253 000000009
[Barcode]

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



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



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Your usage snapshot - Continued

Current electric usage for meter number 3408638	
Actual reading on Jan 2	94595
Previous reading on Dec 2	- 93263
<hr/>	
Energy Used	1,332 kWh
Billed kWh	1,332.000 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 - Dec 02 25 to Jan 02 26	
Meter - 3408638	
Customer Charge	\$17.92
Energy Charge	
1,332.000 kWh @ 12.394c	165.10
Fuel Charge	
1,332.000 kWh @ 4.422c	58.90
Asset Securitization Charge	
1,332.000 kWh @ 0.194c	2.58
<hr/>	
Total Current Charges	\$244.50

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.27
<hr/>	
Total Taxes	\$6.48





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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
2887 LIVING CORAL DR
FOUNTAIN

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8859 2767

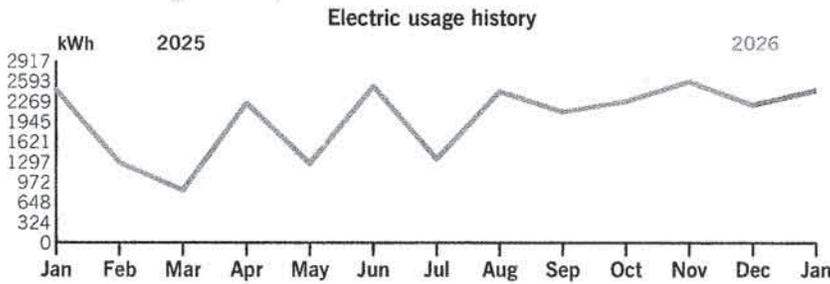
Billing summary

Previous Amount Due	\$388.23
<i>Payment Received Dec 26</i>	-388.23
Current Electric Charges	434.32
Taxes	11.53
Total Amount Due Jan 27	\$445.85



Thank you for your payment.

Your usage snapshot



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,448	2,456	23,603	1,967
Avg. Daily (kWh)	77	79	65	

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.

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Charlotte, NC 28201-1090

Account number
9100 8859 2767

\$445.85
by Jan 27

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**

000279 000000009



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



Duke Energy Payment Processing
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Your usage snapshot - Continued

Current electric usage for meter number 4516185	
Actual reading on Jan 2	161587
Previous reading on Dec 2	- 159139
<hr/>	
Energy Used	2,448 kWh
Billed kWh	2,448.000 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 - Dec 02 25 to Jan 02 26	
Meter - 4516185	
Customer Charge	\$17.92
Energy Charge	
2,448.000 kWh @ 12.394c	303.40
Fuel Charge	
2,448.000 kWh @ 4.422c	108.25
Asset Securitization Charge	
2,448.000 kWh @ 0.194c	4.75
<hr/>	
Total Current Charges	\$434.32

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	11.15
<hr/>	
Total Taxes	\$11.53





Your usage snapshot - Continued

Current electric usage for meter number 1018357	
Actual reading on Jan 2	181187
Previous reading on Dec 2	- 179032
Energy Used	2,155 kWh
Billed kWh	2,155.000 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 - Dec 02 25 to Jan 02 26	
Meter - 1018357	
Customer Charge	\$17.92
Energy Charge	
2,155.000 kWh @ 12.394c	267.10
Fuel Charge	
2,155.000 kWh @ 4.422c	95.29
Asset Securitization Charge	
2,155.000 kWh @ 0.194c	4.18
Total Current Charges	\$384.49

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	9.87
Total Taxes	\$10.20





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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
2539 S BRANCH BLVD
FOUNTAIN

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8859 2022

Billing summary

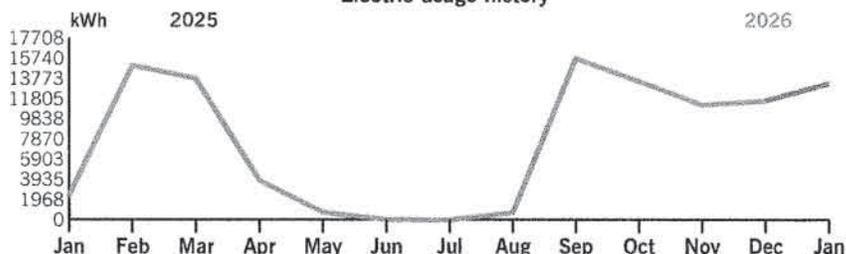
Previous Amount Due	\$1,959.29
<i>Payment Received Dec 26</i>	-1,959.29
Current Electric Charges	2,275.83
Taxes	60.38
Total Amount Due Jan 27	\$2,336.21



Thank you for your payment.

Your usage snapshot

Electric usage history



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13,274	2,394	99,472	8,289
Avg. Daily (kWh)	415	77	273	

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.

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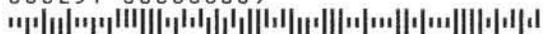
Account number
9100 8859 2022

\$2,336.21
by Jan 27

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**

000251 000000009



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



Duke Energy Payment Processing
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Your usage snapshot - Continued

Current electric usage for meter number 197896	
Actual reading on Jan 2	575521
Previous reading on Dec 2	- 562247
<hr/>	
Energy Used	13,274 kWh
Billed kWh	13,274.000 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 - Dec 02 25 to Jan 02 26	
Meter - 197896	
Customer Charge	\$17.92
Energy Charge	
13,274.000 kWh @ 12.394c	1,645.18
Fuel Charge	
13,274.000 kWh @ 4.422c	586.98
Asset Securitization Charge	
13,274.000 kWh @ 0.194c	25.75
Total Current Charges	\$2,275.83

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	\$1.98
Gross Receipts Tax	58.40
Total Taxes	\$60.38





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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
15935 DEEP RAVINE LN
FOUNTAIN

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8859 1823

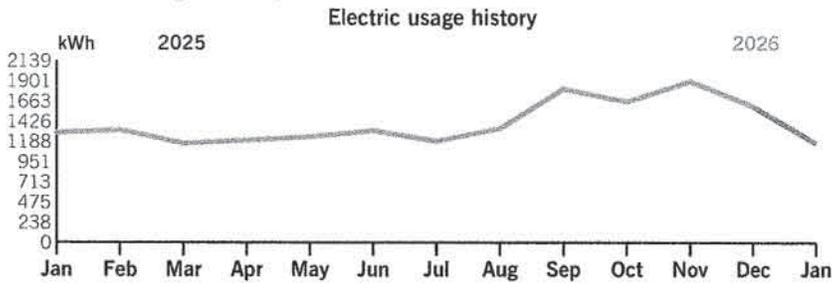
Billing summary

Previous Amount Due	\$285.86
<i>Payment Received Dec 26</i>	-285.86
Current Electric Charges	216.09
Taxes	5.74
Total Amount Due Jan 27	\$221.83



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,165	1,292	16,953	1,413
Avg. Daily (kWh)	36	42	46	

12-month usage based on most recent history

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Account number
9100 8859 1823

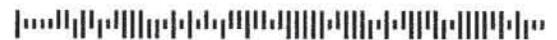
\$221.83
by Jan 27

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**

000265 000000009
[Barcode]

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 1035423	
Actual reading on Jan 2	159371
Previous reading on Dec 2	- 158206
<hr/>	
Energy Used	1,165 kWh
Billed kWh	1,165.000 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 - Dec 02 25 to Jan 02 26	
Meter - 1035423	
Customer Charge	\$17.92
Energy Charge	
1,165.000 kWh @ 12.394c	144.39
Fuel Charge	
1,165.000 kWh @ 4.422c	51.52
Asset Securitization Charge	
1,165.000 kWh @ 0.194c	2.26
Total Current Charges	\$216.09

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



Service address THE PRESERVE AT S BRANCH CDD
16090 SECRET MEADOW DR
FOUNTAIN

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number **9100 8859 1584**

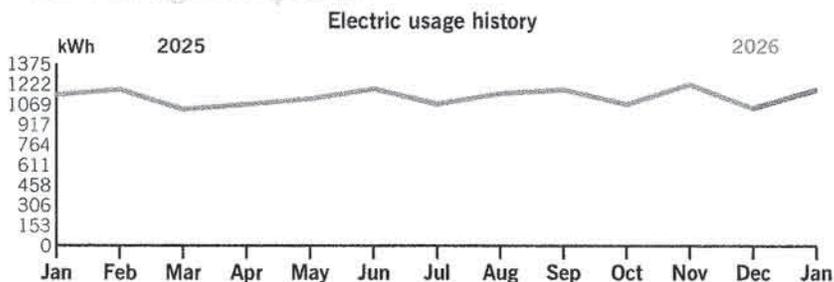
Billing summary

Previous Amount Due	\$192.04
<i>Payment Received Dec 26</i>	-192.04
Current Electric Charges	218.81
Taxes	5.81
Total Amount Due Jan 27	\$224.62



Thank you for your payment.

Your usage snapshot



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,181	1,144	13,521	1,127
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.



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PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8859 1584

\$224.62
by Jan 27

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**

000255 000000009
[Barcode]

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



Duke Energy Payment Processing
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Charlotte, NC 28201-1094



Your usage snapshot - Continued

Current electric usage for meter number 2771446	
Actual reading on Jan 2	136322
Previous reading on Dec 2	- 135141
<hr/>	
Energy Used	1,181 kWh
Billed kWh	1,181.000 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 - Dec 02 25 to Jan 02 26	
Meter - 2771446	
Customer Charge	\$17.92
Energy Charge	
1,181.000 kWh @ 12.394c	146.38
Fuel Charge	
1,181.000 kWh @ 4.422c	52.22
Asset Securitization Charge	
1,181.000 kWh @ 0.194c	2.29
<hr/>	
Total Current Charges	\$218.81

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	5.62
<hr/>	
Total Taxes	\$5.81





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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
3234 LIVING CORAL DR
FOUNTAIN

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8859 1344

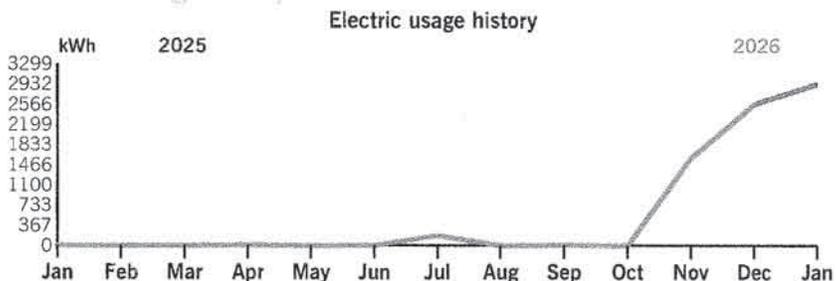
Billing summary

Previous Amount Due	\$446.27
<i>Payment Received Dec 26</i>	-446.27
Current Electric Charges	516.66
Taxes	13.71
Total Amount Due Jan 27	\$530.37



Thank you for your payment.

Your usage snapshot



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,932	0	7,284	607
Avg. Daily (kWh)	92	0	20	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 1344

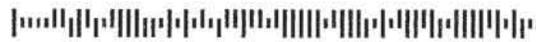
\$530.37
by Jan 27

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**

000249 000000009
[Barcode]

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



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Your usage snapshot - Continued

Current electric usage for meter number 8170801	
Actual reading on Jan 2	87621
Previous reading on Dec 2	- 84689
<hr/>	
Energy Used	2,932 kWh
Billed kWh	2,932.000 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 - Dec 02 25 to Jan 02 26	
Meter - 8170801	
Customer Charge	\$17.92
Energy Charge	
2,932.000 kWh @ 12.394c	363.40
Fuel Charge	
2,932.000 kWh @ 4.422c	129.65
Asset Securitization Charge	
2,932.000 kWh @ 0.194c	5.69
<hr/>	
Total Current Charges	\$516.66

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.45
Gross Receipts Tax	13.26
<hr/>	
Total Taxes	\$13.71





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Your Energy Bill

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

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8857 4731

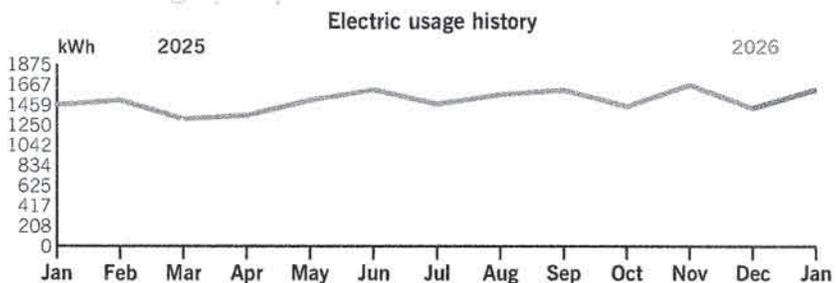
Billing summary

Previous Amount Due	\$256.59
<i>Payment Received Dec 26</i>	-256.59
Current Electric Charges	293.14
Taxes	7.78
Total Amount Due Jan 27	\$300.92



Thank you for your payment.

Your usage snapshot



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,618	1,459	18,123	1,510
Avg. Daily (kWh)	51	47	50	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 4731

\$300.92
by Jan 27

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**

000277 000000009
[Barcode]

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

[Barcode]
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 Jan 2	103790
Previous reading on Dec 2	- 102172
<hr/>	
Energy Used	1,618 kWh
Billed kWh	1,618.000 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 - Dec 02 25 to Jan 02 26	
Meter - 4520461	
Customer Charge	\$17.92
Energy Charge	
1,618.000 kWh @ 12.394c	200.53
Fuel Charge	
1,618.000 kWh @ 4.422c	71.55
Asset Securitization Charge	
1,618.000 kWh @ 0.194c	3.14
<hr/>	
Total Current Charges	\$293.14

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	\$0.26
Gross Receipts Tax	7.52
<hr/>	
Total Taxes	\$7.78





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Your Energy Bill

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

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number 9100 8857 3904

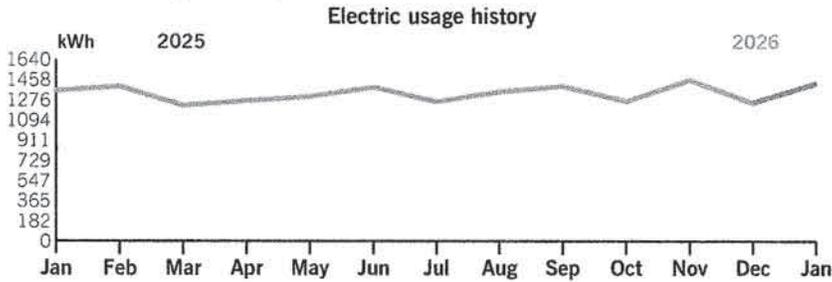
Billing summary

Previous Amount Due	\$226.84
<i>Payment Received Dec 26</i>	-226.84
Current Electric Charges	260.30
Taxes	6.91
Total Amount Due Jan 27	\$267.21



Thank you for your payment.

Your usage snapshot



RECEIVED JAN 13 2026

Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,425	1,360	16,017	1,335
Avg. Daily (kWh)	45	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

\$267.21
by Jan 27

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**

000275 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 4520493	
Actual reading on Jan 2	80425
Previous reading on Dec 2	- 79000
Energy Used	1,425 kWh
Billed kWh	1,425.000 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 - Dec 02 25 to Jan 02 26	
Meter - 4520493	
Customer Charge	\$17.92
Energy Charge	
1,425.000 kWh @ 12.394c	176.61
Fuel Charge	
1,425.000 kWh @ 4.422c	63.01
Asset Securitization Charge	
1,425.000 kWh @ 0.194c	2.76
Total Current Charges	\$260.30

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	\$0.23
Gross Receipts Tax	6.68
Total Taxes	\$6.91

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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 Jan 6, 2026
For service Dec 2 - Jan 2
32 days

Account number **9100 8857 3342**

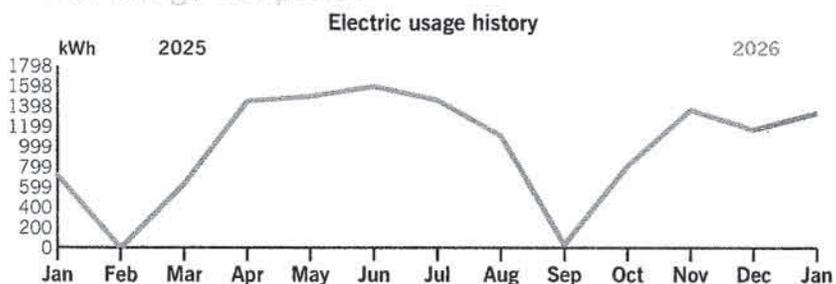
Billing summary

Previous Amount Due	\$213.28
<i>Payment Received Dec 26</i>	-213.28
Current Electric Charges	244.68
Taxes	6.49
Total Amount Due Jan 27	\$251.17



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,333	719	12,468	1,039
Avg. Daily (kWh)	42	23	34	

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

\$251.17
by Jan 27

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**

000271 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 Jan 2	4721
Previous reading on Dec 2	- 3388
<hr/>	
Energy Used	1,333 kWh
Billed kWh	1,333.000 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 - Dec 02 25 to Jan 02 26	
Meter - 366660705	
Customer Charge	\$17.92
Energy Charge	
1,333.000 kWh @ 12.394c	165.22
Fuel Charge	
1,333.000 kWh @ 4.422c	58.95
Asset Securitization Charge	
1,333.000 kWh @ 0.194c	2.59
<hr/>	
Total Current Charges	\$244.68

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	6.28
<hr/>	
Total Taxes	\$6.49

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

Invoice

Date: 1/28/2026
 Invoice #: 2026-159

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:
1/28/2026	January 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2025-2026	50.00%	1,875.00

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





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
15883 DEEP RAVINE LN
FOUNTAIN

Bill date Jan 7, 2026

For service Dec 2 - Jan 2
32 days

Account number **9100 8857 4137**

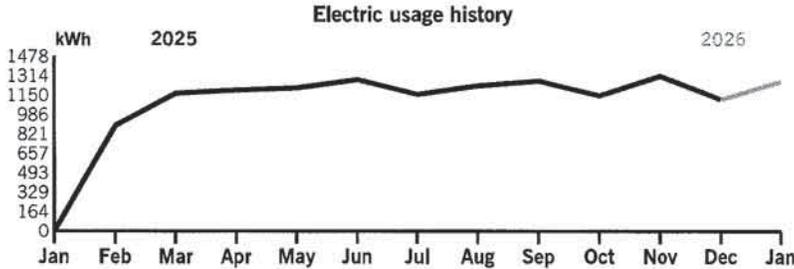
Billing summary

Previous Amount Due	\$204.76
<i>Payment Received Dec 26</i>	-204.76
Current Electric Charges	234.12
Taxes	6.21
Total Amount Due Jan 28	\$240.33



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 54°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,271	0	14,265	1,189
Avg. Daily (kWh)	40	0	39	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 4137

\$240.33
by Jan 28

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 1020089	
Actual reading on Jan 2	93224
Previous reading on Dec 2	- 91953
Energy Used	1,271 kWh
Billed kWh	1,271.000 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 - Dec 02 25 to Jan 02 26	
Meter - 1020089	
Customer Charge	\$17.92
Energy Charge	
1,271.000 kWh @ 12.394c	157.53
Fuel Charge	
1,271.000 kWh @ 4.422c	56.20
Asset Securitization Charge	
1,271.000 kWh @ 0.194c	2.47
Total Current Charges	\$234.12

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	6.01
Total Taxes	\$6.21





INVOICE #TPA6521

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
TPA6521	01/01/2026	\$24,695.00	Net 15	

DESCRIPTION	PRICE
JANUARY 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

