



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Wednesday, April 8, 2026
3:00 p.m.***

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

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





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

Board of Supervisors
The Preserve at South Branch Community Development District

Dear Board Members:

A Regular Meeting of the Board of Supervisors of The Preserve at South Branch Community Development District is scheduled for **Wednesday, April 8, 2026 at 3:00 p.m. at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558.**

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District File





**Regular Meeting
AGENDA**

Meeting Date: Wednesday, April 8, 2026
 Time: 3:00 p.m.
 Location: Residence Inn Tampa Suncoast Parkway
 at NorthPointe Village
 2101 Northpointe Parkway
 Lutz, FL 33558

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

Full agenda package is available on the District’s website: www.thepreserveatsouthbranchcdd.org
 Or contact sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS: ROLL CALL

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

Staff/Vendors

- ___ Heath Beckett, District Manager, Vesta District Services
- ___ Mike Bush, Field Manager, Vesta District Services
- ___ Lindsay Moczynski, District Counsel, Kilinski Van Wyk
- ___ Jerry Whited, District Engineer, BDi
- ___ Chuck Burnite, Account Manager, GHS Environmental
- ___ Ted Katina, Account Manager, Cepra

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.*
 - 1. Update on South Branch Blvd/TouchPointe Entrance Repair
- B. Review of Field Services Requests/Responses (2/26 – 4/1) **EXHIBIT 1**
- C. Aquatic – *Chuck Burnite, GHS Environmental* **EXHIBIT 2**
 - 1. Update on Willowcreek Fire Co. Fire Management Plan
- D. Landscape – *Ted Katina, Cepra* **EXHIBIT 3**
 - 1. Consideration of Cepra Proposal #51796 for Phase 1 Enhancements at SR54 Entry - \$9,975.00 – *Previously Presented* **EXHIBIT 4**
 - 2. Consideration of Cepra Proposal #55142 for Roundabout Mulch - \$3,850.00 **EXHIBIT 5**
 - 3. Consideration of Cepra Proposal #55284 to Replace Dog Park Sod - \$11,590.00 **EXHIBIT 6**
- E. Fountains – *Fountain Kings*
- F. Field Services – *Michael Bush, Vesta District Services*

THIRD ORDER OF BUSINESS OPERATIONS AND MAINTENANCE (Continued)

- G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of Landscape and Irrigation RFP Scope and Schedule and Authorization of Staff to Proceed with Request for Proposals

EXHIBIT 7

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Consideration and Approval of the Minutes of the Regular Meeting Held March 5, 2026
- B. Consideration and Acceptance of the February 2026 Unaudited Financial Report

EXHIBIT 8

EXHIBIT 9

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS

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

- A. Discussion on Re-engaging Pasco County Sheriff Extra Duty Officer Patrols (*Abercrombie*)

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

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

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CONFIRMATION

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

4 p.m. on Thursday May 7, 2026

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

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

NINTH ORDER OF BUSINESS: ADJOURNMENT

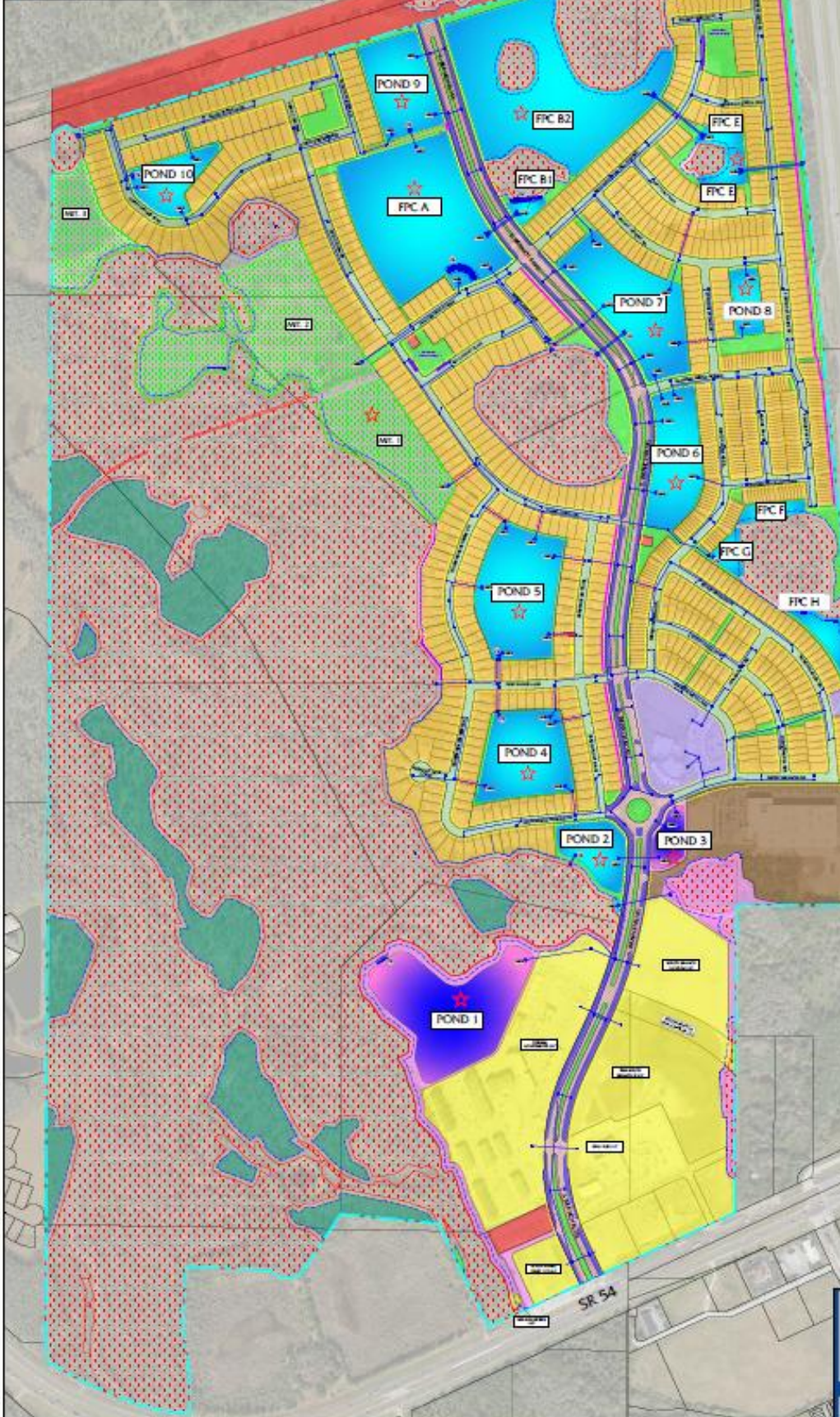




COMMUNITY MAP

LEGEND

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



0 100 200 300
SCALE: 1" = 300'
JULY 2024

N

SR 589 / SUNCOAST PARKWAY

SR 54



EXHIBIT 1



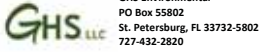
The Preserve at South Branch CDD
Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
320	2026-03-26	Street Signs	Costanzo	2511 Garden Plum place	A speed limit sign on the corner of Garden Plum Place and Storybrook was put back up today, Thursday, March 26. This evening when I was on a walk with my dog, it looks like the sign is already coming loose. It appears that it was just stuck in the ground with dirt. The sign is very close to my house and it does not seem like it's securely installed and I worry about it in strong winds or in a storm. Is it possible to have the sign put in securely or removed or relocated?
319	2026-03-19	Dog Park (landscaping, fences, dog wash)	Rosado	3035 storybrook preserve dr	Second complaint about dog park: grass and dog bath. You are required to maintain the upkeep of recreational facilities. So, when can we expect this to be addressed? "Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD facilities and services." Thank you, Jamie
318	2026-02-28	Dog Park (landscaping, fences, dog wash)	Flores	2695 Storybrook Preserve Dr.	The dog park in my neighborhood The Preserve is atrocious! This used to be such a beautiful place but is severely neglected and a risk to dogs. Please fix this back to its original glory so our furry friends can enjoy this park again.



EXHIBIT 2





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

Project: The Preserve at South Branch CDD
 No. of Ponds/FPC: 19 (See BDI Community Map)
 Year: 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 (29.0 Ac.)	Pond 4 (27.7 Ac.)	Pond 5 (46.2 Ac.)	Pond 6 (33.9 Ac.)	Pond 7 (36.4 Ac.)	Pond 8 (21.0 Ac.)	Pond 9 (30.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (12.6 Ac.)	FPC B1 (30.4 Ac.)	FPC B2 (13.6 Ac.)	FPC C (40.9 Ac.)	FPC D (41.5 Ac.)	FPC E (13.3 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																											Reviewed area behind townhomes to prepare proposal for treatment of Brazilian pepper per CDD request. Field checks.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
1/29/2026																											Prepare and submit GHS Proposal# 26-205
2/3/2026																											Prepare and submit midge fly and mosquito options with pricing.
2/4/2026																											Field checks.
2/5/2026																											Attended CDD meeting.
2/12/2026																											Field checks.
2/13/2026								*																			* 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	T	Trash pickup all ponds.
2/27/2026																											
3/5/2026																											Field checks.
3/18/2026																											
3/27/2026	G, A	G, A		G	G	G, A																					
3/30/2026	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	T	Trash pickup all ponds.



EXHIBIT 3



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, March 9, 2026 7:48 AM
To: Michael P. Bush; Shirley M. Conley
Subject: The Preserve CDD

GM we are continuing with cutbacks of freeze damaged plant material. We have mulch for the entrance to roundabout and the 3 parks scheduled for the week of March 23rd.

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: Tuesday, March 17, 2026 11:36 AM
To: Heath Beckett; Michael P. Bush; Shirley M. Conley
Subject: The Preserve CDD

Good morning Heath just wanted to let you know that we have the Mulch that was approved scheduled to start next Monday.

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 23, 2026 6:58 AM
To: Heath Beckett
Cc: Michael P. Bush; Shirley M. Conley
Subject: Re: The Preserve CDD

10-4

Thanks,

Ted Katina

tkatina@cepralandscape.com



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

From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Monday, March 23, 2026 6:55 AM
To: Ted Katina <TKatina@cepralandscape.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: The Preserve CDD

Good morning,

Please go ahead and fix the valve.

Thanks,

Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

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

[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: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, March 23, 2026 6:42:48 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: The Preserve CDD

GM we start mulch today. Also, station 70 near the dog park was running all day on Friday. You have a stuck valve we need to repair.

Thanks,
Ted Katina
tkatina@cepralandscape.com



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



EXHIBIT 4





Proposal

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

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

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

Customer Printed Name

Customer Signature

Date

Job ID: 51796



EXHIBIT 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
55142 (v. 0)	03/06/2026

DESCRIPTION	
Mulching of the roundabout	\$3,850.00



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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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.
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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: 55142



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
55284 (v. 0)	03/13/2026

DESCRIPTION	
Remove and install 8000 sf Bahia sod inside dog park including irrigation retrofit.	\$11,590.00

				\$11,590.00
Description	Type	Qty	Unit \$	Total \$
Irrigation Retrofit	LS	2.00	\$75.00	\$150.00
Sod Install - Subcontractor	SF	8,000.00	\$1.43	\$11,440.00

Total \$11,590.00



Terms and Conditions

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Customer Printed Name

Customer Signature

Date

Job ID: 55284



EXHIBIT 7



EXHIBIT "A"
SCOPE OF SERVICES



SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

- 1.) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Reel type mowers are required for all Celebration Bermudagrass. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All mower blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of The Preserve at South Branch CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities).

- 1A) POND MOWING** - All ponds identified as such on the overall The Preserve at South Branch Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to help minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly

higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Water shoots on the tree trunks shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is always to include maintaining a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss, including ball moss, hanging from all trees, including Bald Cypress, shall be removed from all CDD-planted and maintained trees up to a 15' height on an as-needed basis. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning and seed pod removal is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after

the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of The Preserve at South Branch. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance (perhaps due to permanent existing grades), then another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds, seed pods and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

The palms on the pool deck (and all other plant material, in general, on the pool deck) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive. **(The Recreation Center is not under the CDD's maintenance responsibility.)**

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE

MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblines expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his workmanship. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

Pre-Existing Conditions

The contractor shall not be held responsible for landscape deficiencies that may exist prior to the effective date of this agreement. A written list of these pre-existing conditions (including costs associated with their remedies) shall be prepared for The Preserve at South Branch Community Development District by the Contractor, for the Contractor to correct at the District's expense upon the District's written approval. Such pre-existing conditions, upon the written approval of the District, shall be corrected within a designated timeframe provided by the Contractor. If any conditions are deemed to be normal landscape maintenance procedures, the Contractor shall have a 90-day Grace Period from execution of Contract to correct such deficiencies. If deficiencies are not repaired and/or otherwise resolved satisfactorily, then the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice.



PART 2

FERTILIZATION

Although there is not a fertilizer ordinance in place for Pasco County specifically banning fertilizers during a specific season(s), it is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN OR PHOSPHORUS TO TURF OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

All Bermudagrass:

March	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	A complete fertilizer based on soil tests
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM



Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water unless deflector shields are being used. In that case, the landward extent can be reduced to 3'. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five

(5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.



PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing, fka Texas Phoenix Palm Decline (TPPD). The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticides. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor will be responsible for raking out mound once it is dead to re-expose turf that has been covered.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished & irrigated landscape areas designated as such on the CDD Maintained Exhibit. All or portions of those areas that are included in this category are designated as orange, light blue, dark green. It also includes the roundabout and associated triangular islands shown in red. ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.



PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System: The Contractor shall inspect and test ALL irrigation system components one (1) time per month. Inspections shall include all the existing irrigation systems (as of this moment, there are thirty-one (31) zones along the main spine road from SR 54 to the roundabout, however, an unspecified number of irrigation control valves exist further up the main spine road as well as in the spoke parks leading to the Recreation Center. There is also at least one (1) Hunter ACC-99D 2-wire controller & one reclaimed water meter. As future phases are completed, plans will be provided. I am providing the Irrigation designs, as-builts that we have been provided.

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly** and inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and unit pricing for routine & non-routine maintenance as a separate price from this bid. (i.e. valves of varying sizes, solenoids, etc.)

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for

adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Three Thousand Seven Hundred Eleven (3,711) annuals in 4” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1” thick. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4” plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

The Preserve at South Branch CDD Landscape RFP

SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE/TIME	EVENT
April 17, 2026	RFP Notice is issued.
April 20, 2026	RFP package available for email delivery
May 7, 2026 at [] (Bush to confirm time)	On-site meeting (Mandatory or Optional?)
May 21, 2026 at noon	Deadline for questions.
May 27, 2026 at noon	Proposals submittal deadline.
June 4, 2026 at 3:00 p.m.	Public meeting to open bids. SpringHill Suites Tampa Suncoast Parkway (16615 Crosspointe Run, Land O' Lakes, FL 34638)
July 2, 2026 4:00 p.m.	Board Meeting including evaluation of responsive proposals.



EXHIBIT 8



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 March 5, 2026 at 4:00 p.m. at Springhill Suites
6 Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, FL 34638. The actions taken
7 are summarized as follows:

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

9 Mr. Beckett called the meeting to order at 4:11 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Thomas Handrick, Jr. (S2)	Board Supervisor, Assistant Secretary
12 Rob Howard (S4)	Board Supervisor, Vice Chairman
13 Jules Abercrombie (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15 David Silverstein (S3)	Board Supervisor, Assistant Secretary (<i>arrived in-</i> 16 <i>progress</i>)
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
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 – AGENDA ITEMS**
25 (*Limited to 3 minutes per individual for agenda*
26 *items*)

27 There being none, the next item followed.

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

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

30 Mr. Whited advised that meetings with SWFWMD regarding FPC-E and Wetland
31 11 are scheduled for April.

32 1. Update on South Branch Blvd/TouchPointe Entrance Repair

33 Mr. Whited provided an update on the status of the requested proposals
34 for the right-of-way repairs at TouchPointe and the scope involved in the
35 repairs. He anticipates presenting the proposals at the next meeting; the
36 lowest anticipated proposal will likely be double the not to exceed
37 previously approved by the Board. Pasco County has affirmed that



38 asphalt may be used instead of concrete for the repair and Mr. Whited
39 has requested proposals the same.

40 B. EXHIBIT 2: Review of Field Services Requests/Responses (1/30 – 2/25)

41 Mr. Beckett provided an update on the dog park requests. The dog wash was
42 cleaned out, and there's some dead sod in the middle of the park. Mr. Katina
43 was asked to provide an estimate to re-sod the bare dirt areas within the dog
44 park.

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

46 Mr. Burnite presented the Aquatic Report, noting some large trash items being
47 deposited in PFC-E and a weather-related flip in pond 10 which impacted the
48 tilapia.

49 1. Update on Willowcreek Fire Co. Fire Management Plan

50 Mr. Burnite advised the Willowcreek team will be on-site the following
51 day and working through the weekend to collect the data needed for the
52 fire management plan.

53 D. EXHIBIT 4: Landscape – *Ted Katina, Cepra*

54 Mr. Katina presented the Landscape Report noting the Crepe Myrtles and
55 ornamental grasses were pruned, the cut back of frost damaged foliage have
56 begun – it'll look a little ugly initially, but with the warmer weather the plants
57 should start coming back, new annuals are scheduled for the last week of March,
58 weekly mowing will likely begin in April – depending on the weather - if mowing
59 is delayed then the crews will focus on weeding, and the cleanup around the
60 fence will be scheduled for next month. He advised that mulch replenishment
61 should be considered for moisture retention and inhibiting weed pressure on
62 empty beds.

63 1. EXHIBIT 5: Consideration of Cepra Proposal #51796 for Phase 1
64 Enhancements at SR54 Entry - \$9,975.00 – *Previously Presented*

65 This item was deferred until the next meeting once the extent of frost-
66 damage is apparent.

67 2. EXHIBIT 6: Consideration of Cepra Mulch Replenishment Proposals

68 a. #54909 Around Three Parks - \$4,312.00

69 Supervisors confirmed the three park locations – Sweet Springs
70 Bend/Tuscon Wind Place, Balboa Mist Cove/Suncoast Plains Drive
71 and Living Coral mailboxes. Mr. Beckett advised that the Board
72 had allocated \$20,000 in the budget for mulch.

73 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Abercrombie, WITH ALL IN
74 FAVOR, the Board approved Cepra proposal #54909 to replenish mulch in the beds around three



75 parks in the amount of \$4,312.00, for The Preserve at South Branch Community Development
76 District.

77 b. #54910 in South Branch Medians - Front Entry to Roundabout -
78 \$14,630.00

79 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Howard, WITH ALL IN FAVOR,
80 the Board approved Cepra proposal #54910 to replenish mulch in South Branch Medians from
81 the Front Entry to the Roundabout in the amount of \$14,630.00, for The Preserve at South Branch
82 Community Development District.

83 It was confirmed the roundabout was not included in the scope
84 and it would be proposed separately once the fountain was
85 repaired.

86 c. #54912 in South Branch Medians - Roundabout to End -
87 \$23,100.00

88 This item was deferred for consideration under next year's
89 budget.

90 Discussion followed on installing rain freeze sensors on three controllers which
91 connect to both HOA and District irrigation. The full price is \$675.00 with the
92 cost to be split between both entities.

93 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Howard, OPPOSED by
94 Supervisor Handrick, Jr., the Board approved Cepra to install rain freeze sensors in an amount
95 not to exceed \$337.50 pending the HOA's payment of the balance, for The Preserve at South
96 Branch Community Development District.

97 E. WALK-ON EXHIBIT A: Fountains

98 Discussion followed on the electrical repairs and soliciting commercial electrical
99 contractors for future repairs.

100 Mr. Roehm reviewed the fountain report and responded to Supervisor questions
101 on anticipated repairs.

102 1. EXHIBIT 7: Consideration of Fountain Maintenance Service Proposals

103 a. H2 Lagoon Solutions – *Pending*

104 b. Fountain Kings – *Previously Presented*

105 i. Monthly Roundabout Service

106 ii. Quarterly Pond Service

107 c. Lake Doctors

108 i. Monthly Roundabout Service

109 ii. Quarterly Pond Service



110 d. Lake Fountains and Aeration – *Pending*

111 On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., OPPOSED by
112 Supervisor Abercrombie, the Board approved the Fountain King proposal for monthly
113 roundabout fountain and quarterly pond fountains maintenance services pending District
114 Counsel’s review and provision of the District’s form of agreement, for The Preserve at South
115 Branch Community Development District.

116 Discussion followed on the roundabout fountain equipment and the wind meter.

117 *The meeting paused at approximately 5:13 p.m. and resumed at 5:15 p.m.*

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

119 Mr. Bush presented the Field Services. He discussed the street sign repairs, a
120 vendor to install gutters at the mailboxes, the installed boulders, replacement of
121 the wind meter for the roundabout fountain, an update on the roundabout
122 fountain chlorinator, maintenance of the dog wash, the installed basketball
123 cushion, playground equipment, the timer for fountain 6, and the repaired vinyl
124 fence behind Sweet Springs. He will forward Tampa S.W.A.P.’s contact
125 information to Mr. Whited for a proposal for the TouchPointe entrance repair,
126 and is scheduled to pick up the District’s equipment from Blue Water Aquatics
127 the following week.

128 1. Discussion on Dog Park Maintenance

129 *This item was discussed under III.B. Review of Field Services*
130 *Requests/Responses (1/30 – 2/25)/*

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

132 Ms. Moczynski discussed District responsibility for repairing the sidewalks but
133 not necessarily cleaning. Her firm is monitoring discussions in the current
134 legislative session and will provide a report on items such as officer recall and
135 sovereign immunity that will impact the District once the session has ended.

136 Ms. Moczynski relayed that the proposed plan for Rangeland Blvd was slated for
137 the Pasco Board of County Commissioners’ March agenda.

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

139 Mr. Beckett had no items to report.

140 The Board further discussed Pasco County road projects.

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

142 A. EXHIBIT 9: Consideration and Approval of the Minutes of the Regular Meeting
143 Held February 5, 2026

144 B. EXHIBIT 10: Consideration and Acceptance of the January 2026 Unaudited
145 Financial Report



146 On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR,
147 the Board approved Consent Agenda as presented, for The Preserve at South Branch Community
148 Development District.

149 **FIFTH ORDER OF BUSINESS:** **SUPERVISOR REQUESTS** *(Includes Next Meeting*
150 *Agenda Item Requests)*

151 Supervisor Abercrombie requested the Board consider re-engaging Pasco County Sheriff's
152 Off-Duty Officers for patrols due to ongoing speeding in the community, and for Blue
153 Water Aquatics to provide a revised proposal for fountain maintenance.

154 Mr. Beckett affirmed the HOA water meter matter was addressed.

155 **SIXTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – NEW BUSINESS**
156 *(Limited to 3 minutes per individual for non-*
157 *agenda items)*

158 There being none, the next item followed.

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

160 *The Preserve at South Branch Community Development District's next meeting is scheduled for*
161 *3:00 p.m. on April 8, 2026 at Residence Inn Tampa Suncoast Parkway at NorthPointe Village,*
162 *located at 2101 Northpointe Parkway, Lutz, Florida 33558.*

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

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

165 **NINTH ORDER OF BUSINESS:** **ADJOURNMENT**

166 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Handrick Jr., WITH ALL IN
167 FAVOR, the Board adjourned the meeting at 5:33 p.m., for The Preserve at South Branch
168 Community Development District.

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

173 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
174 **meeting held on April 8, 2026.**

175 _____
176 □ Heath Beckett, Secretary

□ Anthony Snyder, Chair



EXHIBIT 9



*The Preserve at South Branch
Community Development District*

*Financial Statements
(Unaudited)*

February 28, 2026



The Preserve at South Branch CDD
Balance Sheet
February 28, 2026

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 2,325,904	\$ -	\$ -	\$ -	\$ -	\$ 2,325,904
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	66,670	77,517	37,955	182,142
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	32,432	32,432
11 ACCOUNTS RECEIVABLE	25,911	-	-	-	-	25,911
12 ON ROLL ASSESSMENTS RECEIVABLE	27,711	7,134	7,492	10,152	12,352	64,841
13 DUE FROM OTHER SOURCES	-	299,293	256,930	348,150	423,577	1,327,950
14 PREPAID EXPENSES	1,764	-	-	-	-	1,764
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 2,386,286	\$ 306,427	\$ 462,748	\$ 613,692	\$ 723,365	\$ 4,492,518
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 22,833	\$ -	\$ -	\$ -	\$ -	\$ 22,833
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	27,711	7,134	7,492	10,152	12,352	64,841
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	1,327,950	-	-	-	-	1,327,950
24 TOTAL LIABILITIES	1,378,494	7,134	7,492	10,152	12,352	1,415,624
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,760	-	-	-	-	6,760
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	1,001,033	299,293	455,256	603,539	711,013	3,070,134
31 TOTAL FUND BALANCE	1,007,792	299,293	455,256	603,539	711,013	3,076,894
32 TOTAL LIABILITIES & FUND BALANCE	\$ 2,386,286	\$ 306,427	\$ 462,748	\$ 613,692	\$ 723,365	\$ 4,492,518



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 February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 7,132	\$ 946,194	\$ (27,711)	97%
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	\$ 7,132	\$ 970,825	\$ (25,205)	97%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 800	\$ 3,000	\$ (12,000)	20%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	6,438	(9,013)	42%
11 ADMINISTRATIVE SERVICES	11,330	944	4,721	(6,609)	42%
12 ACCOUNTING SERVICES	11,330	944	4,721	(6,609)	42%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	-	2,292	(3,208)	42%
15 MASS MAILING	1,800	-	-	(1,800)	0%
16 MEETING ROOM RENTAL	3,000	183	562	(2,438)	19%
17 BANKING FEES	375	-	-	(375)	0%
18 AUDITING	3,900	-	-	(3,900)	0%
19 REGULATORY AND PERMIT FEES	175	24	199	24	114%
20 TAX COLLECTOR/PROPERTY APPRAISER FEES	600	-	538	(62)	90%
21 LEGAL ADVERTISEMENTS	1,500	61	254	(1,246)	17%
22 ENGINEERING SERVICES	30,000	2,265	10,980	(19,020)	37%
23 LEGAL SERVICES	20,000	308	5,725	(14,275)	29%
24 TRUSTEE FEES	12,500	3,192	12,952	452	104%
25 ARBITRAGE	1,950	458	650	(1,300)	33%
26 WEBSITE ADMINISTRATION	1,600	-	1,515	(85)	95%
27 MISCELLANEOUS	500	-	18	(483)	4%
28 TOTAL ADMINISTRATIVE	139,010	10,467	57,064	(81,946)	41%
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	5,732	27,227	(56,773)	32%
34 STREETLIGHTS	193,790	12,929	65,529	(128,262)	34%
35 RECLAIMED WATER	7,500	753	3,586	(3,914)	48%
36 TOTAL UTILITIES	285,290	19,415	96,342	(188,948)	34%



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 February 28, 2026

37 FIELD OPERATIONS					
38 FIELD OPERATIONS	3,890	275	1,374	(2,516)	35%
39 AQUATIC MAINTENANCE	22,500	-	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	500	6,661	(13,539)	33%
43 FOUNTAIN REPAIRS	14,000	500	5,966	(8,034)	43%
44 PORTER SERVICES CONTRACTED	11,000	1,005	4,522	(6,478)	41%
45 ENTRANCE, WALL & FENCE MAINTENANCE	7,000	207	207	(6,793)	3%
46 LANDSCAPE MAINTENANCE	310,000	24,695	123,475	(186,525)	40%
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	460	15,038	(2,462)	86%
59 TOTAL FIELD OPERATIONS	551,730	27,642	179,074	(372,656)	32%
60 TOTAL EXPENDITURES	\$ 996,030	\$ 57,524	\$ 348,235	\$ (647,795)	35%
61 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	(50,392)	622,589	622,589	
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)	(50,392)	622,589	622,589	
68 FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 1,007,792	\$ 665,181	
69 ANALYSIS OF FUND BALANCE					
70 NONSPENDABLE					
71 PREPAID & DEPOSITS	6,760		6,760		
72 CAPITAL RESERVES					
73 OPERATING CAPITAL	-		-		
74 UNASSIGNED	335,851		1,001,033		
75 TOTAL FUND BALANCE	\$ 342,611		\$ 1,007,792		



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 February 28, 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	\$ 243,581	\$ (7,134)
3 INTEREST & MISCELLANEOUS	-	-	-
4 TOTAL REVENUE	250,715	243,581	(7,134)
5 EXPENDITURES			
6 FUND BALANCE CONTRIBUTION	250,715	-	-
7 CONTINGENCY	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,715	243,581	(7,134)
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	243,581	(7,134)
16 FUND BALANCE - ENDING	\$ 277,991	\$ 299,293	\$ 21,302
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	277,991	299,293	
22 FUND BALANCE - ENDING	\$ 277,991	\$ 299,293	



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 February 28, 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	\$ 255,821	\$ (7,492)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-		-
4 INTEREST REVENUE	-	4,281	4,281
5 TOTAL REVENUE	263,313	260,102	(3,211)
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	91,339	86,988
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	91,339	86,988
21 FUND BALANCE - ENDING	\$ 326,046	\$ 455,256	\$ 129,210



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 February 28, 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	\$ 346,648	\$ (10,152)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-		-
4 INTEREST REVENUE	-	5,085	5,085
5 TOTAL REVENUE	356,800	351,733	(5,067)
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	109,088	-	109,088
9 May 1, 2026	-	-	-
10 November 1, 2026	109,088	-	109,088
11 PRINCIPAL RETIREMENT			
12 November 1, 2025	135,000	241,363	(106,363)
13 TOTAL EXPENDITURES	353,176	241,363	(111,814)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,624	110,371	106,747
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	444,525	493,169	48,644
20 NET CHANGE IN FUND BALANCE	3,624	110,371	106,747
21 FUND BALANCE - ENDING	\$ 448,149	\$ 603,539	\$ 155,390



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 February 28, 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	421,748	\$ (12,352)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	4,938	4,938
5 TOTAL REVENUE	434,100	426,686	(7,414)
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)	296,361	297,911
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(3,439)	(3,439)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(3,439)	(3,439)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	299,800	301,350
21 FUND BALANCE - ENDING	\$ 364,850	678,581	\$ 313,731



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	Cepira 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 Prsvr 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	Cepira Landscape	Invoice: TPA6124 (Reference: Light Mulching of South Branch Blvd.) Invoice: TPA6182 (Referenc...		5,180.50	413,354.22
10/14/2025	100514	Brielle 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	Kiinski Van Wyk PLLC	Invoice: 13345 (Reference: Legal services.)		1,567.58	404,121.41
10/22/2025	01ACH102225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.18.25- 09.17.25		49.48	404,071.93
10/22/2025	02ACH102225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.18.25- 09.17.25		204.93	403,867.00
10/22/2025	03ACH102225	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.18.25- 09.17.25		10.60	403,856.40
10/22/2025	04ACH102225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 08.18.25- 09.17.25		339.39	403,517.01
10/27/2025	01ACH102725	Duke Energy	2069 S Branch Blvd- Entrance 09.03.25- 10.01.25		40.85	403,476.16
10/27/2025	02ACH102725	Duke Energy	16159 SOFT FERN TRCE 09.03.25- 10.01.25 (Fountain)		175.15	403,301.01
10/27/2025	03ACH102725	Duke Energy	3234 LIVING CORAL DR 09.03.25- 10.01.25 (Fountain)		30.80	403,270.21
10/27/2025	04ACH102725	Duke Energy	16236 Weathered Windmill TE- Irrigation 09.03.25- 10.01.25		30.80	403,239.41
10/27/2025	05ACH102725	Duke Energy	3003 S Branch Blvd Access and B&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	Cepira 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
10/31/2025		End of Month		0.00	112,113.45	377,724.53
11/03/2025			Deposit	9,598.00		387,322.53
11/03/2025	100521	Cepira Landscape	Invoice: TPA6128 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Referenc...		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	Cepira 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	Brielle 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
11/10/2025	01ACH11025	Duke Energy	00 South Branch Blvd. LITE 9.16.25- 10.15.25		806.64	365,317.72



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/10/2025	02ACH111025	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 09.16.25- 10.15.25		840.16	364,477.58
11/10/2025	03ACH111025	Duke Energy	00000 S Branch Blvd 4B 09.16.25- 10.15.25		638.99	363,838.57
11/10/2025			Deposit	0.03		363,838.60
11/12/2025	100527	GHS Environmental	Invoice: 2025-700 (Reference: Control Structure Maintenance.)		2,000.00	361,838.60
11/14/2025			Deposit	62,130.74		423,969.34
11/14/2025			Deposit	17.50		423,986.84
11/17/2025	100528	Business Observer	Invoice: 25-02438P (Reference: Legal Advertising - Board Meeting.)		61.25	423,925.59
11/20/2025			Deposit	76,783.70		500,709.29
11/21/2025	1518	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District State Fee		175.00	500,534.29
11/21/2025	1519	Mike Fasano, Pasco County Tax Collector			538.98	499,995.21
11/24/2025	01ACH112425	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 09.17.25- 10.16.25		86.75	499,908.46
11/24/2025	02ACH112425	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.25- 10.16.25		200.99	499,707.47
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 TRCE 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	491,946.49
12/03/2025	02ACH120325	Duke Energy	000 State Road 54 LITE S Branch 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	Brtic 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
12/22/2025	02ACH122225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 10.16.25- 11.14.25		63.52	2,435,161.86



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 SL 11.06.25- 12.03.25		7,056.77	2,393,722.21
12/31/2025		End of Month		1,974,421.45	93,006.34	2,393,722.21
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 Prsvr 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 2019 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	Bretlic 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: 26-00969P (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
01/29/2026	15ACH012926	Duke Energy	3234 LIVING CORAL DR 12.02.25- 01.02.26 (Fountain)		530.37	2,390,480.62



The Preserve at South Branch CDD
Check Register - FY 2026

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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
02/02/2026	01ACH020226	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 12.04.25- 01.06.26		7,093.38	2,355,757.61
02/04/2026	01ACH020426	Duke Energy	000 State Road 54 LITE S Branch RDWY 12.05.25- 01.07.26		3,812.42	2,351,945.19
02/04/2026	100559	Office Pride Commercial Cleaning Services	Invoice: Inv-303325 (Reference: Day Porter Services 3x per week.)		875.00	2,351,070.19
02/04/2026	100560	Vesta District Services	Invoice: 430660 (Reference: FEB26 District Management services.)		3,909.00	2,347,161.19
02/04/2026	100561	Blue Water Aquatics, Inc.	Invoice: 34931 (Reference: Fountain Inspection & Preventative Maintenance Cleaning Services ROU...		1,091.60	2,346,069.59
02/09/2026	01ACH020926	Duke Energy	00 South Branch Blvd. LITE 12.13.25- 01.15.26		809.56	2,345,260.03
02/09/2026	02ACH020926	Duke Energy	00000 S Branch Blvd 4B 12.13.25- 01.15.26		641.30	2,344,618.73
02/09/2026	03ACH020926	Duke Energy	0000 S Branch Blvd Lite Prsvr 5B- 12.13.25- 01.15.26		843.20	2,343,775.53
02/09/2026	100562	Romaner Graphics	Invoice: 22984 (Reference: Reposition and straighten Speed Limit sign on Glowing Grove Ave. Repa...		210.00	2,343,565.53
02/09/2026	100563	Bretic Dvorak, Inc	Invoice: 2311 (Reference: Engineering services.)		3,570.00	2,339,995.53
02/10/2026	1528	Anthony Snyder	BOS Meeting 2/05/26		200.00	2,339,795.53
02/10/2026	1529	David H. Silverstein	BOS Meeting 2/05/26		200.00	2,339,595.53
02/10/2026	1530	Robert Howard	BOS Meeting 2/05/26		200.00	2,339,395.53
02/10/2026	1531	Thomas Handrick, Jr.	BOS Meeting 2/05/26		200.00	2,339,195.53
02/11/2026			Deposit	16,028.55		2,355,224.08
02/11/2026			Deposit	659.01		2,355,883.09
02/17/2026	100564	Business Observer	Invoice: 26-00325P (Reference: Meeting Notice- Legal Advertising.)		61.25	2,355,821.84
02/19/2026			Deposit	17.50		2,355,839.34
02/23/2026	01ACH022326	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 12.16.25- 01.14.26		589.84	2,355,249.50
02/23/2026	02ACH022326	Pasco County - Utilities Services	16546 Secret Meadow Dr 12.16.25- 01.14.26		11.00	2,355,238.50
02/23/2026	03ACH022326	Pasco County - Utilities Services	3048 Suncoast Blend Dr 12.16.25- 01.14.26		74.74	2,355,163.76
02/23/2026	04ACH022326	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 12.16.25- 01.14.26		77.66	2,355,086.10
02/23/2026	100565	Kilinski Van Wyk PLLC	Invoice: 14277 (Reference: legal services.)		307.50	2,354,778.60
02/26/2026	100566	Cepra Landscape	Invoice: TPA6654 (Reference: FEBRUARY BILLING Landscape Maintenance.)		24,695.00	2,330,083.60
02/27/2026	01ACH022726	Duke Energy	2069 S Branch Blvd- Entrance 01.03.26- 02.02.26		67.45	2,330,016.15
02/27/2026	02ACH022726	Duke Energy	16159 SOFT FERN TRCE 01.03.26- 02.02.26 (Fountain)		163.85	2,329,852.30
02/27/2026	03ACH022726	Duke Energy	16236 Weathered Windmill TE- Irrigation 01.03.26- 02.02.26		30.80	2,329,821.50
02/27/2026	04ACH022726	Duke Energy	3003 S Branch Blvd Access and B&B Ct. 01.03.26- 02.02.26		30.80	2,329,790.70
02/27/2026	05ACH022726	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.26- 02.02.26		30.80	2,329,759.90
02/27/2026	06ACH022726	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,729.10
02/27/2026	07ACH022726	Duke Energy	3246 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,698.30
02/27/2026	08ACH022726	Duke Energy	16080 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		30.80	2,329,667.50
02/27/2026	09ACH022726	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		206.91	2,329,460.59
02/27/2026	10ACH022726	Duke Energy	2887 Living Coral Dr. - Fountain 01.03.26- 02.02.26		286.98	2,329,173.61
02/27/2026	11ACH022726	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.26- 02.02.26		396.04	2,328,777.57
02/27/2026	12ACH022726	Duke Energy	2539 S Branch Blvd- Fountain 01.03.26- 02.02.26		1,156.99	2,327,620.58
02/27/2026	13ACH022726	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		224.83	2,327,395.75
02/27/2026	14ACH022726	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.26- 02.02.26		185.68	2,327,210.07
02/27/2026	15ACH022726	Duke Energy	3234 LIVING CORAL DR 1.3.26- 2.02.26 (Fountain)		434.34	2,326,775.73
02/27/2026	16ACH022726	Duke Energy	3410 S BRANCH BLVD 01.03.26- 02.02.26 (Fountain)		246.53	2,326,529.20
02/27/2026	17ACH022726	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.26- 02.02.26		198.92	2,326,330.28
02/27/2026	18ACH022726	Duke Energy	3194 TUSCON WIND PL 01.03.26- 02.02.26 (Fountain)		219.16	2,326,111.12
02/27/2026	19ACH022726	Duke Energy	15501 SWEET SPRINGS BN 01.03.26- 02.02.26 (Fountain)		206.91	2,325,904.21
02/28/2026	End of Month			16,705.06	53,651.84	2,325,904.21



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The Preserve at South Branch CDD
Check Detail
 February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH020226	02/02/2026	Duke Energy		1101000 - Cash- Operating Account		-7,093.38
Bill	88574963 -Jan26	01/09/2026			1540010 - Utilities - Streetlights	-7,093.38	7,093.38
TOTAL						-7,093.38	7,093.38
Bill Pmt -Check	01ACH020426	02/04/2026	Duke Energy		1101000 - Cash- Operating Account		-3,812.42
Bill	88593156 - Jan26	01/12/2026			1540010 - Utilities - Streetlights	-3,812.42	3,812.42
TOTAL						-3,812.42	3,812.42
Bill Pmt -Check	100559	02/04/2026	Office Pride Commercia...		1101000 - Cash- Operating Account		-875.00
Bill	Inv-303325	02/01/2026			1560080 - Pet Waste Removal	-875.00	875.00
TOTAL						-875.00	875.00
Bill Pmt -Check	100560	02/04/2026	Vesta District Services		1101000 - Cash- Operating Account		-3,909.00
Bill	430660	02/01/2026			1560010 - Field Operations Management	-274.84	274.84
					1510020 - District Management Services	-1,287.50	1,287.50
					1510030 - Administrative Services	-944.17	944.17
					1510040 - Accounting Services	-944.16	944.16
					1530020 - Assessment Roll	-458.33	458.33
TOTAL						-3,909.00	3,909.00
Bill Pmt -Check	100561	02/04/2026	Blue Water Aquatics, Inc.		1101000 - Cash- Operating Account		-1,091.60
Bill	34931	01/30/2026			1560030 - Decorative Fountain Maintenance	-750.00	750.00
Bill	34930	01/30/2026			1560030 - Decorative Fountain Maintenance	-341.60	341.60
TOTAL						-1,091.60	1,091.60
Bill Pmt -Check	01ACH020926	02/09/2026	Duke Energy		1101000 - Cash- Operating Account		-809.56
Bill	88592212 - JAN26	01/16/2026			1540010 - Utilities - Streetlights	-809.56	809.56
TOTAL						-809.56	809.56



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The Preserve at South Branch CDD
Check Detail
 February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	02ACH020926	02/09/2026	Duke Energy		1101000 · Cash- Operating Account		-641.30
Bill	88574400 - JAN26	01/16/2026			1540010 · Utilities - Streetlights	-641.30	641.30
TOTAL						-641.30	641.30
Bill Pmt -Check	03ACH020926	02/09/2026	Duke Energy		1101000 · Cash- Operating Account		-843.20
Bill	88573582 - JAN26	01/16/2026			1540010 · Utilities - Streetlights	-843.20	843.20
TOTAL						-843.20	843.20
Bill Pmt -Check	100562	02/09/2026	Romaner Graphics		1101000 · Cash- Operating Account		-210.00
Bill	22984	02/04/2026			1560150 · Miscellaneous Field Expense	-210.00	210.00
TOTAL						-210.00	210.00
Bill Pmt -Check	100563	02/09/2026	Brletic Dvorak, Inc		1101000 · Cash- Operating Account		-3,570.00
Bill	2311	01/30/2026			1510130 · Engineering Services	-3,570.00	3,570.00
TOTAL						-3,570.00	3,570.00
Bill Pmt -Check	1528	02/10/2026	Anthony Snyder		1101000 · Cash- Operating Account		-200.00
Bill	20525 MTG	02/10/2026			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1529	02/10/2026	David H. Silverstein		1101000 · Cash- Operating Account		-200.00
Bill	20525 MTG	02/10/2026			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1530	02/10/2026	Robert Howard		1101000 · Cash- Operating Account		-200.00
Bill	20525 MTG	02/10/2026			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00



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The Preserve at South Branch CDD
Check Detail
 February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1531	02/10/2026	Thomas Handrick, Jr.		1101000 · Cash- Operating Account		-200.00
Bill	20525 MTG	02/10/2026			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	100564	02/17/2026	Business Observer		1101000 · Cash- Operating Account		-61.25
Bill	26-00325P	02/13/2026			1510120 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	01ACH022326	02/23/2026	Pasco County - Utilities ...		1101000 · Cash- Operating Account		-589.84
Bill	0999505-23869013	02/03/2026			1540030 · Utilities - Water Reclaimed	-589.84	589.84
TOTAL						-589.84	589.84
Bill Pmt -Check	02ACH022326	02/23/2026	Pasco County - Utilities ...		1101000 · Cash- Operating Account		-11.00
Bill	1030820-23869706	02/03/2026			1540020 · Utilities - Water	-11.00	11.00
TOTAL						-11.00	11.00
Bill Pmt -Check	03ACH022326	02/23/2026	Pasco County - Utilities ...		1101000 · Cash- Operating Account		-74.74
Bill	1060520-23869961	02/03/2026			1540020 · Utilities - Water	-74.74	74.74
TOTAL						-74.74	74.74
Bill Pmt -Check	04ACH022326	02/23/2026	Pasco County - Utilities ...		1101000 · Cash- Operating Account		-77.66
Bill	1144390-23870617	02/03/2026			1540020 · Utilities - Water	-77.66	77.66
TOTAL						-77.66	77.66
Bill Pmt -Check	100565	02/23/2026	Kilinski Van Wyk PLLC		1101000 · Cash- Operating Account		-307.50
Bill	14277	02/19/2026			1514011 · DS- Legal Services	-307.50	307.50
TOTAL						-307.50	307.50



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The Preserve at South Branch CDD
Check Detail
 February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100566	02/26/2026	Cepra Landscape		1101000 - Cash- Operating Account		-24,695.00
Bill	TPA6654	02/01/2026			1560090 - Landscape Maintenance	-24,695.00	24,695.00
TOTAL						-24,695.00	24,695.00
Bill Pmt -Check	01ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-67.45
Bill	88619000 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-67.45	67.45
TOTAL						-67.45	67.45
Bill Pmt -Check	02ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-163.85
Bill	88594769 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-163.85	163.85
TOTAL						-163.85	163.85
Bill Pmt -Check	03ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-30.80
Bill	88592957 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	04ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-30.80
Bill	88593346 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	05ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-30.80
Bill	88593932 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	06ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-30.80
Bill	88594082 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80



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The Preserve at South Branch CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	07ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-30.80
Bill	88594272 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	08ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-30.80
Bill	88594529 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	09ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-206.91
Bill	88593700 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-206.91	206.91
TOTAL						-206.91	206.91
Bill Pmt -Check	10ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-286.98
Bill	88592767 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-286.98	286.98
TOTAL						-286.98	286.98
Bill Pmt -Check	11ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-396.04
Bill	88592402 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-396.04	396.04
TOTAL						-396.04	396.04
Bill Pmt -Check	12ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-1,156.99
Bill	88592022 - JAN26	02/04/2026			1540000 - Utilities - Electricity	-1,156.99	1,156.99
TOTAL						-1,156.99	1,156.99
Bill Pmt -Check	13ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-224.83
Bill	88591823 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-224.83	224.83
TOTAL						-224.83	224.83



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The Preserve at South Branch CDD
Check Detail
 February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-185.68
Bill	88591584 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-185.68	185.68
TOTAL						-185.68	185.68
Bill Pmt -Check	15ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-434.34
Bill	88591344 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-434.34	434.34
TOTAL						-434.34	434.34
Bill Pmt -Check	16ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-246.53
Bill	88574731 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-246.53	246.53
TOTAL						-246.53	246.53
Bill Pmt -Check	17ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-198.92
Bill	88574137 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-198.92	198.92
TOTAL						-198.92	198.92
Bill Pmt -Check	18ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-219.16
Bill	88573904 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-219.16	219.16
TOTAL						-219.16	219.16
Bill Pmt -Check	19ACH022726	02/27/2026	Duke Energy		1101000 - Cash- Operating Account		-206.91
Bill	88573342 - Jan26	02/04/2026			1540000 - Utilities - Electricity	-206.91	206.91
TOTAL						-206.91	206.91





duke-energy.com
877.372.8477

Your Energy Bill

Service address

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

Bill date Jan 12, 2026
For service Dec 5 - Jan 7
34 days

Account number **9100 8859 3156**

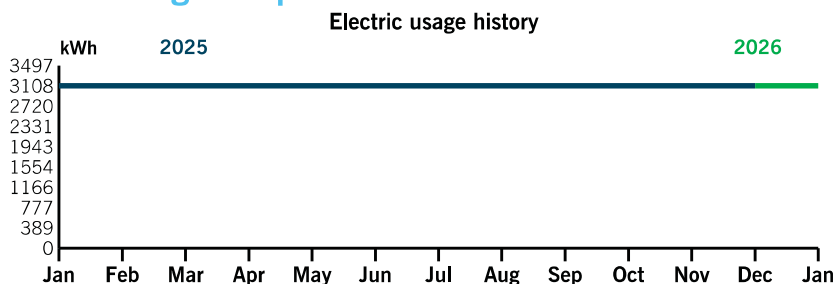
Billing summary

Previous Amount Due	\$3,790.61
<i>Payment Received Dec 29</i>	-3,790.61
Current Lighting Charges	3,800.00
Taxes	12.42
Total Amount Due Feb 02	\$3,812.42



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 62°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,108	3,108	37,296	3,108
Avg. Daily (kWh)	91	94	102	

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 3156

Amount of automatic draft

\$3,812.42 <i>by Feb 2</i>	<i>After 90 days from bill date, a late charge will apply.</i>
--------------------------------------	--

\$ _____ \$ _____
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

8891008859315600066000000000000000000038124200003812421





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Dec 05 - Jan 07		
Description	Quantity	Usage
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVLТ	58	3,016 kWh
Total	62	3,108 kWh

Billing details - Lighting

Billing Period - Dec 05 25 to Jan 07 26	
Customer Charge	\$1.92
Energy Charge	
3,108.000 kWh @ 6.968c	216.55
Fuel Charge	
3,108.000 kWh @ 4.325c	134.42
Asset Securitization Charge	
3,108.000 kWh @ 0.062c	1.93
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVLТ	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVLТ	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,800.00

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.31
Gross Receipts Tax	9.11
Total Taxes	\$12.42



INVOICE



Customer Number: **THEP0014**
 Invoice Number: **Inv-303325**
 Invoice Date: **02-01-2026**
 Due Date: **03/03/2026**

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	03/03/2026	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-303325 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.





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 02/01/2026

Invoice # 430660

In Reference To:

Monthly contracted management fees, as follows:

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

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

Total 3,909.00



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



BILL TO

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

INVOICE 34931

DATE 01/30/2026 TERMS Net 45

DUE DATE 03/16/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/06/2026	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00
01/16/2026	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00
01/26/2026	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00

Pay invoice

SUBTOTAL 750.00
TAX 0.00
TOTAL 750.00

TOTAL DUE \$750.00

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 34930

DATE 01/30/2026 TERMS Net 45

DUE DATE 03/16/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/02/2026	Sulfuric Acid	Sulfuric Acid for Automated Chemical Controller (Price per Gallon)	15	8.83	132.45
01/02/2026	Liquid Chlorine	Liquid Chlorine for Automated Chemical Controller (Price per Gallon)	55	3.53	194.15
01/02/2026	Chemical Delivery	Chemical Delivery	1	15.00	15.00

Pay invoice

SUBTOTAL 341.60
TAX 0.00
TOTAL 341.60

TOTAL DUE \$341.60

THANK YOU for choosing Blue Water Aquatics, Inc.!





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Dec 13 - Jan 15		
Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing details - Lighting

Billing Period - Dec 13 25 to Jan 15 26	
Customer Charge	\$1.92
Energy Charge	
408.000 kWh @ 6.968c	28.44
Fuel Charge	
408.000 kWh @ 4.325c	17.65
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	\$807.62

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.70
Gross Receipts Tax	1.24
Total Taxes	\$1.94





duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
00000 S BRANCH BLVD
LITE PRSRV AT S BRNCH 4B

Bill date Jan 16, 2026
For service Dec 13 - Jan 15
34 days

Account number **9100 8857 4400**

Billing summary

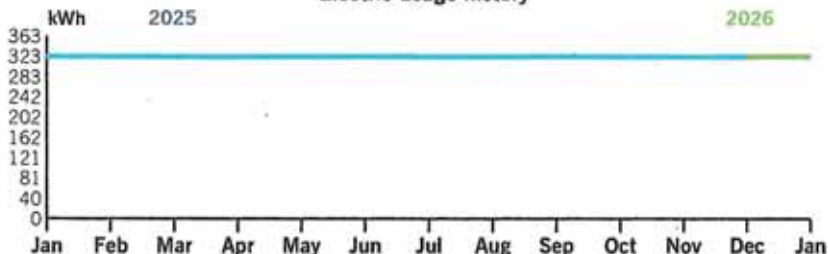
Previous Amount Due	\$638.99
Payment Received Jan 05	-638.99
Current Lighting Charges	639.75
Taxes	1.55
Total Amount Due Feb 06	\$641.30



Thank you for your payment.

Your usage snapshot

Electric usage history



Average temperature in degrees

56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 66°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	323	323	3,876	323
Avg. Daily (kWh)	10	10	11	

12-month usage based on most recent history

RECEIVED JAN 28 2026

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.

Amount of automatic draft



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

Account number
9100 8857 4400

\$641.30
by Feb 6

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

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

025401 000003506
[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

fb.def/duke_bill.20260115225254.66.afb-50801-000003506

88910088574400000660000000000000000000006413000000641303





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Dec 13 - Jan 15		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing details - Lighting

Billing Period - Dec 13 25 to Jan 15 26	
Customer Charge	\$1.92
Energy Charge	
323.000 kWh @ 6.968c	22.50
Fuel Charge	
323.000 kWh @ 4.325c	13.97
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	\$639.75

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.56
Gross Receipts Tax	0.99
Total Taxes	\$1.55





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Dec 13 - Jan 15		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing details - Lighting

Billing Period - Dec 13 25 to Jan 15 26	
Customer Charge	\$1.92
Energy Charge	
425.000 kWh @ 6.968c	29.62
Fuel Charge	
425.000 kWh @ 4.325c	18.38
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	\$841.18

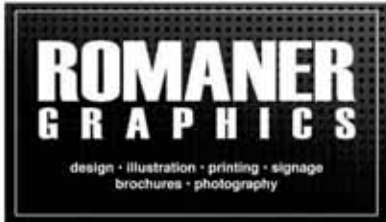
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.73
Gross Receipts Tax	1.29
Total Taxes	\$2.02





20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22984

TO: The Preserve at South Branch
COMPANY NAME: _____
DATE: 2/4/26

Reposition and straighten Speed Limit sign on Glowing Grove Ave.	\$85.00
Repair breakaway stub, replace lap splice kit on Speed Limit sign on Mauvewood Ave.	\$125.00
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
TOTAL:	\$210.00

ROMANER
GRAPHICS
Thank You,



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 2311
DATE 01/30/2026
TERMS Net 30
DUE DATE 03/01/2026

PROJECT NAME

Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[January 07 - January 14]	4:00	210.00	840.00
Project Manager II	[January 07 - January 30]	11:00	180.00	1,980.00
Project Engineer	[January 22]	1:00	150.00	150.00
Designer	[January 22 - January 29]	6:00	100.00	600.00

BALANCE DUE

\$3,570.00





PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
Jan-26

	<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	2.00	\$180	J. Whited	\$360.00
Gutter Repair on Living Coral Site Visit, Staff and Vendor Communication for Warranty Repairs.	0.00	\$210	S. Brletic	\$0.00
	4.00	\$180	J. Whited	\$720.00
Wetland 11 Project Coordination; SWFWMD Communication and Pre-App Meeting Request.	0.00	\$210	S. Brletic	\$0.00
	4.00	\$180	J. Whited	\$720.00
FPC-E Survey Communication, Plan Development including CAD work.	1.00	\$150	S. Brletic	\$150.00
	6.00	\$100	S. Ferguson	\$600.00
	4.00	\$210	R. Dvorak	\$840.00
	1.00	\$180	J. Whited	\$180.00
INVOICE TOTAL	22.00			\$3,570.00



Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00325P

Date 02/13/2026

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

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

Description

Amount

Serial # 26-00325P Meeting Notice RE: Preserve at South Branch CDD Notice of Regular Meeting Published: 2/13/2026	\$61.25
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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



Business Observer

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

INVOICE

Legal Advertising

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF
SUPERVISORS**

Notice is hereby given that the Board of Supervisors ("**Board**") of The Preserve at South Branch Community Development District ("**District**") will hold a regular meeting of its Board on **March 5, 2026, at 4:00 p.m.** at the Spring-Hill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("**District Manager's Office**"), during normal business hours.

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

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

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

District Manager
February 13, 2026

26-00325P

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.



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



24 0 1
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: **15953 STATE ROAD 54 & SOUTH BRANCH RECLAIM**

Bill Number: 23869013

Billing Date: 2/3/2026

Billing Period: 12/16/2025 to 1/14/2026

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	12/16/2025	44361	1/14/2026	44945	29	584

Usage History
 Reclaimed

January 2026	584
December 2025	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

Transactions

Previous Bill	769.62
Payment 01/23/26	-769.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	584 Thousand Gals X \$1.01 589.84
Total Current Transactions	589.84
TOTAL BALANCE DUE	\$589.84

RECEIVED FEB 06 2026

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 0999505
 Customer # 01390145
 Balance Forward 0.00
 Current Transactions 589.84

Total Balance Due	\$589.84
Due Date	2/20/2026

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

The Total Due will be electronically transferred on 02/20/2026.



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

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

013901457099950512386901340000589846



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

23 0 1
 42-52576

PRESERVE OF PASCO CO.- SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**
 Bill Number: 23869706
 Billing Date: 2/3/2026
 Billing Period: 12/16/2025 to 1/14/2026

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	12/16/2025	0	1/14/2026	0	29	0

Usage History

Month	Water
January 2026	0
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

Transactions

Previous Bill	11.00
Payment 01/23/26	-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

RECEIVED FEB 06 2026



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

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

Total Balance Due	\$11.00
Due Date	2/20/2026

10% late fee will be applied if paid after due date
The Total Due will be electronically transferred on 02/20/2026.

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

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

013958015103082042386970650000011002



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



22 0 1
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD
 Service Address: **3048 SUNCOAST BLEND DR**
 Bill Number: 23869961
 Billing Date: 2/3/2026
 Billing Period: 12/16/2025 to 1/14/2026

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	12/16/2025	6445	1/14/2026	6519	29	74

Usage History
 Reclaimed

January 2026	74
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

Transactions

Previous Bill	79.79
Payment 01/23/26	-79.79 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	74 Thousand Gals X \$1.01 74.74
Total Current Transactions	74.74
TOTAL BALANCE DUE	\$74.74

RECEIVED FEB 06 2026

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net



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

Account #	1060520
Customer #	01390145
Balance Forward	0.00
Current Transactions	74.74

Total Balance Due	\$74.74
Due Date	2/20/2026

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

The Total Due will be electronically transferred on 02/20/2026.

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

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

013901457106052002386996160000074740



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



21 0 1
 42-52576

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

THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 23870617

Billing Date: 2/3/2026

Billing Period: 12/16/2025 to 1/14/2026

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	12/16/2025	14	1/14/2026	14	29	0
Reclaim	201161114	12/16/2025	3157	1/14/2026	3223	29	66

	Usage History	
	Water	Reclaimed
January 2026	0	66
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

Transactions	
Previous Bill	85.74
Payment 01/23/26	-85.74 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed	66 Thousand Gals X \$1.01 = 66.66
Total Current Transactions	77.66
TOTAL BALANCE DUE	\$77.66

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

RECEIVED FEB 06 2026



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
Past Due	0.00
Current Transactions	77.66

Total Balance Due	\$77.66
Due Date	2/20/2026

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

The Total Due will be electronically transferred on 02/20/2026.

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

014204799114439002387061760000077660



INVOICE #TPA6654

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
TPA6654	02/01/2026	\$24,695.00	Net 15	

DESCRIPTION	PRICE
FEBRUARY 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





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
2069 S BRANCH BLVD
ENTRANCE

Bill date Feb 4, 2026

For service Jan 3 - Feb 2
31 days

Account number **9100 8861 9000**

Billing summary

Previous Amount Due	\$64.85
<i>Payment Received Jan 27</i>	-64.85
Current Electric Charges	65.70
Taxes	1.75
Total Amount Due Feb 25	\$67.45

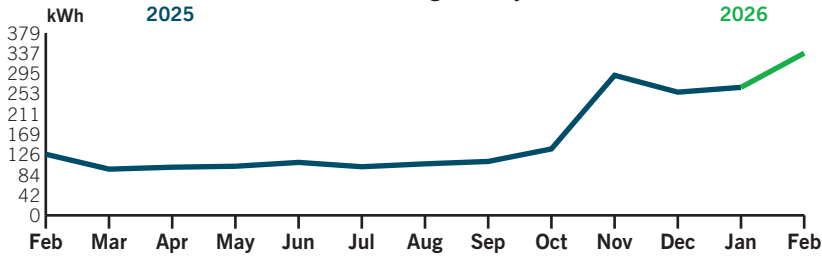


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	337	127	2,016	168
Avg. Daily (kWh)	11	4	6	

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.

Amount of automatic draft



Account number
9100 8861 9000

\$67.45
by Feb 25

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

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

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

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

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





Your usage snapshot - Continued

Current electric usage for meter number 164224	
Actual reading on Feb 2	167889
Previous reading on Jan 3	- 167552
<hr/>	
Energy Used	337 kWh
Billed kWh	337.000 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 - Jan 03 26 to Feb 02 26	
Meter - 164224	
Customer Charge	\$17.92
Energy Charge	
337.000 kWh @ 9.566c	32.23
Fuel Charge	
337.000 kWh @ 4.422c	14.90
Asset Securitization Charge	
337.000 kWh @ 0.194c	0.65
<hr/>	
Total Current Charges	\$65.70

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	1.69
<hr/>	
Total Taxes	\$1.75





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
16159 SOFT FERN TRCE
FOUNTAIN

Bill date Feb 4, 2026

For service Jan 3 - Feb 2
31 days

Account number **9100 8859 4769**

Billing summary

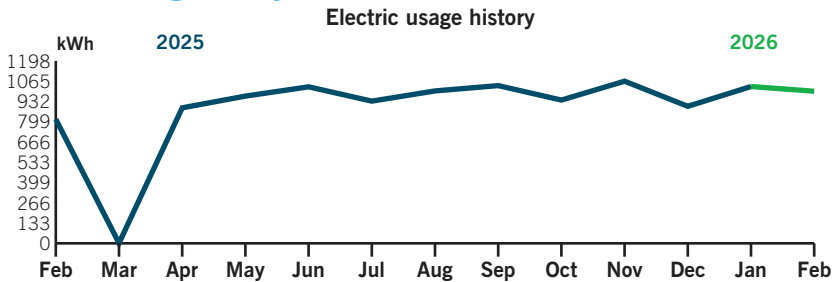
Previous Amount Due	\$198.26
<i>Payment Received Jan 27</i>	-198.26
Current Electric Charges	159.61
Taxes	4.24
Total Amount Due Feb 25	\$163.85



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	999	815	10,792	899
Avg. Daily (kWh)	32	25	30	

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.

Amount of automatic draft



Account number
9100 8859 4769

\$163.85
by Feb 25

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

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

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

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

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





Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Feb 2	85940
Previous reading on Jan 3	- 84941
<hr/>	
Energy Used	999 kWh
Billed kWh	999.000 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 - Jan 03 26 to Feb 02 26	
Meter - 8255839	
Customer Charge	\$17.92
Energy Charge	
999.000 kWh @ 9.566c	95.57
Fuel Charge	
999.000 kWh @ 4.422c	44.18
Asset Securitization Charge	
999.000 kWh @ 0.194c	1.94
<hr/>	
Total Current Charges	\$159.61

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.10
<hr/>	
Total Taxes	\$4.24





Your usage snapshot - Continued

Current electric usage for meter number 4307180	
Actual reading on Feb 2	257
Previous reading on Jan 3	- 252
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 - Jan 03 26 to Feb 02 26	
Meter - 4307180	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.37
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 Feb 2	808
Previous reading on Jan 3	- 793
Energy Used	15 kWh
Billed kWh	15.000 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 - Jan 03 26 to Feb 02 26	
Meter - 1049461	
Customer Charge	\$17.92
Energy Charge	
15.000 kWh @ 9.566c	1.44
Fuel Charge	
15.000 kWh @ 4.422c	0.66
Asset Securitization Charge	
15.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	9.95
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
2574 STORYBROOK PRESERVE DR
FOUNTAIN

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number 9100 8859 3932

Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jan 27</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Feb 25	\$30.80

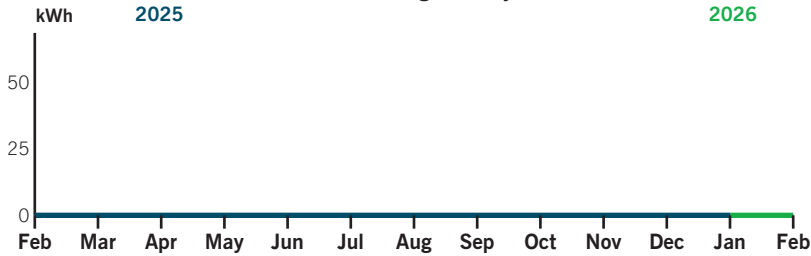


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	N/A	0
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

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

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

Amount of automatic draft



Account number
9100 8859 3932

\$30.80
by Feb 25

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

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

\$ _____ \$ _____
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 8037821	
Actual reading on Feb 2	49896
Previous reading on Jan 3	- 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 - Jan 03 26 to Feb 02 26	
Meter - 8037821	
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





Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Feb 2	306
Previous reading on Jan 3	- 301
<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 - Jan 03 26 to Feb 02 26	
Meter - 4514175	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.37
<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





duke-energy.com
877.372.8477

Your Energy Bill

Service address

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

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number **9100 8859 4272**

Billing summary

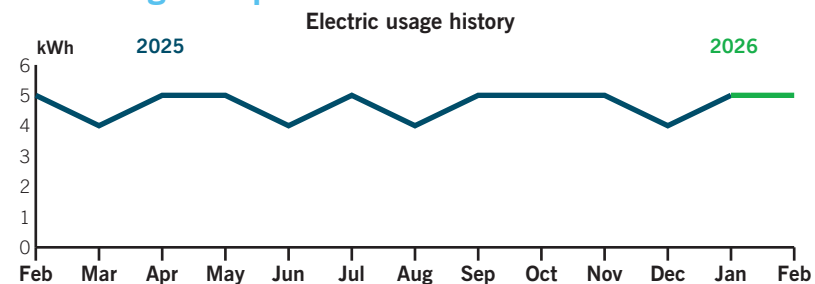
Previous Amount Due	\$30.80
Payment Received Jan 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Feb 25	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	56	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 4272

Amount of automatic draft

\$30.80
by Feb 25

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 3286494	
Actual reading on Feb 2	285
Previous reading on Jan 3	- 280
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 - Jan 03 26 to Feb 02 26	
Meter - 3286494	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.37
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 3547206	
Actual reading on Feb 2	127072
Previous reading on Jan 3	- 127060
<hr/>	
Energy Used	12 kWh
Billed kWh	12.000 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 - Jan 03 26 to Feb 02 26	
Meter - 3547206	
Customer Charge	\$17.92
Energy Charge	
12.000 kWh @ 9.566c	1.14
Fuel Charge	
12.000 kWh @ 4.422c	0.53
Asset Securitization Charge	
12.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	10.39
<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





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
16108 TUSCANY HILLSIDE RD
FOUNTAIN

Bill date Feb 4, 2026

For service Jan 3 - Feb 2
31 days

Account number **9100 8859 3700**

Billing summary

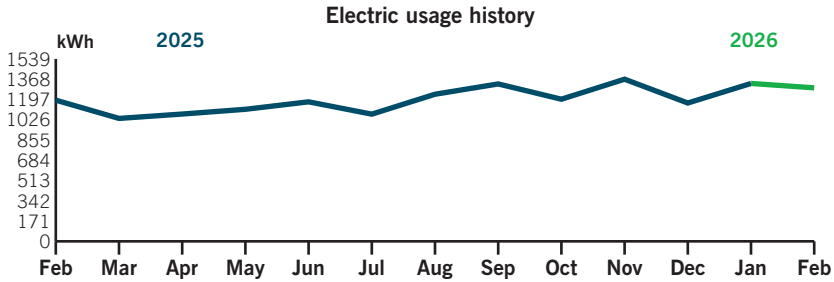
Previous Amount Due	\$250.98
<i>Payment Received Jan 27</i>	-250.98
Current Electric Charges	201.56
Taxes	5.35
Total Amount Due Feb 25	\$206.91



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,295	1,191	14,405	1,200
Avg. Daily (kWh)	42	37	40	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 3700

Amount of automatic draft

\$206.91
by Feb 25

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

889100885937000006600000000000000002069100000206910





Your usage snapshot - Continued

Current electric usage for meter number 3408638	
Actual reading on Feb 2	95890
Previous reading on Jan 3	- 94595
<hr/>	
Energy Used	1,295 kWh
Billed kWh	1,295.000 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 - Jan 03 26 to Feb 02 26	
Meter - 3408638	
Customer Charge	\$17.92
Energy Charge	
1,295.000 kWh @ 9.566c	123.87
Fuel Charge	
1,295.000 kWh @ 4.422c	57.26
Asset Securitization Charge	
1,295.000 kWh @ 0.194c	2.51
<hr/>	
Total Current Charges	\$201.56

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.17
<hr/>	
Total Taxes	\$5.35





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number **9100 8859 2767**

Billing summary

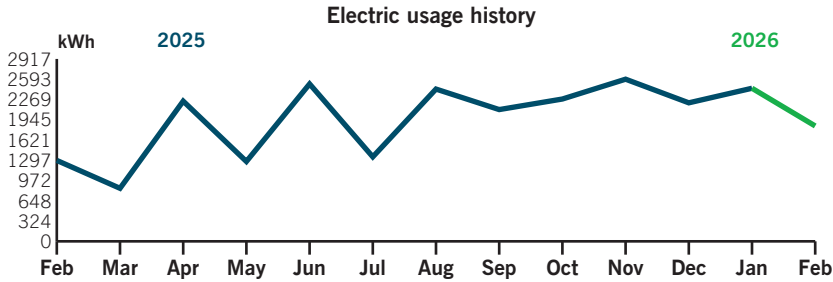
Previous Amount Due	\$445.85
Payment Received Jan 27	-445.85
Current Electric Charges	279.57
Taxes	7.41
Total Amount Due Feb 25	\$286.98



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,845	1,294	24,154	2,013
Avg. Daily (kWh)	60	40	66	
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.

Amount of automatic draft



Account number
9100 8859 2767

\$286.98
by Feb 25

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

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

\$ _____ \$ _____
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

889100885927670006600000000000000002869800000286984





Your usage snapshot - Continued

Current electric usage for meter number 4516185	
Actual reading on Feb 2	163432
Previous reading on Jan 3	- 161587
<hr/>	
Energy Used	1,845 kWh
Billed kWh	1,845.000 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 - Jan 03 26 to Feb 02 26	
Meter - 4516185	
Customer Charge	\$17.92
Energy Charge	
1,845.000 kWh @ 9.566c	176.48
Fuel Charge	
1,845.000 kWh @ 4.422c	81.59
Asset Securitization Charge	
1,845.000 kWh @ 0.194c	3.58
<hr/>	
Total Current Charges	\$279.57

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	7.17
<hr/>	
Total Taxes	\$7.41





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
2853 SUNCOAST BLEND DR
FOUNTAIN

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number **9100 8859 2402**

Billing summary

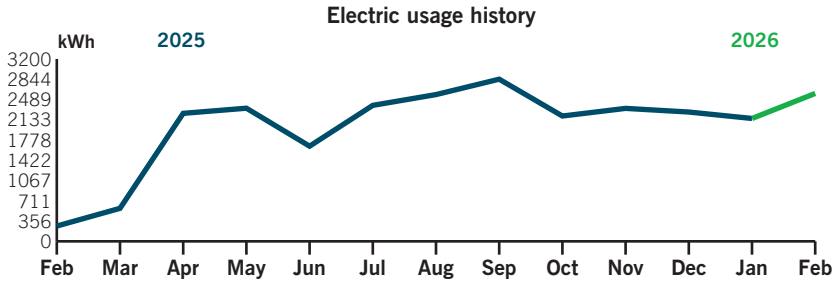
Previous Amount Due	\$394.69
<i>Payment Received Jan 27</i>	-394.69
Current Electric Charges	385.80
Taxes	10.24
Total Amount Due Feb 25	\$396.04



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,594	268	26,178	2,182
Avg. Daily (kWh)	84	8	72	

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.

Amount of automatic draft

Account number
9100 8859 2402

\$396.04
by Feb 25

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



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

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

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

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





Your usage snapshot - Continued

Current electric usage for meter number 1018357	
Actual reading on Feb 2	183781
Previous reading on Jan 3	- 181187
<hr/>	
Energy Used	2,594 kWh
Billed kWh	2,594.000 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 - Jan 03 26 to Feb 02 26	
Meter - 1018357	
Customer Charge	\$17.92
Energy Charge	
2,594.000 kWh @ 9.566c	248.14
Fuel Charge	
2,594.000 kWh @ 4.422c	114.71
Asset Securitization Charge	
2,594.000 kWh @ 0.194c	5.03
<hr/>	
Total Current Charges	\$385.80

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.34
Gross Receipts Tax	9.90
<hr/>	
Total Taxes	\$10.24





Your usage snapshot - Continued

Current electric usage for meter number 197896	
Actual reading on Feb 2	583342
Previous reading on Jan 3	- 575521
<hr/>	
Energy Used	7,821 kWh
Billed kWh	7,821.000 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 - Jan 03 26 to Feb 02 26	
Meter - 197896	
Customer Charge	\$17.92
Energy Charge	
7,821.000 kWh @ 9.566c	748.16
Fuel Charge	
7,821.000 kWh @ 4.422c	345.84
Asset Securitization Charge	
7,821.000 kWh @ 0.194c	15.17
<hr/>	
Total Current Charges	\$1,127.09

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	\$0.98
Gross Receipts Tax	28.92
<hr/>	
Total Taxes	\$29.90





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877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
15935 DEEP RAVINE LN
FOUNTAIN

Bill date

Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number **9100 8859 1823**

Billing summary

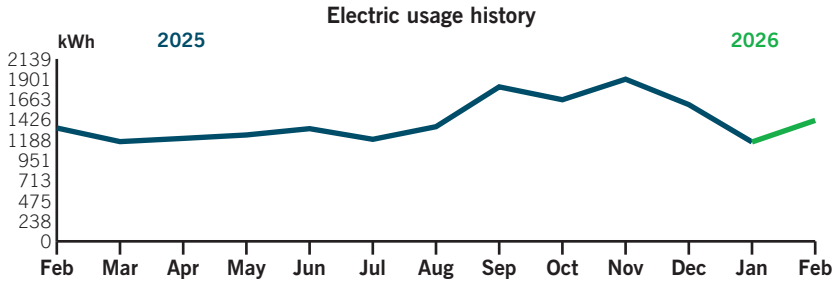
Previous Amount Due	\$221.83
<i>Payment Received Jan 27</i>	-221.83
Current Electric Charges	219.02
Taxes	5.81
Total Amount Due Feb 25	\$224.83



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,418	1,329	17,042	1,420
Avg. Daily (kWh)	46	42	47	

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 1823

Amount of automatic draft

\$224.83
by Feb 25

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 1035423	
Actual reading on Feb 2	160789
Previous reading on Jan 3	- 159371
<hr/>	
Energy Used	1,418 kWh
Billed kWh	1,418.000 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 - Jan 03 26 to Feb 02 26	
Meter - 1035423	
Customer Charge	\$17.92
Energy Charge	
1,418.000 kWh @ 9.566c	135.65
Fuel Charge	
1,418.000 kWh @ 4.422c	62.70
Asset Securitization Charge	
1,418.000 kWh @ 0.194c	2.75
<hr/>	
Total Current Charges	\$219.02

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
16090 SECRET MEADOW DR
FOUNTAIN

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number 9100 8859 1584

Billing summary

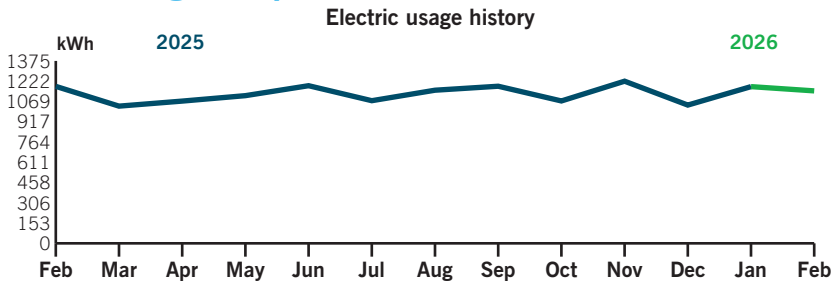
Previous Amount Due	\$224.62
<i>Payment Received Jan 27</i>	-224.62
Current Electric Charges	180.88
Taxes	4.80
Total Amount Due Feb 25	\$185.68



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,149	1,183	13,487	1,124
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.

Amount of automatic draft



Account number
9100 8859 1584

\$185.68
by Feb 25

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

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

\$ _____ \$ _____
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

8891008859158400066000000000000000001856800000185684





Your usage snapshot - Continued

Current electric usage for meter number 2771446	
Actual reading on Feb 2	137471
Previous reading on Jan 3	- 136322
<hr/>	
Energy Used	1,149 kWh
Billed kWh	1,149.000 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 - Jan 03 26 to Feb 02 26	
Meter - 2771446	
Customer Charge	\$17.92
Energy Charge	
1,149.000 kWh @ 9.566c	109.92
Fuel Charge	
1,149.000 kWh @ 4.422c	50.81
Asset Securitization Charge	
1,149.000 kWh @ 0.194c	2.23
<hr/>	
Total Current Charges	\$180.88

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.64
<hr/>	
Total Taxes	\$4.80





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Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3234 LIVING CORAL DR
FOUNTAIN

Bill date Mar 4, 2026

For service Feb 3 - Mar 2
28 days

Account number **9100 8859 1344**

Billing summary

Previous Amount Due	\$434.34
<i>Payment Received Feb 25</i>	-434.34
Current Electric Charges	383.41
Taxes	10.17
Total Amount Due Mar 25	\$393.58

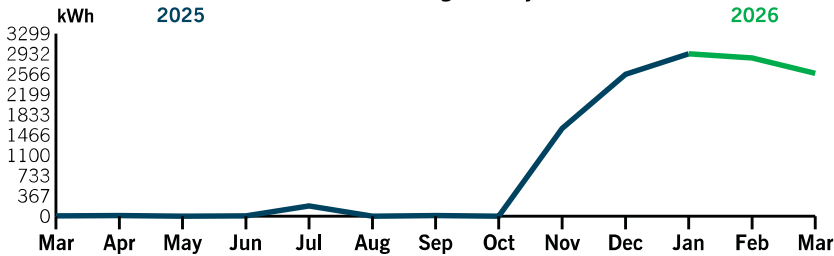


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Your usage snapshot

Electric usage history



Average temperature in degrees

68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 68°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,577	1	12,717	1,060
Avg. Daily (kWh)	92	0	35	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 1344

Amount of automatic draft

\$393.58
by Mar 25

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

8891008859134400066000000000000000003935800000393583





Your usage snapshot - Continued

Current electric usage for meter number 8170801	
Actual reading on Mar 2	93055
Previous reading on Feb 3	- 90478
<hr/>	
Energy Used	2,577 kWh
Billed kWh	2,577.000 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 - Feb 03 26 to Mar 02 26	
Meter - 8170801	
Customer Charge	\$17.92
Energy Charge	
2,577.000 kWh @ 9.566c	246.51
Fuel Charge	
2,577.000 kWh @ 4.422c	113.95
Asset Securitization Charge	
2,577.000 kWh @ 0.195c	5.03
<hr/>	
Total Current Charges	\$383.41

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	9.84
<hr/>	
Total Taxes	\$10.17





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Your Energy Bill

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

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number 9100 8857 4731

Billing summary

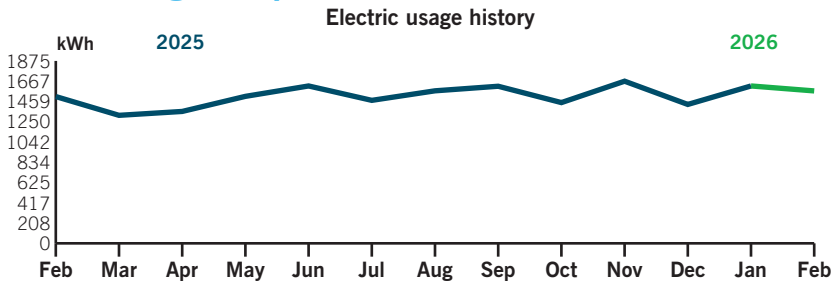
Previous Amount Due	\$300.92
<i>Payment Received Jan 27</i>	-300.92
Current Electric Charges	240.16
Taxes	6.37
Total Amount Due Feb 25	\$246.53



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,567	1,509	18,181	1,515
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

Amount of automatic draft

\$246.53 <i>by Feb 25</i>	<i>After 90 days from bill date, a late charge will apply.</i>
-------------------------------------	--

\$ _____ \$ _____
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

889100885747310006600000000000000002465300000246539





Your usage snapshot - Continued

Current electric usage for meter number 4520461	
Actual reading on Feb 2	105357
Previous reading on Jan 3	- 103790
<hr/>	
Energy Used	1,567 kWh
Billed kWh	1,567.000 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 - Jan 03 26 to Feb 02 26	
Meter - 4520461	
Customer Charge	\$17.92
Energy Charge	
1,567.000 kWh @ 9.566c	149.91
Fuel Charge	
1,567.000 kWh @ 4.422c	69.29
Asset Securitization Charge	
1,567.000 kWh @ 0.194c	3.04
<hr/>	
Total Current Charges	\$240.16

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.16
<hr/>	
Total Taxes	\$6.37





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Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
15883 DEEP RAVINE LN
FOUNTAIN

Bill date

For service

Feb 4, 2026

Jan 3 - Feb 2

31 days

Account number **9100 8857 4137**

Billing summary

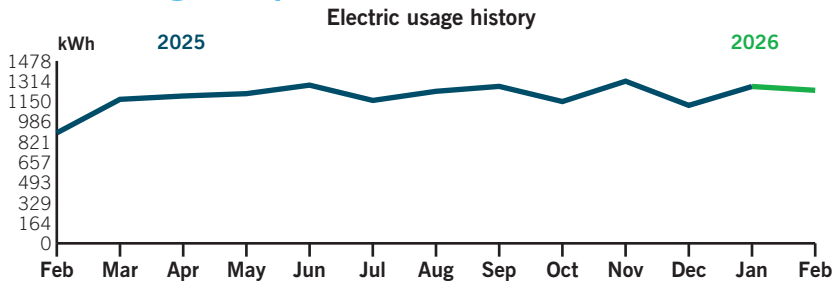
Previous Amount Due	\$240.33
<i>Payment Received Jan 28</i>	-240.33
Current Electric Charges	193.78
Taxes	5.14
Total Amount Due Feb 25	\$198.92



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,240	895	14,610	1,218
Avg. Daily (kWh)	40	28	40	

12-month usage based on most recent history

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

Amount of automatic draft

\$198.92
by Feb 25

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

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



Account number
9100 8857 4137

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

\$ _____ \$ _____
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

889100885741370006600000000000000001989200000198925





Your usage snapshot - Continued

Current electric usage for meter number 1020089	
Actual reading on Feb 2	94464
Previous reading on Jan 3	- 93224
Energy Used	1,240 kWh
Billed kWh	1,240.000 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 - Jan 03 26 to Feb 02 26	
Meter - 1020089	
Customer Charge	\$17.92
Energy Charge	
1,240.000 kWh @ 9.566c	118.62
Fuel Charge	
1,240.000 kWh @ 4.422c	54.83
Asset Securitization Charge	
1,240.000 kWh @ 0.194c	2.41
Total Current Charges	\$193.78

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	4.97
Total Taxes	\$5.14





duke-energy.com
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Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3194 TUSCON WIND PL
FOUNTAIN

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number **9100 8857 3904**

Billing summary

Previous Amount Due	\$267.21
<i>Payment Received Jan 27</i>	-267.21
Current Electric Charges	213.49
Taxes	5.67
Total Amount Due Feb 25	\$219.16

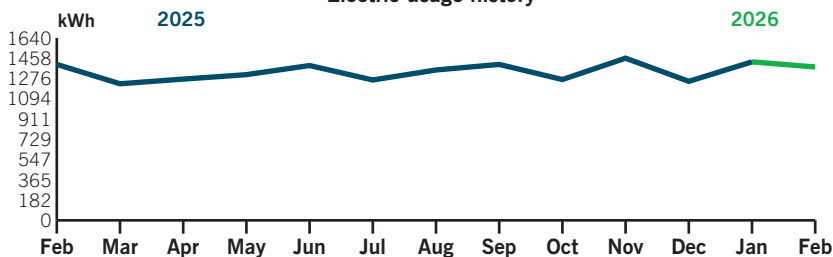


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,379	1,402	15,994	1,333
Avg. Daily (kWh)	44	44	44	

12-month usage based on most recent history

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

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

Amount of automatic draft



Account number
9100 8857 3904

\$219.16
by Feb 25

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

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

\$ _____ \$ _____
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

88910088573904000660000000000000002191600000219162





Your usage snapshot - Continued

Current electric usage for meter number 4520493	
Actual reading on Feb 2	81804
Previous reading on Jan 3	- 80425
<hr/>	
Energy Used	1,379 kWh
Billed kWh	1,379.000 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 - Jan 03 26 to Feb 02 26	
Meter - 4520493	
Customer Charge	\$17.92
Energy Charge	
1,379.000 kWh @ 9.566c	131.91
Fuel Charge	
1,379.000 kWh @ 4.422c	60.98
Asset Securitization Charge	
1,379.000 kWh @ 0.194c	2.68
<hr/>	
Total Current Charges	\$213.49

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	\$0.19
Gross Receipts Tax	5.48
<hr/>	
Total Taxes	\$5.67





duke-energy.com
877.372.8477

Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
15501 SWEET SPRINGS BND
FOUNTAIN

Bill date Feb 4, 2026
For service Jan 3 - Feb 2
31 days

Account number **9100 8857 3342**

Billing summary

Previous Amount Due	\$251.17
<i>Payment Received Jan 27</i>	-251.17
Current Electric Charges	201.56
Taxes	5.35
Total Amount Due Feb 25	\$206.91

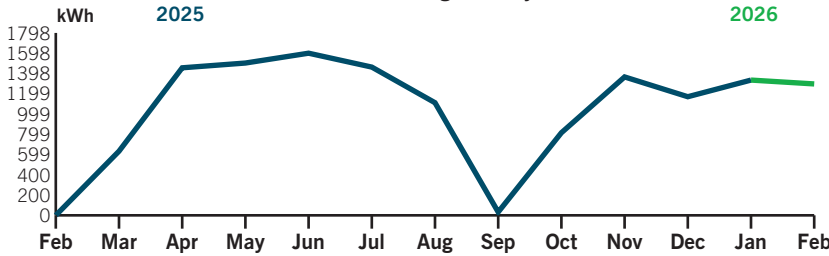


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,295	0	13,763	1,147
Avg. Daily (kWh)	42	0	38	

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.

Amount of automatic draft



Account number
9100 8857 3342

\$206.91
by Feb 25

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

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

\$ _____ \$ _____
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

889100885733420006600000000000000002069100000206918





Your usage snapshot - Continued

Current electric usage for meter number 366660705	
Actual reading on Feb 2	6016
Previous reading on Jan 3	- 4721
Energy Used	1,295 kWh
Billed kWh	1,295.000 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 - Jan 03 26 to Feb 02 26	
Meter - 366660705	
Customer Charge	\$17.92
Energy Charge	
1,295.000 kWh @ 9.566c	123.87
Fuel Charge	
1,295.000 kWh @ 4.422c	57.26
Asset Securitization Charge	
1,295.000 kWh @ 0.194c	2.51
Total Current Charges	\$201.56

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.17
Total Taxes	\$5.35

