



Your Community.  
Our Commitment.

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

### ***Workshop Advanced Agenda Package***

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

***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 Workshop 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. following the Regular Meeting at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558.**

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

If you have any questions, please contact me ([hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com)).

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

CC: Attorney  
Engineer  
District File





**Budget Workshop  
AGENDA**

Meeting Date: Wednesday, April 8, 2026  
 Time: 3:00 p.m. Following Regular Meeting  
 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

*The Workshop is convened to discuss any FY 2027 budget matters that may come before the Board.  
 No decisions will be made, nor action taken, on behalf of the CDD at this workshop.*

*For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

**FIRST ORDER OF BUSINESS: ATTENDANCE**

| 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

**SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS**

*(Limited to 3 Minutes per Individual on Budget-Related Items)*

**THIRD ORDER OF BUSINESS: FY 2027 BUDGET**

- A. Discussion on Proposed FY 2027 Budget Draft [EXHIBIT 1](#)
  - 1. Review of Current Financial Report [EXHIBIT 2](#)
  - 2. Review of 12-Month Transaction Detail Report [EXHIBIT 3](#)
  - 3. Review of Ongoing Maintenance Contracts [EXHIBIT 4](#)
    - a. 2026 District Engineer Labor Rates
  - 4. Review of Reserve Study [EXHIBIT 5](#)
  - 5. Discussion on Additional Capital Improvement Projects

**FOURTH ORDER OF BUSINESS: ADJOURNMENT**

# EXHIBIT 1



**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026-2027 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

|  | FY 2024 ACTUALS | FY 2025 ACTUALS  | FY 2026 ADOPTED | FY 2027 PROPOSED | VARIANCE<br>FY26 - FY27 |
|--|-----------------|------------------|-----------------|------------------|-------------------------|
| <b>1 REVENUE</b>                           |                 |                  |                 |                  |                         |
| 2 SPECIAL ASSESSMENTS                      | \$ 900,691      | \$ 1,008,196     | \$ 973,905      | \$ 973,905       | \$ -                    |
| 3 EXCESS FEES                              | -               | -                | -               | -                | -                       |
| 4 MISCELLANEOUS (CONTRIBUTIONS FROM POA)   | 21,629          | 6,114            | 22,125          | 22,125           | -                       |
| <b>5 TOTAL REVENUE</b>                     | <b>922,320</b>  | <b>1,014,309</b> | <b>996,030</b>  | <b>996,030</b>   | <b>-</b>                |
| <b>6</b>                                   |                 |                  |                 |                  |                         |
| <b>7 EXPENDITURES</b>                      |                 |                  |                 |                  |                         |
| <b>8 ADMINISTRATIVE EXPENSES</b>           |                 |                  |                 |                  |                         |
| 9 SUPERVISORS FEE-REGULAR MEETINGS         | 10,800          | 10,400           | 15,000          | 15,000           | -                       |
| 10 MANAGEMENT CONSULTING SERVICES          | 15,450          | 15,450           | 15,450          | 15,450           | -                       |
| 11 ADMINISTRATIVE SERVICES                 | 11,330          | 11,330           | 11,330          | 11,330           | -                       |
| 12 ACCOUNTING SERVICES                     | 11,330          | 11,330           | 11,330          | 11,330           | -                       |
| 13 DISSEMINATION AGENT                     | 2,500           | 2,500            | 2,500           | 2,500            | -                       |
| 14 ASSESSMENT ROLL PREPARATION             | 5,500           | 5,500            | 5,500           | 5,500            | -                       |
| 15 MASS MAILING                            | 1,488           | 1,394            | 1,800           | 1,800            | -                       |
| 16 MEETING ROOM RENTAL                     | 1,647           | 2,333            | 3,000           | 3,000            | -                       |
| 17 BANKING FEES                            | -               | -                | 375             | 375              | -                       |
| 18 AUDITING                                | 7,550           | 3,600            | 3,900           | 3,900            | -                       |
| 19 REGULATORY AND PERMIT FEES              | 175             | 175              | 175             | 175              | -                       |
| 20 TAX COLLECTOR/PROPERTY APPRAISER FEES   | 810             | 1,010            | 600             | 600              | -                       |
| 21 LEGAL ADVERTISEMENTS                    | 1,133           | 1,851            | 1,500           | 1,500            | -                       |
| 22 ENGINEERING SERVICES                    | 19,635          | 32,213           | 30,000          | 30,000           | -                       |
| 23 ENGINEERING - COMMUNITY MAPPING         | 10,985          | 226              | -               | -                | -                       |
| 24 COUNTY ROAD CONVEYANCE                  | -               | -                | -               | -                | -                       |
| 25 LEGAL SERVICES                          | 16,750          | 14,198           | 20,000          | 20,000           | -                       |
| 26 TRUSTEE FEES                            | 9,828           | 12,575           | 12,500          | 12,500           | -                       |
| 27 ARBITRAGE                               | 650             | 650              | 1,950           | 1,950            | -                       |
| 28 WEBSITE ADMINISTRATION                  | 1,670           | 1,515            | 1,600           | 1,600            | -                       |
| 29 RESERVE STUDY                           | -               | -                | -               | -                | -                       |
| 30 MISCELLANEOUS                           | 310             | 113              | 500             | 500              | -                       |
| <b>31 TOTAL GENERAL ADMINISTRATIVE</b>     | <b>129,541</b>  | <b>128,361</b>   | <b>139,010</b>  | <b>139,010</b>   | <b>-</b>                |
| <b>32</b>                                  |                 |                  |                 |                  |                         |
| <b>33 INSURANCE:</b>                       |                 |                  |                 |                  |                         |
| 34 INSURANCE (General Liability)           | 14,514          | 15,192           | 20,000          | 20,000           | -                       |
| <b>35 TOTAL INSURANCE</b>                  | <b>14,514</b>   | <b>15,192</b>    | <b>20,000</b>   | <b>20,000</b>    | <b>-</b>                |
| <b>36</b>                                  |                 |                  |                 |                  |                         |
| <b>37 ELECTRIC UTILITY SERVICES:</b>       |                 |                  |                 |                  |                         |
| 38 ELECTRIC                                | 44,863          | 35,748           | 84,000          | 84,000           | -                       |
| 39 STREETLIGHTS                            | 167,158         | 159,240          | 193,790         | 193,790          | -                       |
| 40 RECLAIMED WATER                         | 4,733           | 5,054            | 7,500           | 7,500            | -                       |
| <b>41 TOTAL ELECTRIC UTILITY SERVICES:</b> | <b>216,755</b>  | <b>200,042</b>   | <b>285,290</b>  | <b>285,290</b>   | <b>-</b>                |
| <b>42</b>                                  |                 |                  |                 |                  |                         |
| <b>43 FIELD OPERATIONS:</b>                |                 |                  |                 |                  |                         |
| 44 FIELD OPERATIONS                        | 3,890           | 3,890            | 3,890           | 3,890            | -                       |
| 45 AQUATIC MAINTENANCE - CONTRACTED        | 23,478          | 131,896          | 22,500          | 22,500           | -                       |
| 46 WETLAND MONITORING CONTRACTED           | -               | -                | 9,500           | 9,500            | -                       |
| 47 WETLAND MAINTENANCE CONTRACTED          | -               | -                | 51,840          | 51,840           | -                       |
| 48 FOUNTAIN MAINTENANCE CONTRACTED         | 15,590          | 32,690           | 20,200          | 20,200           | -                       |
| 49 FOUNTAIN REPAIRS                        | -               | -                | 14,000          | 14,000           | -                       |
| 50 POND FOUNTAIN MAINTENANCE               | 8,279           | 1,840            | -               | -                | -                       |
| 51 FOUNTAIN MAINTENANCE & REPAIRS          | 5,923           | 1,505            | -               | -                | -                       |
| 52 ACCESS CONTROL                          | -               | -                | -               | -                | -                       |
| 53 PORTER SERVICES CONTRACTED              | 10,566          | -                | 11,000          | 11,000           | -                       |
| 54 ENTRANCE, WALL & FENCE MAINTENANCE      | 6,371           | 298              | 7,000           | 7,000            | -                       |
| 55 LANDSCAPE MAINTENANCE                   | 283,796         | 299,330          | 310,000         | 310,000          | -                       |
| 56 LANDSCAPE REPLACEMENT/REPAIRS           | 5,326           | 11,186           | 22,500          | 22,500           | -                       |

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026-2027 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

|    | <b>FY 2024 ACTUALS</b>                             | <b>FY 2025 ACTUALS</b> | <b>FY 2026 ADOPTED</b> | <b>FY 2027 PROPOSED</b> | <b>VARIANCE<br/>FY26 - FY27</b> |               |
|----|--|------------------------|------------------------|-------------------------|---------------------------------|---------------|
| 57 | IRRIGATION REPAIRS                                 | 14,820                 | 8,558                  | 4,000                   | 4,000                           | -             |
| 58 | MULCH  | -                      | 12,802                 | 20,000                  | 20,000                          | -             |
| 59 | ANNUAL FLOWER ROTATION                             | 5,548                  | 5,982                  | 9,000                   | 9,000                           | -             |
| 60 | HOLIDAY LIGHTING                                   | 5,000                  | 45,670                 | 5,000                   | 5,000                           | -             |
| 61 | SECURITY   | 5,249                  | 12,209                 | -                       | -                               | -             |
| 62 | PRESSURE WASHING                                   | -                      | 3,060                  | 7,000                   | 7,000                           | -             |
| 63 | STORMWATER INFRASTRUCTURE MAINTENANCE              | -                      | -                      | 5,000                   | 5,000                           | -             |
| 64 | POND BANK REPAIR, MAINTENANCE & PLANTINGS          | -                      | -                      | 2,800                   | 2,800                           | -             |
| 65 | SIDEWALK MAINTENANCE                               | -                      | -                      | 3,000                   | 3,000                           | -             |
| 66 | ROADWAY & SIGNANCE MAINTENANCE                     | 2,231                  | 17,630                 | 3,000                   | 3,000                           | -             |
| 67 | PLAYGROUND & PARK MAINTENANCE                      | -                      | 56                     | 3,000                   | 3,000                           | -             |
| 68 | FENCE MAINTENANCE                                  | -                      | -                      | -                       | -                               | -             |
| 69 | PET WASTE REMOVAL                                  | 4,774                  | 8,636                  | -                       | -                               | -             |
| 70 | PALM & OAK TREE TRIMMING                           | 3,579                  | 8,188                  | -                       | -                               | -             |
| 71 | MISC FIELD SERVICES/CONTNGENCY                     | 21,342                 | 22,694                 | 17,500                  | 17,500                          | -             |
| 72 | <b>TOTAL FIELD OPERATIONS:</b>                     | <b>425,762</b>         | <b>628,121</b>         | <b>551,730</b>          | <b>551,730</b>                  | <b>-</b>      |
| 73 |  |                        |                        |                         |                                 |               |
| 74 | <b>TOTAL EXPENDITURES</b>                          | <b>786,571</b>         | <b>971,717</b>         | <b>996,030</b>          | <b>996,030</b>                  | <b>-</b>      |
| 75 |  |                        |                        |                         |                                 |               |
| 76 | <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>135,749</b>         | <b>42,593</b>          | <b>-</b>                | <b>-</b>                        | <b>-</b>      |
| 77 |  |                        |                        |                         |                                 |               |
| 78 | <b>FUND BALANCE</b>                                |                        |                        |                         |                                 |               |
| 79 | FUND BALANCE - BEGINNING                           | 206,862                | 342,611                | 342,611                 | 385,204                         | 42,593        |
| 80 | TRANSFER IN FROM CRF                               | -                      | -                      | -                       | -                               | -             |
| 81 | NET CHANGE IN FUND BALANCE                         | 135,749                | 42,593                 | -                       | -                               | -             |
| 82 | <b>FUND BALANCE - ENDING - PROJECTED</b>           | <b>342,611</b>         | <b>385,204</b>         | <b>342,611</b>          | <b>385,204</b>                  | <b>42,593</b> |



**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026-2027 PROPOSED BUDGET**  
**GENERAL FUND BUDGET NARRATIVE**

| FINANCIAL STATEMENT CATEGORY          | VENDOR                                 | ANNUAL AMOUNT | COMMENTS   |
|---------------------------------------|--|---------------|--|
| <b>GENERAL ADMINISTRATIVE:</b>        |  |               |  |
| SUPERVISORS FEE-REGULAR MEETINGS      |  | 15,000        | 12 meetings a year at \$200 per supervisor (5) + 3 workshop meeting = ADDED 2 MORE WORKSHOPS   |
| MANAGEMENT CONSULTING SERVICES        | Vesta                                  | 15,450        | District Management, conduct meetings, oversee the District  |
| ADMINISTRATIVE SERVICES               | Vesta                                  | 11,330        | Administrative Services  |
| ACCOUNTING SERVICES                   | Vesta                                  | 11,330        | Accounting Services  |
| DISSEMINATION AGENT                   | Vesta                                  | 2,500         | Districts ongoing annual disclosure requirement  |
| ASSESSMENT ROLL PREPARATION           | Vesta                                  | 5,500         | Assessment preparation and placing the assessments on the tax roll, collection of off roll assessments   |
| MASS MAILING                          | Alphagraphics Tampa Print, UPS, & USPS | 1,800         | Costs to send out required mailed notices slight increase for additional administrative mailings   |
| MEETING ROOM RENTAL                   | Springhill / Residence Inn             | 3,000         | Costs associated with renting out hotel conference room space for regular meetings   |
| BANKING FEES                          | Bank United                            | 375           | Banking Fees   |
| AUDITING                              | DiBartolomeo, McBee, Hartley & Barnes  | 3,900         | Services to conduct the Districts obligation to conduct the annual independent financial audit   |
| REGULATORY AND PERMIT FEES            | Dept. of Economic Opportunity          | 175           | Districts annual filing fee with the Department of Economic Opportunity (DEO)  |
| TAX COLLECTOR/PROPERTY APPRAISER FEES | Pasco County                           | 600           | Taxes associated with any parcel of land the District owes that property tax would apply   |
| LEGAL ADVERTISEMENTS                  | Business Observer                      | 1,500         | Meeting notices yearly & workshop notices<br>ADDITIONAL WORKSHOPS REQUIRE ADDITIONAL ADVERTISING   |
| ENGINEERING SERVICES                  | BDI                                    | 30,000        | BASED ON CURRENT SPENDING AND NOW INCLUDES FORMER LINE ITEM FOR COUNTY ROAD CONVEYANCE   |
| LEGAL SERVICES                        | Kass Shuler Law                        | 20,000        | Budget for fees associated with the Districts legal work and attending meetings  |
| TRUSTEE FEES                          | US Bank                                | 12,500        | Cost is approx. \$4,150 per bond (Series 2018, 2019, & 2021)   |
| ARBITRAGE                             | LLS Tax Solutions                      | 1,950         | Fee for conducting the 3 Arbitrage Rebate Calculations, according to the Trust Indenture (Series 2018, 2019, & 2021)   |
| WEBSITE ADMINISTRATION                | Campus Suite                           | 1,600         | Website Hosting, ADA compliance and auditing of the website  |
| RESERVE STUDY                         |  | -             | No funding needed until schedule updated Reserve Study in 2029   |
| MISCELLANEOUS                         |  | 500           | Misc. administrative expenses (inc. postage)   |
| <b>INSURANCE:</b>                     |  |               |  |
| INSURANCE (General Liability)         | Egis                                   | 20,000        | FY24 actual insurance expenditures totaled \$15,192. Additional property schedule items (pavilions, dog park fence, emergency gate, etc) + \$3,131. Anticipate increase due to hurricane recovery - UPDATE WHEN EGIS PROVIDES QUOTE                      |
| <b>UTILITY SERVICES:</b>              |  |               |  |
| ELECTRIC                              | Duke Energy                            | 84,000        | Irrigation timers, lift station pumps, fountains, etc. (incorporates potential rate increase in Jan)   |
| STREETLIGHTS                          | Duke Energy                            | 193,790       | Streetlights within the district's boundaries. (DECREASED BASED ON ACTUALS, BUT STILL ALLOWS FOR POTENTIAL RATE INCREASE IN JAN)   |
| RECLAIMED WATER                       | Pasco County Utilities                 | 7,500         | Irrigation and roundabout fountain - anticipate increase due to operational roundabout fountain and rate increase  |
| <b>FIELD OPERATIONS:</b>              |  |               |  |
| FIELD OPERATIONS                      | Vesta                                  | 3,890         | For services provided to provide 1x month field inspections, field operations contract oversight and 1x monthly field inspection report.<br>(**Adjustments to be determined based on Board decision on staffing)   |
| AQUATIC MAINTENANCE - CONTRACTED      | GHS Aquatics                           | 22,500        | Aquatic pond maintenance for 21 waterways  |
| WETLAND MONITORING CONTRACTED         | GHS Aquatics                           | 9,500         | Twice a year monitoring and annual report  |
| WETLAND MAINTENANCE CONTRACTED        | GHS Aquatics                           | 51,840        | Year 2 maintenance per GHS proposal  |
| FOUNTAIN MAINTENANCE CONTRACTED       | Blue Water Aquatics                    | 20,200        | Service contract (13 pond - quarterly \$7,138.36/yr, entrance & roundabout - monthly & quarterly \$6,600/yr) Contract is for \$550 per month to include chemical balance, debris removal, vacuum, skimming and operational checks of pumps - 2x monthly. |
| FOUNTAIN REPAIRS                      | Blue Water Aquatics                    | 14,000        | Repairs/maintenance (13 pond, entrance & roundabout) - Separate line item as repairs may impact depreciation schedule per Finance  |

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
GENERAL FUND BUDGET NARRATIVE**

| FINANCIAL STATEMENT CATEGORY              | VENDOR                         | ANNUAL AMOUNT | COMMENTS  |
|---|--------------------------------|---------------|---|
| ACCESS CONTROL                            |                                | -             | Basketball court and dog park - not funding in FY 2026  |
| PORTER SERVICES CONTRACTED                | Office Pride Communications    | 11,000        | Contract provides for day porter services 3x week (\$7,800/yr). Additional amount is for waste bags. Service trash can & pet waste station empty + litter pick up & sanitize play equipment (Dog Park/Sports Ct, Living Coral Mail Kiosk/Park, Balboa/Weathered Windmill Park & Playground, S Branch Park, Tuscan/Suncoast Blend Townhomes, along S Branch) CHANGE TO PORTER SERVICE AS DOES NOT IMPACT PHYSICAL REPAIRS AND IMPROVEMENTS |
| ENTRANCE, WALL & FENCE MAINTENANCE        |                                | 7,000         | Entry Monument, perimeter walls and fencing, decorative park fencing & basketball/dog park fence (BDI estimated \$2,000-5,000 for basketball/dog park fence)  |
| LANDSCAPE MAINTENANCE CONTRACTED          | Cepra                          | 310,000       | General landscape maintenance, fertilization, pest control, and irrigation. Amounts do not include annuals or mulch.  |
| LANDSCAPE REPLACEMENT/REPAIRS             | Cepra                          | 22,500        | Costs associated with repairs and replacement of plants, sod, trees, landscape items, and hurricane damage repairs (*Check w/Cepra on landscape projects)   |
| IRRIGATION REPAIRS                        | Cepra                          | 4,000         | For the actual repairs of the irrigation system   |
| MULCH                                     | Cepra                          | 20,000        | Annual Landscape Mulch Replacement & playground mulch replenishment   |
| ANNUAL FLOWER ROTATION                    | Cepra                          | 9,000         | Annual Flower Rotations   |
| HOLIDAY LIGHTING CONTRACTED               | Illuminations Holiday Lighting | 5,000         | Lights & wreaths - Entrance tower, entrance sign wall, trunks of 10 palm trees in center median past fountain (balance for FY 26 [Dec 2025] + deposit for FY 27 [Dec 2026]) *3-yr contract ends w/Dec 2025 decorations - new 3-yr contract \$5,500  |
| SECURITY                                  | PCSO                           | -             | Extra duty patrols  |
| PRESSURE WASHING                          |                                | 7,000         | Playground equipment, sidewalks, entry monument, roundabout, perimeter walls & fences   |
| STORMWATER INFRASTRUCTURE MAINTENANCE     |                                | 5,000         | BDI Engineering estimate \$5,000-\$10,000   |
| POND BANK REPAIR, MAINTENANCE & PLANTINGS |                                | 2,800         | GHS estimate \$2,800 - \$15,000   |
| SIDEWALK MAINTENANCE                      |                                | 3,000         | BDI Engineering estimate \$3,000-\$5,000  |
| ROADWAY & SIGNANCE MAINTENANCE            |                                | 3,000         | BDI Engineering estimate \$3,000-\$5,000  |
| PLAYGROUND & PARK MAINTENANCE             |                                | 3,000         | BDI Engineering estimate \$1,000-\$3,000, include annual inspection & repairs   |
| MISC FIELD SERVICES/CONTIGENCY            |                                | -             | Additional items not appropriated in other lines  |



**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

|   | FY 2024<br>ACTUAL | FY 2025<br>ACTUAL | FY 2026<br>ADOPTED | FY 2027<br>PROPOSED | VARIANCE<br>FY26 - FY27 |
|---|-------------------|-------------------|--------------------|---------------------|-------------------------|
| <b>REVENUES</b>                                     |                   |                   |                    |                     |                         |
| SPECIAL ASSESSMENTS - ON ROLL (NET)                 | \$ 27,276         | \$ 28,436         | \$ 250,715         | \$ 250,715          | \$ -                    |
| INTEREST & MISCELLANEOUS                            |                   |                   |                    |                     | -                       |
| <b>TOTAL REVENUES</b>                               | <b>27,276</b>     | <b>28,436</b>     | <b>250,715</b>     | <b>250,715</b>      | <b>-</b>                |
| <b>EXPENDITURES</b>                                 |                   |                   |                    |                     |                         |
| FUND BALANCE CONTRIBUTION                           | -                 | -                 | 250,715            | 250,715             | -                       |
| CONTINGENCY   | -                 | -                 | -                  | -                   | -                       |
| <b>TOTAL EXPENDITURES</b>                           | <b>-</b>          | <b>-</b>          | <b>250,715</b>     | <b>250,715</b>      | <b>-</b>                |
| <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b> | <b>\$ 27,276</b>  | <b>\$ 28,436</b>  | <b>\$ -</b>        | <b>\$ -</b>         | <b>\$ -</b>             |
| <b>FUND BALANCE</b>                                 |                   |                   |                    |                     |                         |
| FUND BALANCE - BEGINNING                            | -                 | 27,276            | 27,276             | 55,712              | 28,436                  |
| NET CHANGE IN FUND BALANCE                          | 27,276            | 28,436            | -                  | -                   | -                       |
| <b>FUND BALANCE - ENDING</b>                        | <b>\$ 27,276</b>  | <b>\$ 55,712</b>  | <b>\$ 27,276</b>   | <b>\$ 55,712</b>    | <b>\$ 28,436</b>        |



**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

|                                     |                       |
|-------------------------------------|-----------------------|
| <b>TOTAL O&amp;M AND CRF BUDGET</b> | <b>\$1,224,620.05</b> |
| COLLECTION COSTS                    | \$26,055.75           |
| EARLY PAYMENT DISCOUNT              | \$52,111.49           |
| <b>TOTAL O&amp;M ASSESSMENT</b>     | <b>\$1,302,787.29</b> |

| UNIT SIZE & PHASE      | UNITS ASSESSED |                             |                             |                             | ALLOCATION OF O&M ASSESSMENT |                |                  |                       | PER UNIT ANNUAL ASSESSMENT <sup>1</sup> |                             |                             |                             |                                |
|------------------------|----------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|----------------|------------------|-----------------------|---|-----------------------------|-----------------------------|-----------------------------|--------------------------------|
|                        | O&M            | SERIES 2018<br>DEBT SERVICE | SERIES 2019<br>DEBT SERVICE | SERIES 2021<br>DEBT SERVICE | ERU FACTOR                   | TOTAL<br>ERU's | % TOTAL<br>ERU's | TOTAL<br>O&M BUDGET   | O&M                                     | SERIES 2018<br>DEBT SERVICE | SERIES 2019<br>DEBT SERVICE | SERIES 2021<br>DEBT SERVICE | TOTAL<br>PER UNIT <sup>2</sup> |
| <b>PHASE 1</b>         |                |                             |                             |                             |                              |                |                  |                       |   |                             |                             |                             |                                |
| TOWNHOME               | 86             | 86                          |                             |                             | 0.4                          | 34.4           | 4.25%            | \$55,369.26           | \$643.83                                | \$744.05                    |                             |                             | <b>\$1,387.88</b>              |
| SINGLE FAMILY 40'      | 125            | 125                         |                             |                             | 0.8                          | 100.0          | 12.35%           | \$160,957.16          | \$1,287.66                              | \$903.49                    |                             |                             | <b>\$2,191.15</b>              |
| SINGLE FAMILY 50'      | 101            | 101                         |                             |                             | 1.0                          | 101.0          | 12.48%           | \$162,566.74          | \$1,609.57                              | \$1,009.78                  |                             |                             | <b>\$2,619.35</b>              |
| SINGLE FAMILY 60'      | 1              | 1                           |                             |                             | 1.2                          | 1.2            | 0.15%            | \$1,931.49            | \$1,931.49                              | \$1,009.78                  |                             |                             | <b>\$2,941.27</b>              |
| <b>PHASE 2 &amp; 3</b> |                |                             |                             |                             |                              |                |                  |                       |   |                             |                             |                             |                                |
| TOWNHOME               | 162            |                             | 162                         |                             | 0.4                          | 64.8           | 8.01%            | \$104,300.24          | \$643.83                                |                             | \$844.00                    |                             | <b>\$1,487.83</b>              |
| SINGLE FAMILY 40'      | 62             |                             | 62                          |                             | 0.8                          | 49.6           | 6.13%            | \$79,834.75           | \$1,287.66                              |                             | \$1,003.00                  |                             | <b>\$2,290.66</b>              |
| SINGLE FAMILY 50'      | 163            |                             | 163                         |                             | 1.0                          | 163.0          | 20.14%           | \$262,360.18          | \$1,609.57                              |                             | \$1,110.00                  |                             | <b>\$2,719.57</b>              |
| <b>PHASE 4 &amp; 5</b> |                |                             |                             |                             |                              |                |                  |                       |   |                             |                             |                             |                                |
| SINGLE FAMILY 40'      | 188            |                             |                             | 188                         | 0.8                          | 150.4          | 18.58%           | \$242,079.57          | \$1,287.66                              |                             |                             | \$1,250.67                  | <b>\$2,538.32</b>              |
| SINGLE FAMILY 50'      | 145            |                             |                             | 145                         | 1.0                          | 145.0          | 17.91%           | \$233,387.89          | \$1,609.57                              |                             |                             | \$1,563.33                  | <b>\$3,172.90</b>              |
|                        | <b>1033</b>    | <b>313</b>                  | <b>387</b>                  | <b>333</b>                  | <b>7.4</b>                   | <b>809.4</b>   | <b>100.00%</b>   | <b>\$1,302,787.29</b> |   |                             |                             |                             |                                |

|   |                |
|---|----------------|
| <b>VARIANCE IN O&amp;M AND CRF BUDGET</b> |                |
| FY 2025-2026                              | \$1,224,620.05 |
| FY 2026-2027                              | \$1,224,620.05 |
| VARIANCE                                  | <u>\$0.00</u>  |

| UNIT SIZE & PHASE      | FY 2026<br>PER LOT | FY 2027<br>PER LOT | VARIANCE<br>PER YEAR | VARIANCE<br>PER MONTH | PERCENT<br>VARIANCE |
|------------------------|--------------------|--------------------|----------------------|-----------------------|---------------------|
| <b>PHASE 1</b>         |                    |                    |                      |                       |                     |
| TOWNHOME               | \$1,387.88         | \$1,387.88         | \$0.00               | \$0.00                | 0.00%               |
| SINGLE FAMILY 40'      | \$2,191.15         | \$2,191.15         | \$0.00               | \$0.00                | 0.00%               |
| SINGLE FAMILY 50'      | \$2,619.35         | \$2,619.35         | \$0.00               | \$0.00                | 0.00%               |
| SINGLE FAMILY 60'      | \$2,941.27         | \$2,941.27         | \$0.00               | \$0.00                | 0.00%               |
| <b>PHASE 2 &amp; 3</b> |                    |                    |                      |                       |                     |
| TOWNHOME               | \$1,487.83         | \$1,487.83         | \$0.00               | \$0.00                | 0.00%               |
| SINGLE FAMILY 40'      | \$2,290.66         | \$2,290.66         | \$0.00               | \$0.00                | 0.00%               |
| SINGLE FAMILY 50'      | \$2,719.57         | \$2,719.57         | \$0.00               | \$0.00                | 0.00%               |
| <b>PHASE 4 &amp; 5</b> |                    |                    |                      |                       |                     |
| SINGLE FAMILY 40'      | \$2,538.32         | \$2,538.32         | \$0.00               | \$0.00                | 0.00%               |
| SINGLE FAMILY 50'      | \$3,172.90         | \$3,172.90         | \$0.00               | \$0.00                | 0.00%               |

<sup>(1)</sup> Annual debt service assessments per unit adopted in connection with the Series 2018, 2019 & 2021 bond issuances. Annual Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>(2)</sup> Annual assessments that will appear on the November, 2025 Pasco County propty tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

# EXHIBIT 2



*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**

|  | <u>General<br/>Fund</u> | <u>Capital<br/>Reserve Fund</u> | <u>Debt Service<br/>2018</u> | <u>Debt Service<br/>2019</u> | <u>Debt Service<br/>2021</u> | <u>TOTAL</u>        |
|--|-------------------------|---------------------------------|------------------------------|------------------------------|------------------------------|---------------------|
| <b>1 ASSETS</b>                                |                         |                                 |                              |                              |                              |                     |
| 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               |
| <b>16 TOTAL ASSETS</b>                         | <b>\$ 2,386,286</b>     | <b>\$ 306,427</b>               | <b>\$ 462,748</b>            | <b>\$ 613,692</b>            | <b>\$ 723,365</b>            | <b>\$ 4,492,518</b> |
| <b>17 LIABILITIES</b>                          |                         |                                 |                              |                              |                              |                     |
| 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           |
| <b>24 TOTAL LIABILITIES</b>                    | <b>1,378,494</b>        | <b>7,134</b>                    | <b>7,492</b>                 | <b>10,152</b>                | <b>12,352</b>                | <b>1,415,624</b>    |
| <b>25 FUND BALANCE</b>                         |                         |                                 |                              |                              |                              |                     |
| 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           |
| <b>31 TOTAL FUND BALANCE</b>                   | <b>1,007,792</b>        | <b>299,293</b>                  | <b>455,256</b>               | <b>603,539</b>               | <b>711,013</b>               | <b>3,076,894</b>    |
| <b>32 TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 2,386,286</b>     | <b>\$ 306,427</b>               | <b>\$ 462,748</b>            | <b>\$ 613,692</b>            | <b>\$ 723,365</b>            | <b>\$ 4,492,518</b> |

**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**

|  | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Month of<br/>February</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> | <b>% Actual<br/>YTD /<br/>FY Budget</b> |
|--|---------------------------------------|--|--|--|---|
| <b>1 REVENUE</b>                         |                                       |  |  |  |   |
| 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%                                    |
| <b>6 TOTAL REVENUE</b>                   | <b>\$ 996,030</b>                     | <b>\$ 7,132</b>                          | <b>\$ 970,825</b>                                | <b>\$ (25,205)</b>                             | <b>97%</b>                              |
| <b>7 EXPENDITURES</b>                    |                                       |  |  |  |   |
| <b>8 ADMINISTRATIVE</b>                  |                                       |  |  |  |   |
| 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%                                      |
| <b>28 TOTAL ADMINISTRATIVE</b>           | <b>139,010</b>                        | <b>10,467</b>                            | <b>57,064</b>                                    | <b>(81,946)</b>                                | <b>41%</b>                              |
| <b>29 INSURANCE</b>                      |                                       |  |  |  |   |
| 30 INSURANCE - GENERAL LIABILITY         | 20,000                                | -  | 15,756   | (4,244)  | 79%                                     |
| <b>31 TOTAL INSURANCE</b>                | <b>20,000</b>                         | <b>-</b>                                 | <b>15,756</b>                                    | <b>(4,244)</b>                                 | <b>79%</b>                              |
| <b>32 ELECTRIC UTILITY SERVICES</b>      |                                       |  |  |  |   |
| 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%                                     |
| <b>36 TOTAL UTILITIES</b>                | <b>285,290</b>                        | <b>19,415</b>                            | <b>96,342</b>                                    | <b>(188,948)</b>                               | <b>34%</b>                              |

**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**

|   |                   |                  |                     |                     |            |
|---|-------------------|------------------|---------------------|---------------------|------------|
| <b>37 FIELD OPERATIONS</b>                            |                   |                  |                     |                     |            |
| 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%        |
| <b>59 TOTAL FIELD OPERATIONS</b>                      | <b>551,730</b>    | <b>27,642</b>    | <b>179,074</b>      | <b>(372,656)</b>    | <b>32%</b> |
| <b>60 TOTAL EXPENDITURES</b>                          | <b>\$ 996,030</b> | <b>\$ 57,524</b> | <b>\$ 348,235</b>   | <b>\$ (647,795)</b> | <b>35%</b> |
| <b>61 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>(0)</b>        | <b>(50,392)</b>  | <b>622,589</b>      | <b>622,589</b>      |            |
| <b>62 OTHER FINANCING SOURCES &amp; USES</b>          |                   |                  |                     |                     |            |
| 63 TRANSFERS IN                                       | -                 | -                | -                   | -                   |            |
| 64 TRANSFERS OUT                                      | -                 | -                | -                   | -                   |            |
| <b>65 TOTAL OTHER FINANCING SOURCES &amp; USES</b>    | <b>-</b>          | <b>-</b>         | <b>-</b>            | <b>-</b>            |            |
| 66 FUND BALANCE - BEGINNING - UNAUDITED               | 342,611           |                  | 385,203             | 42,592              |            |
| 67 NET CHANGE IN FUND BALANCE                         | (0)               | (50,392)         | 622,589             | 622,589             |            |
| <b>68 FUND BALANCE - ENDING - PROJECTED</b>           | <b>\$ 342,611</b> |                  | <b>\$ 1,007,792</b> | <b>\$ 665,181</b>   |            |
| <b>69 ANALYSIS OF FUND BALANCE</b>                    |                   |                  |                     |                     |            |
| 70 NONSPENDABLE                                       |                   |                  |                     |                     |            |
| 71 PREPAID & DEPOSITS                                 | 6,760             |                  | 6,760               |                     |            |
| 72 CAPITAL RESERVES                                   |                   |                  |                     |                     |            |
| 73 OPERATING CAPITAL                                  | -                 |                  | -                   |                     |            |
| 74 UNASSIGNED   | 335,851           |                  | 1,001,033           |                     |            |
| <b>75 TOTAL FUND BALANCE</b>                          | <b>\$ 342,611</b> |                  | <b>\$ 1,007,792</b> |                     |            |

**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**

|  | <b>FY 2026<br/>Amended<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|--|---------------------------------------|--|--|
| <b>1 REVENUE</b>                                     |                                       |  |  |
| 2 SPECIAL ASSESSMENTS - ON ROLL (NET)                | \$ 250,715                            | \$ 243,581                                       | \$ (7,134)                                     |
| 3 INTEREST & MISCELLANEOUS                           | -                                     | -  | -  |
| <b>4 TOTAL REVENUE</b>                               | <b>250,715</b>                        | <b>243,581</b>                                   | <b>(7,134)</b>                                 |
| <b>5 EXPENDITURES</b>                                |                                       |  |  |
| 6 FUND BALANCE CONTRIBUTION                          | 250,715                               | -  | -  |
| 7 CONTINGENCY  | -                                     | -  | -  |
| <b>8 TOTAL EXPENDITURES</b>                          | <b>-</b>                              | <b>-</b>   | <b>-</b>                                       |
| <b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>250,715</b>                        | <b>243,581</b>                                   | <b>(7,134)</b>                                 |
| <b>10 OTHER FINANCING SOURCES &amp; USES</b>         |                                       |  |  |
| 11 TRANSFERS IN                                      | -                                     | -  | -  |
| 12 TRANSFERS OUT                                     | -                                     | -  | -  |
| <b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>   | <b>-</b>                              | <b>-</b>   | <b>-</b>                                       |
| 14 FUND BALANCE - BEGINNING                          | 27,276                                | 55,712   | 28,436   |
| 15 NET CHANGE IN FUND BALANCE                        | 250,715                               | 243,581  | (7,134)  |
| <b>16 FUND BALANCE - ENDING</b>                      | <b>\$ 277,991</b>                     | <b>\$ 299,293</b>                                | <b>\$ 21,302</b>                               |
| <b>17 ANALYSIS OF FUND BALANCE</b>                   |                                       |  |  |
| 18 ASSIGNED  |                                       |  |  |
| 19 FUTURE CAPITAL IMPROVEMENTS                       | -                                     | -  |  |
| 20 WORKING CAPITAL                                   | -                                     | -  |  |
| 21 UNASSIGNED  | 277,991                               | 299,293  |  |
| <b>22 FUND BALANCE - ENDING</b>                      | <b>\$ 277,991</b>                     | <b>\$ 299,293</b>                                |  |



**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**

|   | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|---|---------------------------------------|--|--|
| <b>1 REVENUE</b>                                      |                                       |  |  |
| 2 SPECIAL ASSESSMENTS - ON ROLL (NET)                 | \$ 263,313                            | \$ 255,821                                 | \$ (7,492)                                     |
| 3 SPECIAL ASSESSMENTS - EXCESS FEES                   | -                                     |  | -  |
| 4 INTEREST REVENUE                                    | -                                     | 4,281                                      | 4,281  |
| <b>5 TOTAL REVENUE</b>                                | <b>263,313</b>                        | <b>260,102</b>                             | <b>(3,211)</b>                                 |
| <b>6 EXPENDITURES</b>                                 |                                       |  |  |
| 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                                     | -  |
| <b>13 TOTAL EXPENDITURES</b>                          | <b>258,962</b>                        | <b>168,763</b>                             | <b>(90,200)</b>                                |
| <b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>4,351</b>                          | <b>91,339</b>                              | <b>86,988</b>                                  |
| <b>15 OTHER FINANCING SOURCES (USES)</b>              |                                       |  |  |
| 16 TRANSFERS IN                                       | -                                     | -  | -  |
| 17 TRANSFERS OUT                                      | -                                     | -  | -  |
| <b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>        | <b>-</b>                              | <b>-</b>                                   | <b>-</b>                                       |
| 19 FUND BALANCE - BEGINNING                           | 321,695                               | 363,916                                    | 42,221   |
| 20 NET CHANGE IN FUND BALANCE                         | 4,351                                 | 91,339                                     | 86,988   |
| <b>21 FUND BALANCE - ENDING</b>                       | <b>\$ 326,046</b>                     | <b>\$ 455,256</b>                          | <b>\$ 129,210</b>                              |



**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**

|   | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|---|---------------------------------------|--|--|
| <b>1 REVENUE</b>                                      |                                       |  |  |
| 2 SPECIAL ASSESSMENTS - ON ROLL (NET)                 | \$ 356,800                            | \$ 346,648                                 | \$ (10,152)                                    |
| 3 SPECIAL ASSESSMENTS - EXCESS FEES                   | -                                     |  | -  |
| 4 INTEREST REVENUE                                    | -                                     | 5,085                                      | 5,085  |
| <b>5 TOTAL REVENUE</b>                                | <b>356,800</b>                        | <b>351,733</b>                             | <b>(5,067)</b>                                 |
| <b>6 EXPENDITURES</b>                                 |                                       |  |  |
| 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)                                      |
| <b>13 TOTAL EXPENDITURES</b>                          | <b>353,176</b>                        | <b>241,363</b>                             | <b>(111,814)</b>                               |
| <b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>3,624</b>                          | <b>110,371</b>                             | <b>106,747</b>                                 |
| <b>15 OTHER FINANCING SOURCES (USES)</b>              |                                       |  |  |
| 16 TRANSFERS IN                                       | -                                     | -  | -  |
| 17 TRANSFERS OUT                                      | -                                     | -  | -  |
| <b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>        | <b>-</b>                              | <b>-</b>                                   | <b>-</b>                                       |
| 19 FUND BALANCE - BEGINNING                           | 444,525                               | 493,169                                    | 48,644   |
| 20 NET CHANGE IN FUND BALANCE                         | 3,624                                 | 110,371                                    | 106,747  |
| <b>21 FUND BALANCE - ENDING</b>                       | <b>\$ 448,149</b>                     | <b>\$ 603,539</b>                          | <b>\$ 155,390</b>                              |



**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**

|   | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|---|---------------------------------------|--|--|
| <b>1 REVENUE</b>                                      |                                       |  |  |
| 2 SPECIAL ASSESSMENTS - ON ROLL (NET)                 | \$ 434,100                            | 421,748                                    | \$ (12,352)                                    |
| 3 SPECIAL ASSESSMENTS - EXCESS FEES                   | -                                     | -  | -  |
| 4 INTEREST REVENUE                                    | -                                     | 4,938                                      | 4,938  |
| <b>5 TOTAL REVENUE</b>                                | <b>434,100</b>                        | <b>426,686</b>                             | <b>(7,414)</b>                                 |
| <b>6 EXPENDITURES</b>                                 |                                       |  |  |
| 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  |
| <b>13 TOTAL EXPENDITURES</b>                          | <b>435,650</b>                        | <b>130,325</b>                             | <b>(305,325)</b>                               |
| <b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>(1,550)</b>                        | <b>296,361</b>                             | <b>297,911</b>                                 |
| <b>15 OTHER FINANCING SOURCES (USES)</b>              |                                       |  |  |
| 16 TRANSFERS IN                                       | -                                     | -  | -  |
| 17 TRANSFERS OUT                                      | -                                     | (3,439)                                    | (3,439)  |
| <b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>        | <b>-</b>                              | <b>(3,439)</b>                             | <b>(3,439)</b>                                 |
| 19 FUND BALANCE - BEGINNING                           | 366,400                               | 385,660                                    | 19,260   |
| 20 NET CHANGE IN FUND BALANCE                         | (1,550)                               | 299,800                                    | 301,350  |
| <b>21 FUND BALANCE - ENDING</b>                       | <b>\$ 364,850</b>                     | <b>678,581</b>                             | <b>\$ 313,731</b>                              |



The Preserve at South Branch CDD  
Check Register - FY 2026

| Date              | Ref. Num    | Name                                      | Memo  | Deposits    | Disbursements     | Balance           |
|-------------------|-------------|---|---|-------------|-------------------|-------------------|
| <b>09/30/2025</b> |             | <b>EOY Balance</b>                        |   |             |                   | <b>489,837.98</b> |
| 10/01/2025        | 01ACH100125 | Duke Energy                               | 000 State Road 54 LITE Sbranch PH1 A&B SL 08.06.25-09.04.25   |             | 7,056.77          | 482,781.21        |
| 10/01/2025        | 100505      | GHS Environmental                         | Invoice: 2025-615 (Reference: Aquatic Maintenance Program 2025-2026. )                              |             | 1,875.00          | 480,906.21        |
| 10/01/2025        | 100506      | Cepra Landscape                           | Invoice: TPA5984 (Reference: Landscape maintenance Sep. )   |             | 24,695.00         | 456,211.21        |
| 10/02/2025        | 100507      | Blue Water Aquatics, Inc.                 | Invoice: 34264 (Reference: Fountain Inspection & PM Cleaning. ) Invoice: 34263 (Reference: fou...   |             | 2,334.59          | 453,876.62        |
| 10/02/2025        | 100508      | Pasco Sheriff's Office                    | Invoice: I-20259-12118 (Reference: Security. )  |             | 2,552.00          | 451,324.62        |
| 10/02/2025        | 100509      | Blue Water Aquatics, Inc.                 | Invoice: 34310 (Reference: fountain troubleshooting services. )                                     |             | 756.00            | 450,568.62        |
| 10/02/2025        | 100510      | Office Pride Commercial Cleaning Services | Invoice: Inv-285147 (Reference: Day Porter Services 3x per week. )                                  |             | 875.00            | 449,693.62        |
| 10/03/2025        | 01ACH100325 | Duke Energy                               | 000 State Road 54 LITE S Branch RDWY 08.07.25- 09.05.25   |             | 3,790.61          | 445,903.01        |
| 10/07/2025        | 100511      | Office Pride Commercial Cleaning Services | Invoice: Inv-285380 (Reference: CC Fees- Avid Pay. )  |             | 17.50             | 445,885.51        |
| 10/07/2025        | 100512      | Vesta District Services                   | Invoice: 428941 (Reference: Oct25 Management fees. )  |             | 3,909.00          | 441,976.51        |
| 10/08/2025        | 1509        | Site Masters of Florida, LLC              | Replaced broken curb and remediate the infiltration at curb inlet                                   |             | 4,800.00          | 437,176.51        |
| 10/08/2025        | 1510        | Egis Insurance & Risk Advisors            | Insurance FY Policy #100125331 10/01/25 - 10/01/26  |             | 15,756.00         | 421,420.51        |
| 10/09/2025        | 01ACH100925 | Duke Energy                               | 00000 S Branch Blvd 4B 08.15.25- 09.15.25   |             | 638.99            | 420,781.52        |
| 10/09/2025        | 02ACH100925 | Duke Energy                               | 0000 S Branch Blvd Lite Prsrv 5B- 08.15.25- 09.15.25  |             | 840.16            | 419,941.36        |
| 10/09/2025        | 03ACH100925 | Duke Energy                               | 00 South Branch Blvd. LITE 08.15.25- 09.15.25   |             | 806.64            | 419,134.72        |
| 10/14/2025        | 1511        | David H. Silverstein                      | BOS Meeting 10/2/25   |             | 200.00            | 418,934.72        |
| 10/14/2025        | 1512        | Robert Howard                             | BOS Meeting 10/2/25   |             | 200.00            | 418,734.72        |
| 10/14/2025        | 1513        | Thomas Handrick, Jr.                      | BOS Meeting 10/2/25   |             | 200.00            | 418,534.72        |
| 10/14/2025        | 100513      | Cepra Landscape                           | Invoice: TPA6124 (Reference: Light Mulching of South Branch Blvd. ) Invoice: TPA6182 (Referenc...   |             | 5,180.50          | 413,354.22        |
| 10/14/2025        | 100514      | Brletic Dvorak, Inc                       | Invoice: 2139 (Reference: Engineering service. )  |             | 2,775.00          | 410,579.22        |
| 10/14/2025        | 100515      | Vesta District Services                   | Invoice: 428984 (Reference: FY?2026 Dissmination Agent Fee. ) Invoice: 429039 (Reference: Bill...   |             | 4,890.23          | 405,688.99        |
| 10/14/2025        | 100516      | Kilinski Van Wyk PLLC                     | Invoice: 13345 (Reference: Legal services. )  |             | 1,567.58          | 404,121.41        |
| 10/22/2025        | 01ACH102225 | Pasco County - Utilities Services         | 16236 Weathered Windmill Terrrace 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 BBall Ct 09.03.25- 10.01.25   |             | 30.80             | 403,208.61        |
| 10/27/2025        | 06ACH102725 | Duke Energy                               | 2574 Storybrook Preserve Dr- Fountain 09.03.25- 10.01.25  |             | 30.80             | 403,177.81        |
| 10/27/2025        | 07ACH102725 | Duke Energy                               | 3000 Living Coral Dr - irrigation 09.03.25- 10.01.25  |             | 30.80             | 403,147.01        |
| 10/27/2025        | 08ACH102725 | Duke Energy                               | 3246 Living Coral Dr- Irrigation 09.03.25- 10.01.25   |             | 30.80             | 403,116.21        |
| 10/27/2025        | 09ACH102725 | Duke Energy                               | 16080 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25  |             | 30.80             | 403,085.41        |
| 10/27/2025        | 10ACH102725 | Duke Energy                               | 16108 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25  |             | 218.32            | 402,867.09        |
| 10/27/2025        | 11ACH102725 | Duke Energy                               | 2887 Living Coral Dr.- Fountain 09.03.25- 10.01.25  |             | 398.44            | 402,468.65        |
| 10/27/2025        | 12ACH102725 | Duke Energy                               | 2853 Suncoast Blend Dr- Fountain 09.03.25- 10.01.25   |             | 385.38            | 402,083.27        |
| 10/27/2025        | 13ACH102725 | Duke Energy                               | 2539 S Branch Blvd- Fountain 09.03.25- 10.01.25   |             | 2,277.56          | 399,805.71        |
| 10/27/2025        | 14ACH102725 | Duke Energy                               | 15935 Deep Ravine Ln - Fountain 09.03.25- 10.01.25  |             | 295.41            | 399,510.30        |
| 10/27/2025        | 15ACH102725 | Duke Energy                               | 16090 Secret Meadow Dr- Fountain 09.03.25- 10.01.25   |             | 197.24            | 399,313.06        |
| 10/27/2025        | 16ACH102725 | Duke Energy                               | 3410 S BRANCH BLVD 09.03.25- 10.01.25 (Fountain)  |             | 259.78            | 399,053.28        |
| 10/27/2025        | 17ACH102725 | Duke Energy                               | 15883 Deep Ravine Ln- Fountain 09.03.25- 10.01.25   |             | 209.94            | 398,843.34        |
| 10/27/2025        | 18ACH102725 | Duke Energy                               | 3194 TUSCON WIND PL 09.03.25- 10.01.25 (Fountain)   |             | 229.51            | 398,613.83        |
| 10/29/2025        | 01ACH102925 | Duke Energy                               | 15501 SWEET SPRINGS BN 09.03.25- 10.01.25 (Fountain)  |             | 153.93            | 398,459.90        |
| 10/30/2025        | 100517      | Business Observer                         | Invoice: 25-02285P (Reference: Public board meeting- legal Advertisement. )                         |             | 70.00             | 398,389.90        |
| 10/30/2025        | 100518      | Cepra Landscape                           | Invoice: TPA6217 (Reference: Work Order: 51483 Natural Area Pruning. )                              |             | 10,218.60         | 388,171.30        |
| 10/30/2025        | 100519      | SchoolNow                                 | Invoice: INV-SN-1096 (Reference: Website Hosting. )   |             | 1,515.00          | 386,656.30        |
| 10/30/2025        | 100520      | GHS Environmental                         | Invoice: 2025-669 (Reference: Aquatic Maintenance Program 2025-2026. )                              |             | 1,875.00          | 384,781.30        |
| 10/31/2025        | 01ACH103125 | Duke Energy                               | 000 State Road 54 LITE Sbranch PH1 A&B SL 09.05.25- 10.03.25  |             | 7,056.77          | 377,724.53        |
| <b>10/31/2025</b> |             | <b>End of Month</b>                       |   | <b>0.00</b> | <b>112,113.45</b> | <b>377,724.53</b> |
| 11/03/2025        |             |   | Deposit   | 9,598.00    |                   | 387,322.53        |
| 11/03/2025        | 100521      | Cepra Landscape                           | Invoice: TPA6128 (Reference: OCTOBER BILLING Landscape Maintenance. ) Invoice: TPA6247 (Refere...   |             | 26,795.00         | 360,527.53        |
| 11/03/2025        | 01ACH110325 | Duke Energy                               | 000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25   |             | 3,790.61          | 356,736.92        |
| 11/06/2025        | 100522      | Cepra Landscape                           | Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half... |             | 3,515.00          | 353,221.92        |
| 11/06/2025        | 100523      | Office Pride Commercial Cleaning Services | Invoice: Inv-289775 (Reference: Day Porter Services 3x per week. )                                  |             | 875.00            | 352,346.92        |
| 11/06/2025        |             |   | Deposit   | 76.48       |                   | 352,423.40        |
| 11/06/2025        |             |   | Deposit   | 21,584.96   |                   | 374,008.36        |
| 11/10/2025        | 1514        | Anthony Snyder                            | BOS Meeting 11/6/25   |             | 200.00            | 373,808.36        |
| 11/10/2025        | 1515        | David H. Silverstein                      | BOS Meeting 11/6/25   |             | 200.00            | 373,608.36        |
| 11/10/2025        | 1516        | Robert Howard                             | BOS Meeting 11/6/25   |             | 200.00            | 373,408.36        |
| 11/10/2025        | 1517        | Thomas Handrick, Jr.                      | BOS Meeting 11/6/25   |             | 200.00            | 373,208.36        |
| 11/10/2025        | 100524      | Brletic 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        | 01ACH111025 | Duke Energy                               | 00 South Branch Blvd. LITE 9.16.25- 10.15.25  |             | 806.64            | 365,317.72        |

The Preserve at South Branch CDD  
Check Register - FY 2026

| 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           | 364,477.56        |
| 11/10/2025        | 03ACH111025         | Duke Energy                               | 00000 S Branch Blvd 4B 09.16.25- 10.15.25   |                   | 638.99           | 363,838.57        |
| 11/10/2025        |                     |   | Deposit   | 0.03              |                  | 363,838.60        |
| 11/12/2025        | 100527              | GHS Environmental                         | Invoice: 2025-700 (Reference: Control Structure Maintenance. )                                    |                   | 2,000.00         | 361,838.60        |
| 11/14/2025        |                     |   | Deposit   | 62,130.74         |                  | 423,969.34        |
| 11/14/2025        |                     |   | Deposit   | 17.50             |                  | 423,986.84        |
| 11/17/2025        | 100528              | Business Observer                         | Invoice: 25-02438P (Reference: Legal Advertising - Board Meeting. )                               |                   | 61.25            | 423,925.59        |
| 11/20/2025        |                     |   | Deposit   | 76,783.70         |                  | 500,709.29        |
| 11/21/2025        | 1518                | FLORIDA DEPT OF ECONOMIC OPPORTUNITY      | FY 2025/2026 Special District State Fee   |                   | 175.00           | 500,534.29        |
| 11/21/2025        | 1519                | Mike Fasano, Pasco County Tax Collector   |   |                   | 538.08           | 499,996.21        |
| 11/24/2025        | 01ACH112425         | Pasco County - Utilities Services         | 16236 Weathered Windmill Terrace 09.17.25- 10.16.25   |                   | 86.75            | 499,909.46        |
| 11/24/2025        | 02ACH112425         | Pasco County - Utilities Services         | 3048 Suncoast Blend Dr 09.17.25- 10.16.25   |                   | 200.99           | 499,708.47        |
| 11/24/2025        | 03ACH112425         | Pasco County - Utilities Services         | 15953 SR 54/South Branch RCL 09.17.25- 10.16.25   |                   | 367.64           | 499,340.83        |
| 11/24/2025        | 05ACH112425         | Pasco County - Utilities Services         | 16546 Secret Meadow Dr 09.17.25- 10.16.25   |                   | 11.00            | 499,329.83        |
| 11/25/2025        | 100529              | Vesta District Services                   | Invoice: 429444 (Reference: billable Expenses Oct25- meeting room. )                              |                   | 195.81           | 499,134.02        |
| 11/25/2025        | 100530              | Kilinski Van Wyk PLLC                     | Invoice: 13553 (Reference: legal services. )  |                   | 2,526.16         | 496,607.86        |
| 11/25/2025        | 100531              | GHS Environmental                         | Invoice: 2025-705 (Reference: Aquatic Maintenance. ) Invoice: 2025-702 (Reference: Control Str... |                   | 2,000.00         | 494,607.86        |
| 11/25/2025        | 100532              | GHS Environmental                         | Invoice: 2025-737 (Reference: Aquatic Maintenance Program 2025-2026. )                            |                   | 1,875.00         | 492,732.86        |
| 11/26/2025        |                     |   | Deposit   | 24,902.76         |                  | 517,635.62        |
| 11/28/2025        | 01ACH112825         | Duke Energy                               | 2069 S Branch Blvd- Entrance 10.02.25- 11.03.25   |                   | 66.44            | 517,569.18        |
| 11/28/2025        | 02ACH112825         | Duke Energy                               | 16159 SOFT FERN TRCE10.02.25- 11.03.25 (Fountain)   |                   | 195.91           | 517,373.27        |
| 11/28/2025        | 03ACH112825         | Duke Energy                               | 16236 Weathered Windmill TE- Irrigation 10.02.25- 11.03.25  |                   | 30.80            | 517,342.47        |
| 11/28/2025        | 04ACH112825         | Duke Energy                               | 3003 S Branch Blvd Access and BBall Ct 10.02.25- 11.03.25   |                   | 30.80            | 517,311.67        |
| 11/28/2025        | 05ACH112825         | Duke Energy                               | 2574 Storybrook Preserve Dr- Fountain 10.02.25- 11.03.25  |                   | 30.80            | 517,280.87        |
| 11/28/2025        | 06ACH112825         | Duke Energy                               | 3000 Living Coral Dr - irrigation 10.02.25- 11.03.25  |                   | 30.80            | 517,250.07        |
| 11/28/2025        | 07ACH112825         | Duke Energy                               | 3246 Living Coral Dr- Irrigation 10.02.25- 11.03.25   |                   | 30.80            | 517,219.27        |
| 11/28/2025        | 08ACH112825         | Duke Energy                               | 16080 Tuscany Hillside Rd- Fountain 10.02.25- 11.03.25  |                   | 30.80            | 517,188.47        |
| 11/28/2025        | 09ACH112825         | Duke Energy                               | 16108 Tuscany Hillside Rd- Fountain 10.02.25- 11.03.25  |                   | 246.55           | 516,941.92        |
| 11/28/2025        | 10ACH112825         | Duke Energy                               | 2887 Living Coral Dr.- Fountain 10.02.25- 11.03.25  |                   | 451.46           | 516,490.46        |
| 11/28/2025        | 11ACH112825         | Duke Energy                               | 2853 Suncoast Blend Dr- Fountain 10.02.25- 11.03.25   |                   | 407.78           | 516,082.68        |
| 11/28/2025        | 12ACH112825         | Duke Energy                               | 2539 S Branch Blvd- Fountain 10.02.25- 11.03.25   |                   | 1,893.41         | 514,189.27        |
| 11/28/2025        | 13ACH112825         | Duke Energy                               | 15935 Deep Ravine Ln - Fountain 10.02.25- 11.03.25  |                   | 335.70           | 513,853.57        |
| 11/28/2025        | 14ACH112825         | Duke Energy                               | 16090 Secret Meadow Dr- Fountain 10.02.25- 11.03.25   |                   | 222.14           | 513,631.43        |
| 11/28/2025        | 15ACH112825         | Duke Energy                               | 3234 LIVING CORAL DR 10.02.25- 11.03.25 (Fountain)  |                   | 282.68           | 513,348.75        |
| 11/28/2025        | 16ACH112825         | Duke Energy                               | 3410 S BRANCH BLVD 10.02.25- 11.03.25 (Fountain)  |                   | 296.57           | 513,052.18        |
| 11/28/2025        | 17ACH112825         | Duke Energy                               | 15883 Deep Ravine Ln- Fountain 10.02.25- 11.03.25   |                   | 237.54           | 512,814.64        |
| 11/28/2025        | 19ACH112825         | Duke Energy                               | 15501 SWEET SPRINGS BN 10.02.25- 11.03.25 (Fountain)  |                   | 245.91           | 512,568.73        |
| 11/28/2025        | 20ACH112825         | Duke Energy                               | 3194 TUSCON WIND PL 10.01.25- 11.03.25 (Fountain)   |                   | 261.63           | 512,307.10        |
| <b>11/30/2025</b> | <b>End of Month</b> |   |   | <b>195,094.17</b> | <b>60,511.60</b> | <b>512,307.10</b> |
| 12/02/2025        | 100533              | Cepra Landscape                           | Invoice: TPA6293 (Reference: Nov Landscape billing. )   |                   | 24,695.00        | 487,612.10        |
| 12/02/2025        | 100534              | Blue Water Aquatics, Inc.                 | Invoice: 34590 (Reference: Fountain Inspection & PM Cleaning. )                                   |                   | 1,000.00         | 486,612.10        |
| 12/02/2025        | 100535              | Office Pride Commercial Cleaning Services | Invoice: Inv-293363 (Reference: Day Porter Services 3x per week. )                                |                   | 875.00           | 485,737.10        |
| 12/03/2025        | 01ACH120325         | Duke Energy                               | 000 State Road 54 LITE S Branch RDWY 10.07.25- 11.06.25   |                   | 3,790.61         | 481,946.49        |
| 12/03/2025        | 02ACH120325         | Duke Energy                               | 000 State Road 54 LITE Sbranch PH1 A&B SL 10.04.25- 11.05.25                                      |                   | 7,056.77         | 474,889.72        |
| 12/05/2025        |                     |   | Deposit   | 1,835,236.71      |                  | 2,310,126.43      |
| 12/08/2025        | 01ACG120825         | Duke Energy                               | 0000 S Branch Blvd Lite Prsrv 5B- 10.16.25- 11.13.25  |                   | 840.16           | 2,309,286.27      |
| 12/08/2025        | 02ACH120825         | Duke Energy                               | 00000 S Branch Blvd 4B 10.16.25- 11.13.25   |                   | 638.99           | 2,308,647.28      |
| 12/08/2025        | 03ACH120825         | Duke Energy                               | 00 South Branch Blvd. LITE 10.16.25- 11.13.25   |                   | 806.64           | 2,307,840.64      |
| 12/09/2025        | 1520                | Anthony Snyder                            | BOS Meeting 12/4/25   |                   | 200.00           | 2,307,640.64      |
| 12/09/2025        | 1521                | David H. Silverstein                      | BOS Meeting 12/4/25   |                   | 200.00           | 2,307,440.64      |
| 12/09/2025        | 1522                | Robert Howard                             | BOS Meeting 12/4/25   |                   | 200.00           | 2,307,240.64      |
| 12/09/2025        | 1523                | Thomas Handrick, Jr.                      | BOS Meeting 12/4/25   |                   | 200.00           | 2,307,040.64      |
| 12/10/2025        | 100536              | Brlitic 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                               | 15883 Deep Ravine Ln- Fountain 11.03.25 - 12.1.25   |                     | 204.76           | 2,429,704.71        |
| 12/29/2025        | 19ACH122925         | Duke Energy                               | 3194 TUSCON WIND PL 11.03.25 - 12.1.25(Fountain)  |                     | 226.84           | 2,429,477.87        |
| 12/29/2025        | 20ACH122925         | Duke Energy                               | 15501 SWEET SPRINGS BN 11.03.25 - 12.1.25 (Fountain)  |                     | 213.28           | 2,429,264.59        |
| 12/30/2025        | 100545              | Cepra Landscape                           | Invoice: TPA6395 (Reference: Landscape Maintenance Dec 25. )  |                     | 24,695.00        | 2,404,569.59        |
| 12/31/2025        | 01ACH123125         | Duke Energy                               | 000 State Road 54 LITE S Branch RDWY 11.07.25- 12.04.25   |                     | 3,790.61         | 2,400,778.98        |
| 12/31/2025        | 02ACH123125         | Duke Energy                               | 000 State Road 54 LITE Sbranch PH1 A&B SL 11.06.25- 12.03.25  |                     | 7,056.77         | 2,393,722.21        |
| <b>12/31/2025</b> | <b>End of Month</b> |   |   | <b>1,974,421.45</b> | <b>93,006.34</b> | <b>2,393,722.21</b> |
| 01/06/2026        | 100546              | Office Pride Commercial Cleaning Services | Invoice: Inv-298710 (Reference: Day Porter Services 3x per week- Pet waste removal. )               |                     | 875.00           | 2,392,847.21        |
| 01/06/2026        | 100547              | Blue Water Aquatics, Inc.                 | Invoice: 34792 (Reference: Fountain Repair Services - REPLACE POLARIS INSULATED TAP CONNECTORS. ... |                     | 4,380.93         | 2,388,466.28        |
| 01/07/2026        | 01ACH010726         | Duke Energy                               | 00 South Branch Blvd. LITE 11.14.25-12.12.25  |                     | 806.64           | 2,387,659.64        |
| 01/07/2026        | 02ACH010726         | Duke Energy                               | 0000 S Branch Blvd Lite Prsrv 5B- 11.14.25- 12.12.25  |                     | 840.16           | 2,386,819.48        |
| 01/07/2026        | 03ACH010726         | Duke Energy                               | 00000 S Branch Blvd 4B 11.14.25- 12.12.25   |                     | 638.99           | 2,386,180.49        |
| 01/07/2026        | 1524                | US Bank                                   | Series 2018 11/01/25-10/31/26   |                     | 4,148.38         | 2,382,032.11        |
| 01/07/2026        | 1525                | US Bank                                   | Series 2019 PHASE 2 11/01/25-10/31/2026   |                     | 4,256.13         | 2,377,775.98        |
| 01/09/2026        | 100548              | GHS Environmental                         | Invoice: 2026-110 (Reference: Aquatic Maintenance Program Dec25. )                                  |                     | 1,875.00         | 2,375,900.98        |
| 01/09/2026        | 100549              | Brlitic 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: 26-00066P (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        |

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| 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        |
| <b>01/31/2026</b> |             | <b>End of Month</b>                       |   | <b>37,403.90</b> | <b>68,275.12</b> | <b>2,362,850.99</b> |
| 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 Prsrv 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      | Brletic 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 BBall 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        |
| <b>02/28/2026</b> |             | <b>End of Month</b>                       |   | <b>16,705.06</b> | <b>53,651.84</b> | <b>2,325,904.21</b> |



# EXHIBIT 3



**The Preserve at South Branch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2024 to September 30, 2025**

|  | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> | <b>% Actual<br/>YTD /<br/>FY Budget</b> |
|--|---------------------------------------|--|--|---|
| <b>1 REVENUE</b>                         |                                       |  |  |   |
| 2 SPECIAL ASSESSMENTS                    | \$ 1,001,140                          | \$ 1,004,094                                     | \$ 2,954                                       | 100%                                    |
| 3 SPECIAL ASSESSMENT EXCESS FEES         | -                                     | -  | -  |   |
| 4 DEVELOPER FUNDING                      | -                                     | -  | -  |   |
| 5 MISCELLANEOUS (CONTRIBUTIONS FROM POA) | 22,125                                | 6,114  | (16,011)                                       | 28%                                     |
| <b>6 TOTAL REVENUE</b>                   | <b>\$ 1,023,265</b>                   | <b>\$ 1,010,207</b>                              | <b>\$ (13,058)</b>                             | <b>99%</b>                              |
| <b>7 EXPENDITURES</b>                    |                                       |  |  |   |
| <b>8 ADMINISTRATIVE</b>                  |                                       |  |  |   |
| 9 SUPERVISORS FEE-REGULAR MEETINGS       | \$ 13,000                             | \$ 10,400  | \$ (2,600)                                     | 80%                                     |
| 10 MANAGEMENT CONSULTING SERVICES        | 15,450                                | 15,450   | -  | 100%                                    |
| 11 ADMINISTRATIVE SERVICES               | 11,330                                | 11,330   | 0  | 100%                                    |
| 12 ACCOUNTING SERVICES                   | 11,330                                | 11,330   | (0)  | 100%                                    |
| 13 DISSEMINATION AGENT                   | 2,500                                 | 2,500  | -  | 100%                                    |
| 14 ASSESSMENT ROLL PREPARATION           | 5,500                                 | 5,500  | (0)  | 100%                                    |
| 15 MASS MAILING                          | 1,500                                 | 1,394  | (106)  | 93%                                     |
| 16 MEETING ROOM RENTAL                   | 3,000                                 | 2,333  | (667)  | 78%                                     |
| 17 BANKING FEES                          | 375                                   | -  | (375)  | 0%                                      |
| 18 AUDITING                              | 3,900                                 | 3,600  | (300)  | 92%                                     |
| 19 REGULATORY AND PERMIT FEES            | 175                                   | 175  | -  | 100%                                    |
| 20 TAX COLLECTOR/PROPERTY APPRAISER FEES | 600                                   | 1,010  | 410  | 168%                                    |
| 21 LEGAL ADVERTISEMENTS                  | 1,200                                 | 1,851  | 651  | 154%                                    |
| 22 ENGINEERING SERVICES                  | 14,000                                | 32,213   | 18,213   | 230%                                    |
| 23 COUNTY ROAD CONVEYANCE                | 15,000                                | 226  | (14,774)                                       | 2%                                      |
| 24 LEGAL SERVICES                        | 20,000                                | 12,630   | (7,370)  | 63%                                     |
| 25 TRUSTEE FEES                          | 12,500                                | 12,575   | 75   | 101%                                    |
| 26 ARBITRAGE                             | 1,000                                 | 650  | (350)  | 65%                                     |
| 27 WEBSITE ADMINISTRATION                | 2,015                                 | 1,515  | (500)  | 75%                                     |
| 28 RESERVE STUDY                         | 5,000                                 | -  | (5,000)  | 0%                                      |
| 29 MISCELLANEOUS                         | 500                                   | 113  | (387)  | 23%                                     |
| <b>30 TOTAL ADMINISTRATIVE</b>           | <b>139,875</b>                        | <b>126,794</b>                                   | <b>(13,081)</b>                                | <b>91%</b>                              |
| <b>31 INSURANCE</b>                      |                                       |  |  |   |
| 32 INSURANCE - GENERAL LIABILITY         | 16,000                                | 15,192   | (808)  | 95%                                     |
| <b>33 TOTAL INSURANCE</b>                | <b>16,000</b>                         | <b>15,192</b>                                    | <b>(808)</b>                                   | <b>95%</b>                              |
| <b>34 UTILITIES</b>                      |                                       |  |  |   |
| 35 UTILITY                               | 75,000                                | 36,009   | (38,991)                                       | 48%                                     |
| 36 STREETLIGHTS                          | 199,100                               | 159,240  | (39,860)                                       | 80%                                     |
| 37 RECLAIMED WATER                       | 5,000                                 | 4,748  | (252)  | 95%                                     |
| <b>38 TOTAL UTILITIES</b>                | <b>279,100</b>                        | <b>199,997</b>                                   | <b>(79,103)</b>                                | <b>72%</b>                              |



## The Preserve at South Branch CDD

### General Fund

#### Statement of Revenue, Expenditures and Changes in Fund Balance For the period from October 1, 2024 to September 30, 2025

|   |                     |                   |                    |             |
|---|---------------------|-------------------|--------------------|-------------|
| <b>39 FIELD OPERATIONS</b>                            |                     |                   |                    |             |
| 40 FIELD OPERATIONS                                   | 3,890               | 3,890             | 0                  | 100%        |
| 41 AQUATIC MAINTENANCE                                | 22,500              | 129,563           | 107,063            | 576%        |
| 42 WETLAND MONITORING                                 | 9,500               | -                 | (9,500)            | 0%          |
| 43 WETLAND MAINTENANCE                                | 78,480              | -                 | (78,480)           | 0%          |
| 44 FOUNTAIN MAINTENANCE & REPAIR                      | 34,200              | 32,690            | (1,510)            | 96%         |
| 45 ACCESS CONTROL                                     | 7,000               | -                 | (7,000)            | 0%          |
| 46 PARK MAINTENANCE                                   | 9,000               | 56                | (8,944)            | 1%          |
| 47 ENTRANCE, GATE & WALLS MAINTENANCE                 | 5,000               | -                 | (5,000)            | 0%          |
| 48 LANDSCAPE MAINTENANCE                              | 300,785             | 299,330           | (1,455)            | 100%        |
| 49 LANDSCAPE REPLACEMENT/REPAIRS                      | 37,635              | 19,374            | (18,261)           | 51%         |
| 50 IRRIGATION REPAIRS                                 | 4,000               | 8,558             | 4,558              | 214%        |
| 51 MULCH  | 12,000              | 12,802            | 802                | 107%        |
| 52 ANNUAL FLOWER ROTATION                             | 8,000               | 5,982             | (2,018)            | 75%         |
| 53 HOLIDAY LIGHTING                                   | 5,000               | 45,670            | 40,670             | 913%        |
| 54 SECURITY   | 10,000              | 12,209            | 2,209              | 122%        |
| 55 PRESSURE WASHING                                   | 5,000               | 3,060             | (1,940)            | 61%         |
| 56 STORMWATER INFRASTRUCTURE MAINTENANCE              | 5,000               | -                 | (5,000)            | 0%          |
| 57 POND BANK REPAIR, MAINTENANCE & PLANTINGS          | 2,800               | 3,345             | 545                | 119%        |
| 58 SIDEWALK MAINTENANCE                               | 3,000               | -                 | (3,000)            | 0%          |
| 59 ROADWAY & SIGNAGE MAINTENANCE                      | 3,000               | 22,430            | 19,430             | 748%        |
| 60 PLAYGROUND MAINTENANCE                             | 1,000               | -                 | (1,000)            | 0%          |
| 61 FENCE MAINTENANCE                                  | 2,000               | 298               | (1,702)            | 15%         |
| 62 MISC FIELD SERVICES/CONTINGENCY                    | 19,500              | 26,530            | 7,030              | 136%        |
| <b>63 TOTAL FIELD OPERATIONS</b>                      | <b>588,290</b>      | <b>625,788</b>    | <b>37,498</b>      | <b>106%</b> |
| <b>64 TOTAL EXPENDITURES</b>                          | <b>\$ 1,023,265</b> | <b>\$ 967,770</b> | <b>\$ (55,495)</b> | <b>95%</b>  |
| <b>65 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>0</b>            | <b>42,437</b>     | <b>42,437</b>      |             |
| <b>66 OTHER FINANCING SOURCES &amp; USES</b>          |                     |                   |                    |             |
| 67 TRANSFERS IN                                       | -                   | -                 | -                  |             |
| 68 TRANSFERS OUT                                      | -                   | -                 | -                  |             |
| <b>69 TOTAL OTHER FINANCING SOURCES &amp; USES</b>    | <b>-</b>            | <b>-</b>          | <b>-</b>           |             |
| 70 FUND BALANCE - BEGINNING - UNAUDITED               | 159,751             | 342,611           | 182,860            |             |
| 71 NET CHANGE IN FUND BALANCE                         | 0                   | 42,437            | 42,437             |             |
| <b>72 FUND BALANCE - ENDING - PROJECTED</b>           | <b>\$ 159,751</b>   | <b>\$ 385,048</b> | <b>\$ 225,297</b>  |             |
| <b>73 ANALYSIS OF FUND BALANCE</b>                    |                     |                   |                    |             |
| 74 NONSPENDABLE                                       |                     |                   |                    |             |
| 75 PREPAID & DEPOSITS                                 | 7,359               | 7,359             |                    |             |
| 76 CAPITAL RESERVES                                   |                     |                   |                    |             |
| 77 OPERATING CAPITAL                                  | -                   | -                 |                    |             |
| 78 UNASSIGNED   | 152,392             | 377,689           |                    |             |
| <b>79 TOTAL FUND BALANCE</b>                          | <b>\$ 159,751</b>   | <b>\$ 385,048</b> |                    |             |



The Preserve at South Branch CDD  
Custom Transaction Detail Report  
October 2024 through September 2025

THE PRESERVE AT SOUTH BRANCH CDD  
O&M EXPENDITURES - TRANSACTION DETAIL REPORT  
FY 25

| Type | Date       | Num        | Name                       | Memo                                      | Account                          | Debit    | Credit | Balance   |
|------|------------|------------|----------------------------|---|----------------------------------|----------|--------|-----------|
| Bill | 11/25/2024 | 7554404    | US Bank                    | Series 2019 PHASE 2 11/01/24-10/31/2025   | 1155000 · Prepaid Items          | 336.72   |        | 336.72    |
| Bill | 11/25/2024 | 7554478    | US Bank                    | Series 2018 11/01/24-10/31/25             | 1155000 · Prepaid Items          | 336.72   |        | 673.44    |
| Bill | 02/25/2025 | 7657992    | US Bank                    | Series 2021 ( Phase 3) 10/1/25 - 1/31/26  | 1155000 · Prepaid Items          | 1,382.78 |        | 2,056.22  |
| Bill | 10/15/2024 | 762131     | Kass Shuler, PA            | Legal Services thru 9-30-24               | 1202100 · Accrued Expenses       | 280.00   |        | 280.00    |
| Bill | 03/18/2025 | 25275      | Trust Title Solutions, LTD | File No. TT25009 Check deposited in error | 1330000 · Temporary Deposit - GF | 196.53   |        | 196.53    |
| Bill | 10/01/2024 | 100124 MTG | Anthony Snyder             | BOS Meeting 10/01/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 200.00    |
| Bill | 10/01/2024 | 100124 MTG | Robert Howard              | BOS Meeting 10/01/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 400.00    |
| Bill | 10/01/2024 | 100124 MTG | Jules C. Abercrombie       | BOS Meeting 10/01/24                      | 1510000 · Supervisor Fees        | 200.00   |        | -3,758.33 |
| Bill | 10/01/2024 | 100124 MTG | David H. Silverstein       | BOS Meeting 10/01/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 600.00    |
| Bill | 11/11/2024 | 110524 MTG | Anthony Snyder             | BOS Meeting 11/05/24                      | 1510000 · Supervisor Fees        | 200.00   |        | -3,558.33 |
| Bill | 11/11/2024 | 110524 MTG | Robert Howard              | BOS Meeting 11/05/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 800.00    |
| Bill | 11/11/2024 | 110524 MTG | Jules C. Abercrombie       | BOS Meeting 11/05/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 1,000.00  |
| Bill | 11/11/2024 | 110524 MTG | David H. Silverstein       | BOS Meeting 11/05/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 200.00    |
| Bill | 11/12/2024 | 110524 MTG | Thomas Handrick, Jr.       | BOS Meeting 11/05/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 200.00    |
| Bill | 12/11/2024 | 120324 MTG | Anthony Snyder             | BOS Meeting 12/03/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 200.00    |
| Bill | 12/11/2024 | 120324 MTG | David H. Silverstein       | BOS Meeting 12/03/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 400.00    |
| Bill | 12/11/2024 | 120324 MTG | Jules C. Abercrombie       | BOS Meeting 12/03/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 600.00    |
| Bill | 12/11/2024 | 120324 MTG | Robert Howard              | BOS Meeting 12/03/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 800.00    |
| Bill | 12/11/2024 | 120324 MTG | Thomas Handrick, Jr.       | BOS Meeting 12/03/24                      | 1510000 · Supervisor Fees        | 200.00   |        | 200.00    |
| Bill | 01/14/2025 | 10725 MTG  | Anthony Snyder             | BOS Meeting 1/07/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 400.00    |
| Bill | 01/14/2025 | 10725 MTG  | Robert Howard              | BOS Meeting 1/07/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 600.00    |
| Bill | 01/14/2025 | 10725 MTG  | Jules C. Abercrombie       | BOS Meeting 1/07/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 800.00    |
| Bill | 01/14/2025 | 10725 MTG  | Thomas Handrick, Jr.       | BOS Meeting 1/07/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 1,000.00  |
| Bill | 01/14/2025 | 10725 MTG  | David H. Silverstein       | BOS Meeting 1/07/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 1,200.00  |
| Bill | 02/04/2025 | 20425 MTG  | Anthony Snyder             | BOS Meeting 2/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 1,400.00  |
| Bill | 02/04/2025 | 20425 MTG  | Thomas Handrick, Jr.       | BOS Meeting 2/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 1,600.00  |
| Bill | 02/04/2025 | 20425 MTG  | David H. Silverstein       | BOS Meeting 2/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 1,800.00  |
| Bill | 02/04/2025 | 20425 MTG  | Robert Howard              | BOS Meeting 2/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 2,000.00  |
| Bill | 02/04/2025 | 20425 MTG  | Jules C. Abercrombie       | BOS Meeting 2/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 2,200.00  |
| Bill | 03/11/2025 | 30425 MTG  | Thomas Handrick, Jr.       | BOS Meeting 3/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 2,400.00  |
| Bill | 03/11/2025 | 30425 MTG  | David H. Silverstein       | BOS Meeting 3/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 2,600.00  |
| Bill | 03/11/2025 | 30425 MTG  | Robert Howard              | BOS Meeting 3/04/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 2,800.00  |
| Bill | 03/25/2025 | 32425 MTG  | Anthony Snyder             | BOS Meeting 3/24/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 3,000.00  |
| Bill | 03/25/2025 | 32425 MTG  | Thomas Handrick, Jr.       | BOS Meeting 3/24/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 3,200.00  |
| Bill | 03/25/2025 | 32425 MTG  | David H. Silverstein       | BOS Meeting 3/24/25                       | 1510000 · Supervisor Fees        | 200.00   |        | 3,400.00  |
| Bill | 04/07/2025 | 40125 MTG  | Anthony Snyder             | BOS Meeting 4/1/25                        | 1510000 · Supervisor Fees        | 200.00   |        | 3,600.00  |
| Bill | 04/07/2025 | 40125 MTG  | Thomas Handrick, Jr.       | BOS Meeting 4/1/25                        | 1510000 · Supervisor Fees        | 200.00   |        | 200.00    |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num        | Name                    | Memo   | Account                                | Debit    | Credit | Balance   |
|------|------------|------------|-------------------------|--|--|----------|--------|-----------|
| Bill | 04/07/2025 | 40125 MTG  | David H. Silverstein    | BOS Meeting 4/1/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 400.00    |
| Bill | 04/07/2025 | 40125 MTG  | Robert Howard           | BOS Meeting 4/1/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 05/13/2025 | 5/6/25 MTG | Thomas Handrick, Jr.    | BOS Meeting 5/6/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 05/13/2025 | 5/6/25 MTG | David H. Silverstein    | BOS Meeting 5/6/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 400.00    |
| Bill | 05/13/2025 | 5/6/25 MTG | Robert Howard           | BOS Meeting 5/6/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 06/10/2025 | 060325 MTG | Anthony Snyder          | BOS Meeting 6/3/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | -660.00   |
| Bill | 06/10/2025 | 060325 MTG | Thomas Handrick, Jr.    | BOS Meeting 6/3/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 06/10/2025 | 060325 MTG | David H. Silverstein    | BOS Meeting 6/3/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 400.00    |
| Bill | 06/10/2025 | 060325 MTG | Robert Howard           | BOS Meeting 6/3/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 600.00    |
| Bill | 07/08/2025 | 070125 MTG | Anthony Snyder          | BOS Meeting 7/01/25                                  | 1510000 · Supervisor Fees              | 200.00   |        | 800.00    |
| Bill | 07/08/2025 | 070125 MTG | Thomas Handrick, Jr.    | BOS Meeting 7/01/25                                  | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 07/08/2025 | 070125 MTG | David H. Silverstein    | BOS Meeting 7/01/25                                  | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 07/08/2025 | 070125 MTG | Robert Howard           | BOS Meeting 7/01/25                                  | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 08/11/2025 | 080525 MTG | Anthony Snyder          | BOS Meeting 8/5/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 08/11/2025 | 080525 MTG | Thomas Handrick, Jr.    | BOS Meeting 8/5/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 200.00    |
| Bill | 08/11/2025 | 080525 MTG | David H. Silverstein    | BOS Meeting 8/5/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 400.00    |
| Bill | 08/11/2025 | 080525 MTG | Robert Howard           | BOS Meeting 8/5/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 600.00    |
| Bill | 09/09/2025 | 9/2/25 MTG | Thomas Handrick, Jr.    | BOS Meeting 9/2/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 800.00    |
| Bill | 09/09/2025 | 9/2/25 MTG | David H. Silverstein    | BOS Meeting 9/2/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 1,000.00  |
| Bill | 09/09/2025 | 9/2/25 MTG | Robert Howard           | BOS Meeting 9/2/25                                   | 1510000 · Supervisor Fees              | 200.00   |        | 1,200.00  |
| Bill | 10/01/2024 | 422546     | Vesta District Services | Monthly DM Fees - Oct 2024                           | 1510020 · District Management Services | 1,287.50 |        | 1,287.50  |
| Bill | 11/01/2024 | 423026     | Vesta District Services | Monthly DM Fees - Oct 2024                           | 1510020 · District Management Services | 1,287.50 |        | 2,575.00  |
| Bill | 12/01/2024 | 423477     | Vesta District Services | Monthly DM Fees - Dec 2024                           | 1510020 · District Management Services | 1,287.50 |        | 1,287.50  |
| Bill | 01/06/2025 | 424089     | Vesta District Services | Monthly DM Fees - Jan 2025                           | 1510020 · District Management Services | 1,287.50 |        | 3,862.50  |
| Bill | 02/01/2025 | 424723     | Vesta District Services | Monthly DM Fees - Feb 2025                           | 1510020 · District Management Services | 1,287.50 |        | 823.50    |
| Bill | 03/01/2025 | 424950     | Vesta District Services | Reference: Management Fees Mar 25.                   | 1510020 · District Management Services | 1,287.50 |        | 2,575.00  |
| Bill | 04/01/2025 | 425426     | Vesta District Services | Reference: Monthly contracted Apr25.                 | 1510020 · District Management Services | 1,287.50 |        | -2,670.83 |
| Bill | 05/01/2025 | 426002     | Vesta District Services | Reference: Monthly contracted management fees May25. | 1510020 · District Management Services | 1,287.50 |        | 5,150.00  |
| Bill | 06/01/2025 | 426754     | Vesta District Services | Reference: Monthly Management June25.                | 1510020 · District Management Services | 1,287.50 |        | 3,862.50  |
| Bill | 07/01/2025 | 427216     | Vesta District Services | Reference: Monthly contracted management fees Jul25. | 1510020 · District Management Services | 1,287.50 |        | 1,287.50  |
| Bill | 08/01/2025 | 428118     | Vesta District Services | Reference: Management Fees Aug 25.                   | 1510020 · District Management Services | 1,287.50 |        | 1,287.50  |
| Bill | 09/01/2025 | 428451     | Vesta District Services | Reference: Management fees.                          | 1510020 · District Management Services | 1,287.50 |        | 2,575.00  |
| Bill | 10/01/2024 | 422546     | Vesta District Services | Monthly DM Fees - Oct 2024                           | 1510030 · Administrative Services      | 944.17   |        | 944.17    |
| Bill | 11/01/2024 | 423026     | Vesta District Services | Monthly DM Fees - Oct 2024                           | 1510030 · Administrative Services      | 944.17   |        | 1,888.34  |
| Bill | 12/01/2024 | 423477     | Vesta District Services | Monthly DM Fees - Dec 2024                           | 1510030 · Administrative Services      | 944.17   |        | 2,832.51  |
| Bill | 01/06/2025 | 424089     | Vesta District Services | Monthly DM Fees - Jan 2025                           | 1510030 · Administrative Services      | 944.17   |        | 3,776.68  |
| Bill | 02/01/2025 | 424723     | Vesta District Services | Monthly DM Fees - Feb 2025                           | 1510030 · Administrative Services      | 944.17   |        | 4,720.85  |
| Bill | 03/01/2025 | 424950     | Vesta District Services | Reference: Management Fees Mar 25.                   | 1510030 · Administrative Services      | 944.17   |        | 5,665.02  |
| Bill | 04/01/2025 | 425426     | Vesta District Services | Reference: Monthly contracted Apr25.                 | 1510030 · Administrative Services      | 944.17   |        | 6,609.19  |
| Bill | 05/01/2025 | 426002     | Vesta District Services | Reference: Monthly contracted management fees May25. | 1510030 · Administrative Services      | 944.17   |        | 7,553.36  |
| Bill | 06/01/2025 | 426754     | Vesta District Services | Reference: Monthly Management June25.                | 1510030 · Administrative Services      | 944.17   |        | 8,497.53  |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                  | Name                                      | Memo   | Account                                   | Debit    | Credit | Balance   |
|------|------------|----------------------|---|--|---|----------|--------|-----------|
| Bill | 07/01/2025 | 427216               | Vesta District Services                   | Reference: Monthly contracted management fees Jul25. | 1510030 · Administrative Services         | 944.17   |        | 9,441.70  |
| Bill | 08/01/2025 | 428118               | Vesta District Services                   | Reference: Management Fees Aug 25.                   | 1510030 · Administrative Services         | 944.17   |        | 10,385.87 |
| Bill | 09/01/2025 | 428451               | Vesta District Services                   | Reference: Management fees.                          | 1510030 · Administrative Services         | 944.17   |        | 11,330.04 |
| Bill | 10/01/2024 | 422546               | Vesta District Services                   | Monthly DM Fees - Oct 2024                           | 1510040 · Accounting Services             | 944.16   |        | 944.16    |
| Bill | 11/01/2024 | 423026               | Vesta District Services                   | Monthly DM Fees - Oct 2024                           | 1510040 · Accounting Services             | 944.16   |        | 1,888.32  |
| Bill | 12/01/2024 | 423477               | Vesta District Services                   | Monthly DM Fees - Dec 2024                           | 1510040 · Accounting Services             | 944.16   |        | 2,832.48  |
| Bill | 01/06/2025 | 424089               | Vesta District Services                   | Monthly DM Fees - Jan 2025                           | 1510040 · Accounting Services             | 944.16   |        | 3,776.64  |
| Bill | 02/01/2025 | 424723               | Vesta District Services                   | Monthly DM Fees - Feb 2025                           | 1510040 · Accounting Services             | 944.16   |        | 4,720.80  |
| Bill | 03/01/2025 | 424950               | Vesta District Services                   | Reference: Management Fees Mar 25.                   | 1510040 · Accounting Services             | 944.16   |        | 5,664.96  |
| Bill | 04/01/2025 | 425426               | Vesta District Services                   | Reference: Monthly contracted Apr25.                 | 1510040 · Accounting Services             | 944.16   |        | 6,609.12  |
| Bill | 05/01/2025 | 426002               | Vesta District Services                   | Reference: Monthly contracted management fees May25. | 1510040 · Accounting Services             | 944.16   |        | 7,553.28  |
| Bill | 06/01/2025 | 426754               | Vesta District Services                   | Reference: Monthly Management June25.                | 1510040 · Accounting Services             | 944.16   |        | 8,497.44  |
| Bill | 07/01/2025 | 427216               | Vesta District Services                   | Reference: Monthly contracted management fees Jul25. | 1510040 · Accounting Services             | 944.16   |        | 9,441.60  |
| Bill | 08/01/2025 | 428118               | Vesta District Services                   | Reference: Management Fees Aug 25.                   | 1510040 · Accounting Services             | 944.16   |        | 10,385.76 |
| Bill | 09/01/2025 | 428451               | Vesta District Services                   | Reference: Management fees.                          | 1510040 · Accounting Services             | 944.16   |        | 11,329.92 |
| Bill | 07/22/2025 | 251542               | Alphagraphics Tampa Print                 | Reference: Letters, Envelopes and postage.           | 1510045 · Mass Mailings                   | 1,393.68 |        | 1,393.68  |
| Bill | 10/31/2024 | 423127               | Vesta District Services                   | Billable Expenses - Oct 2024                         | 1510050 · Meeting Room Rental             | 366.00   |        | 366.00    |
| Bill | 11/30/2024 | 423569               | Vesta District Services                   | Billable Expenses - Nov 2024.                        | 1510050 · Meeting Room Rental             | 195.81   |        | 561.81    |
| Bill | 12/31/2024 | 424192               | Vesta District Services                   | Billable Expenses - Dec 2024                         | 1510050 · Meeting Room Rental             | 183.00   |        | 744.81    |
| Bill | 03/31/2025 | 425912               | Vesta District Services                   | Reference: Billable Expenses - Mar 2025.             | 1510050 · Meeting Room Rental             | 366.00   |        | 1,110.81  |
| Bill | 04/30/2025 | 426668               | Vesta District Services                   | Reference: Billable Expenses - Apr 2025.             | 1510050 · Meeting Room Rental             | 307.55   |        | 1,418.36  |
| Bill | 05/31/2025 | 427142               | Vesta District Services                   | Reference: Billable Expenses - MAY 25.               | 1510050 · Meeting Room Rental             | 183.00   |        | 1,601.36  |
| Bill | 06/30/2025 | 427603               | Vesta District Services                   | Reference: Billable Expenses - Jun 2025.             | 1510050 · Meeting Room Rental             | 183.00   |        | 1,784.36  |
| Bill | 07/31/2025 | 428054               | Vesta District Services                   | Reference: Billable Expenses - Jul 2025.             | 1510050 · Meeting Room Rental             | 183.00   |        | 1,967.36  |
| Bill | 08/31/2025 | 428512               | Vesta District Services                   | Reference: Billable Expenses - Aug 2025.             | 1510050 · Meeting Room Rental             | 183.00   |        | 2,150.36  |
| Bill | 09/30/2025 | 429039               | Vesta District Services                   | Reference: Billable Expenses - SEP 2025.             | 1510050 · Meeting Room Rental             | 183.00   |        | 2,333.36  |
| Bill | 03/19/2025 | 90108481             | Dibartolomeo, McBee, Hartley & Barnes, PA | Reference: audited financial.                        | 1510090 · Auditing Services               | 3,600.00 |        | 3,600.00  |
| Bill | 10/01/2024 | 91295                | FLORIDA DEPT OF ECONOMIC OPPORTUNI        | FY 2024/2025 Special District State Fee              | 1510100 · Regulatory Permit Filing Fee    | 175.00   |        | 175.00    |
| Bill | 11/11/2024 | 2024 - Phases 2A,3A  | Mike Fasano, Pasco County Tax Collector   | Parcel ID # 25-26-17-0100-0B600-0000 (2024) Stormwa  | 1510110 · Tax Collector/Property Appraise | 255.36   |        | 255.36    |
| Bill | 11/11/2024 | 2024 - Phases 2B,3B  | Mike Fasano, Pasco County Tax Collector   | Parcel ID # 25-26-1730-0B700-0000 (2023) Stormwater  | 1510110 · Tax Collector/Property Appraise | 91.20    |        | 346.56    |
| Bill | 11/11/2024 | 2024 - Ph 4A 4B& 5PB | Mike Fasano, Pasco County Tax Collector   | 19-26-18-0050-B1200-0000 Phase 4A 4B & 5 PB 82 PG    | 1510110 · Tax Collector/Property Appraise | 91.20    |        | 437.76    |
| Bill | 11/11/2024 | 2024-Ph 4A 4B&5PB 82 | Mike Fasano, Pasco County Tax Collector   | 24-26-17-0050-B1000-0000 4A 4B & 5 PB 82 PG 150 1    | 1510110 · Tax Collector/Property Appraise | 100.32   |        | 538.08    |
| Bill | 03/24/2025 | 25076                | Pasco County Property Appraiser           | Annual renewal Fee                                   | 1510110 · Tax Collector/Property Appraise | 150.00   |        | 688.08    |
| Bill | 06/16/2025 | 061625               | Mike Fasano, Pasco County Tax Collector   | Postage Assessment for 2024                          | 1510110 · Tax Collector/Property Appraise | 321.56   |        | 1,009.64  |
| Bill | 10/11/2024 | 24-01869P            | Business Observer                         | Legal Advertising                                    | 1510120 · Legal Advertising               | 210.00   |        | 210.00    |
| Bill | 10/25/2024 | 24-01938P            | Business Observer                         | Legal Advertising                                    | 1510120 · Legal Advertising               | 70.00    |        | 280.00    |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num       | Name                    | Memo  | Account                                  | Debit    | Credit | Balance   |
|------|------------|-----------|-------------------------|---|--|----------|--------|-----------|
| Bill | 11/08/2024 | 24-02070P | Business Observer       | Legal Advertising                                       | 1510120 · Legal Advertising              | 115.94   |        | 395.94    |
| Bill | 11/22/2024 | 24-02135P | Business Observer       | Legal Advertising                                       | 1510120 · Legal Advertising              | 70.00    |        | 465.94    |
| Bill | 12/27/2024 | 24-02325P | Business Observer       | Legal Advertising                                       | 1510120 · Legal Advertising              | 56.88    |        | 522.82    |
| Bill | 12/27/2024 | 24-02333P | Business Observer       | Reference: Public board meeting 1/7/25.                 | 1510120 · Legal Advertising              | 74.38    |        | 597.20    |
| Bill | 01/24/2025 | 25-00112P | Business Observer       | Reference: Legal Advertising.                           | 1510120 · Legal Advertising              | 61.25    |        | 658.45    |
| Bill | 01/24/2025 | 25-00156P | Business Observer       | Reference: Notice of Policy Development.                | 1510120 · Legal Advertising              | 65.63    |        | 724.08    |
| Bill | 01/31/2025 | 25-00187P | Business Observer       | Reference: Legal Advertising.                           | 1510120 · Legal Advertising              | 107.19   |        | 831.27    |
| Bill | 01/31/2025 | 25-00203P | Business Observer       | Legal Advertising                                       | 1510120 · Legal Advertising              | 72.19    |        | 903.46    |
| Bill | 02/21/2025 | 25-00340P | Business Observer       | Reference: Board of Supervisors Amended Meeting Dat     | 1510120 · Legal Advertising              | 74.38    |        | 977.84    |
| Bill | 03/14/2025 | 25-00474P | Business Observer       | Reference: Legal Advertising.                           | 1510120 · Legal Advertising              | 56.88    |        | 1,034.72  |
| Bill | 03/21/2025 | 25-00523P | Business Observer       | Reference: Notice of Regular Meeting of the board.      | 1510120 · Legal Advertising              | 61.25    |        | 1,095.97  |
| Bill | 03/21/2025 | 25-00532P | Business Observer       | Reference: Notice of Regular Meeting of the Board of St | 1510120 · Legal Advertising              | 61.25    |        | 1,157.22  |
| Bill | 04/25/2025 | 25-00781P | Business Observer       | Reference: notice of meeting Advertising.               | 1510120 · Legal Advertising              | 61.25    |        | 1,218.47  |
| Bill | 05/23/2025 | 25-01019P | Business Observer       | Reference: Legal Advertising.                           | 1510120 · Legal Advertising              | 61.25    |        | 1,279.72  |
| Bill | 06/20/2025 | 25-01231P | Business Observer       | Reference: Public board meeting.                        | 1510120 · Legal Advertising              | 56.88    |        | 1,336.60  |
| Bill | 07/04/2025 | 25-01348P | Business Observer       | Reference: Public board meeting.                        | 1510120 · Legal Advertising              | 288.75   |        | 1,625.35  |
| Bill | 07/11/2025 | 25-01359P | Business Observer       | Reference: Notice of Public Hearing.                    | 1510120 · Legal Advertising              | 76.56    |        | 1,701.91  |
| Bill | 08/22/2025 | 25-01737P | Business Observer       | Reference: Public board meeting.                        | 1510120 · Legal Advertising              | 61.25    |        | 1,763.16  |
| Bill | 09/19/2025 | 25-01979P | Business Observer       | Reference: Public board meeting.                        | 1510120 · Legal Advertising              | 87.50    |        | 1,850.66  |
| Bill | 10/31/2024 | 1700      | Brletic Dvorak, Inc     | Project Manager 10.24                                   | 1510130 · Engineering Services           | 2,712.50 |        | 2,712.50  |
| Bill | 11/26/2024 | 1739      | Brletic Dvorak, Inc     | Project Manager 11.24                                   | 1510130 · Engineering Services           | 3,050.00 |        | 5,762.50  |
| Bill | 12/27/2024 | 1768      | Brletic Dvorak, Inc     | Project Manager Dec 2024                                | 1510130 · Engineering Services           | 1,925.00 |        | 7,687.50  |
| Bill | 01/31/2025 | 1815      | Brletic Dvorak, Inc     | Project Manager & Project Engineer January 2025         | 1510130 · Engineering Services           | 2,640.00 |        | 10,327.50 |
| Bill | 02/28/2025 | 1849      | Brletic Dvorak, Inc     | Reference: 02.04.25- 02.28-25 & Feb 19.                 | 1510130 · Engineering Services           | 3,720.00 |        | 14,047.50 |
| Bill | 03/28/2025 | 1896      | Brletic Dvorak, Inc     | Reference: 03.03.25- 03.28.25.                          | 1510130 · Engineering Services           | 3,420.00 |        | 17,467.50 |
| Bill | 04/30/2025 | 1926      | Brletic Dvorak, Inc     | Reference: Engineering service 04/01- 04/30.            | 1510130 · Engineering Services           | 2,850.00 |        | 20,317.50 |
| Bill | 05/30/2025 | 1981      | Brletic Dvorak, Inc     | Reference: Engineering service.                         | 1510130 · Engineering Services           | 3,390.00 |        | 23,707.50 |
| Bill | 06/27/2025 | 2021      | Brletic Dvorak, Inc     | Reference: [June 03 - June 27].                         | 1510130 · Engineering Services           | 1,800.00 |        | 25,507.50 |
| Bill | 07/31/2025 | 2063      | Brletic Dvorak, Inc     | Reference: project manager and senior inspector July25  | 1510130 · Engineering Services           | 1,950.00 |        | 27,457.50 |
| Bill | 08/28/2025 | 2101      | Brletic Dvorak, Inc     | Reference: Project manager II 08/05/25- 08/28/25.       | 1510130 · Engineering Services           | 1,980.00 |        | 29,437.50 |
| Bill | 09/30/2025 | 2139      | Brletic Dvorak, Inc     | Reference: Engineering service.                         | 1510130 · Engineering Services           | 2,775.00 |        | 32,212.50 |
| Bill | 02/28/2025 | 1849      | Brletic Dvorak, Inc     | Reference: 02.04.25- 02.28-25 & Feb 19.                 | 1510135 · Engineering - Community Mappin | 90.00    |        | 90.00     |
| Bill | 03/28/2025 | 1896      | Brletic Dvorak, Inc     | Reference: 03.03.25- 03.28.25.                          | 1510135 · Engineering - Community Mappin | 90.00    |        | 180.00    |
| Bill | 03/31/2025 | 425912    | Vesta District Services | Reference: Billable Expenses - Mar 2025.                | 1510135 · Engineering - Community Mappin | 45.53    |        | 225.53    |
| Bill | 10/15/2024 | 762131    | Kass Shuler, PA         | Legal Service   | 1510140 · Legal Services                 | 580.00   |        | 580.00    |
| Bill | 11/15/2024 | 763188    | Kass Shuler, PA         | Professional Services 10.17.24 - 11.15.24               | 1510140 · Legal Services                 | 1,200.00 |        | 1,780.00  |
| Bill | 12/15/2024 | 764205    | Kass Shuler, PA         | Professional Services November 2024                     | 1510140 · Legal Services                 | 1,160.00 |        | 2,940.00  |
| Bill | 01/15/2025 | 765100    | Kass Shuler, PA         | Reference: Legal Services.                              | 1510140 · Legal Services                 | 1,080.00 |        | 4,020.00  |
| Bill | 02/15/2025 | 766131    | Kass Shuler, PA         | Reference: Professional Services 1/21/25 - 2/12/25.     | 1510140 · Legal Services                 | 960.00   |        | 4,980.00  |
| Bill | 03/15/2025 | 767306    | Kass Shuler, PA         | Reference: Legal services.                              | 1510140 · Legal Services                 | 1,054.00 |        | 6,034.00  |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name                    | Memo  | Account                                 | Debit     | Credit | Balance   |
|------|------------|---------------------|-------------------------|---|---|-----------|--------|-----------|
| Bill | 04/15/2025 | 768301              | Kass Shuler, PA         | Reference: Legal services.                            | 1510140 · Legal Services                | 940.00    |        | 6,974.00  |
| Bill | 05/15/2025 | 769388              | Kass Shuler, PA         | Reference: Legal services.                            | 1510140 · Legal Services                | 1,600.00  |        | 8,574.00  |
| Bill | 06/15/2025 | 770172              | Kass Shuler, PA         | Reference: Legal services.                            | 1510140 · Legal Services                | 800.00    |        | 9,374.00  |
| Bill | 07/19/2025 | 12646               | Kilinski Van Wyk PLLC   | Reference: general legal services.                    | 1510140 · Legal Services                | 311.50    |        | 9,685.50  |
| Bill | 08/14/2025 | 12947               | Kilinski Van Wyk PLLC   | Reference: Legal Services Aug 25.                     | 1510140 · Legal Services                | 1,075.80  |        | 10,761.30 |
| Bill | 09/15/2025 | 13168               | Kilinski Van Wyk PLLC   | Reference: general legal services.                    | 1510140 · Legal Services                | 1,869.12  |        | 12,630.42 |
| Bill | 10/28/2024 | INV-SN-407          | SchoolNow               | Website Hosting                                       | 1510150 · Website Hosting & Management  | 1,515.00  |        | 1,515.00  |
| Bill | 03/31/2025 | 425912              | Vesta District Services | Reference: Billable Expenses - Mar 2025.              | 1510180 · Miscellaneous Services        | 64.54     |        | 64.54     |
| Bill | 05/31/2025 | 427142              | Vesta District Services | Reference: Billable Expenses - MAY 25.                | 1510180 · Miscellaneous Services        | 48.29     |        | 112.83    |
| Bill | 10/22/2024 | 24926               | DR Horton               | Insurance FY Policy #100124331 10/01/24 - 10/01/25    | 1520000 · Insurance - General Liability | 15,192.00 |        | 15,192.00 |
| Bill | 10/01/2024 | 423165              | Vesta District Services | Dissemination Agent 10.24                             | 1530000 · Dissemination Agent           | 2,500.00  |        | 2,500.00  |
| Bill | 11/25/2024 | 7554404             | US Bank                 | Series 2019 PHASE 2 11/01/24-10/31/2025               | 1530010 · Trustee Fees                  | 3,703.91  |        | 3,703.91  |
| Bill | 11/25/2024 | 7554478             | US Bank                 | Series 2018 11/01/24-10/31/25                         | 1530010 · Trustee Fees                  | 3,703.91  |        | 7,407.82  |
| Bill | 02/25/2025 | 7657992             | US Bank                 | Series 2021 ( Phase 3) 2/1/25 - 9/30/25               | 1530010 · Trustee Fees                  | 2,765.60  |        | 10,173.42 |
| Bill | 10/01/2024 | 422546              | Vesta District Services | Monthly DM Fees - Oct 2024                            | 1530020 · Assessment Roll               | 458.33    |        | 458.33    |
| Bill | 11/01/2024 | 423026              | Vesta District Services | Monthly DM Fees - Oct 2024                            | 1530020 · Assessment Roll               | 458.33    |        | 458.33    |
| Bill | 12/01/2024 | 423477              | Vesta District Services | Monthly DM Fees - Dec 2024                            | 1530020 · Assessment Roll               | 458.33    |        | 916.66    |
| Bill | 01/06/2025 | 424089              | Vesta District Services | Monthly DM Fees - Jan 2025                            | 1530020 · Assessment Roll               | 458.33    |        | 1,374.99  |
| Bill | 02/01/2025 | 424723              | Vesta District Services | Monthly DM Fees - Feb 2025                            | 1530020 · Assessment Roll               | 458.33    |        | 1,833.32  |
| Bill | 03/01/2025 | 424950              | Vesta District Services | Reference: Management Fees Mar 25.                    | 1530020 · Assessment Roll               | 458.33    |        | 2,291.65  |
| Bill | 04/01/2025 | 425426              | Vesta District Services | Reference: Monthly contracted Apr25.                  | 1530020 · Assessment Roll               | 458.33    |        | 2,749.98  |
| Bill | 05/01/2025 | 426002              | Vesta District Services | Reference: Monthly contracted management fees May25.  | 1530020 · Assessment Roll               | 458.33    |        | 3,208.31  |
| Bill | 06/01/2025 | 426754              | Vesta District Services | Reference: Monthly Management June25.                 | 1530020 · Assessment Roll               | 458.33    |        | 3,666.64  |
| Bill | 07/01/2025 | 427216              | Vesta District Services | Reference: Monthly contracted management fees Jul25.  | 1530020 · Assessment Roll               | 458.33    |        | 4,124.97  |
| Bill | 08/01/2025 | 428118              | Vesta District Services | Reference: Management Fees Aug 25.                    | 1530020 · Assessment Roll               | 458.33    |        | 4,583.30  |
| Bill | 09/01/2025 | 428451              | Vesta District Services | Reference: Management fees.                           | 1530020 · Assessment Roll               | 458.33    |        | 5,041.63  |
| Bill | 11/07/2024 | 003548              | LLS Tax Solutions, Inc  | Arbitrage Services - Special Assessments Refunding Bc | 1530030 · Arbitrage Rebate              | 650.00    |        | 650.00    |
| Bill | 10/03/2024 | 88573342 - SEP 2024 | Duke Energy             | 15501 SWEET SPRINGS BN 09/04/24-10/01/24 (Fount       | 1540000 · Utilities - Electricity       | 334.22    |        | 334.22    |
| Bill | 10/03/2024 | 88573904 - SEP 2024 | Duke Energy             | 3194 TUSCON WIND PL 09/04/24-10/01/24 (Fountain)      | 1540000 · Utilities - Electricity       | 196.10    |        | 530.32    |
| Bill | 10/03/2024 | 88574137 - SEP 2024 | Duke Energy             | 15883 Deep Ravine Ln- Fountain 09/04/24-10.01/24      | 1540000 · Utilities - Electricity       | 58.84     |        | 589.16    |
| Bill | 10/03/2024 | 88591344 - SEP 2024 | Duke Energy             | 3234 LIVING CORAL DR 09/04/24-10/01/24 (Fountain)     | 1540000 · Utilities - Electricity       | 381.02    |        | 970.18    |
| Bill | 10/03/2024 | 88591584 - SEP 2024 | Duke Energy             | 16090 Secret Meadow Dr- Fountain 09/04/24-10/01/24    | 1540000 · Utilities - Electricity       | 167.94    |        | 1,138.12  |
| Bill | 10/03/2024 | 88592022 - SEP 2024 | Duke Energy             | 2539 S Branch Blvd- Fountain 09/04/24-10/01/24        | 1540000 · Utilities - Electricity       | 223.66    |        | 1,361.78  |
| Bill | 10/03/2024 | 88592402 - SEP 2024 | Duke Energy             | 2853 Suncoast Blend Dr- Fountain 09/04/24-10/01/24    | 1540000 · Utilities - Electricity       | 30.80     |        | 1,392.58  |
| Bill | 10/03/2024 | 88592767 - SEP 2024 | Duke Energy             | 2887 Living Coral Dr.- Fountain 09/04/24-10/01/24     | 1540000 · Utilities - Electricity       | 38.45     |        | 1,431.03  |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name        | Memo  | Account                           | Debit  | Credit | Balance  |
|------|------------|---------------------|-------------|---|-----------------------------------|--------|--------|----------|
| Bill | 10/03/2024 | 88592957 - SEP 2024 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 09/04/24-10/0   | 1540000 · Utilities - Electricity | 30.80  |        | 1,461.83 |
| Bill | 10/03/2024 | 88593346 - SEP 2024 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 09.04.24-10.0    | 1540000 · Utilities - Electricity | 30.80  |        | 1,492.63 |
| Bill | 10/03/2024 | 88593700 - SEP 2024 | Duke Energy | 16108 Tuscany Hillside Rd- Fountain 09/04/24-10/01/24   | 1540000 · Utilities - Electricity | 124.10 |        | 1,616.73 |
| Bill | 10/03/2024 | 88593932 - SEP 2024 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 09/04/24-10/01/   | 1540000 · Utilities - Electricity | 30.80  |        | 1,647.53 |
| Bill | 10/03/2024 | 88594082 - SEP 2024 | Duke Energy | 3000 Living Coral Dr - irrigation 09/04/24-10/01/24     | 1540000 · Utilities - Electricity | 30.80  |        | 1,678.33 |
| Bill | 10/03/2024 | 88594272 - SEP 2024 | Duke Energy | 3246 Living Coral Dr- Irrigation 09/04/24-10/01/24      | 1540000 · Utilities - Electricity | 30.80  |        | 1,709.13 |
| Bill | 10/03/2024 | 88594529 - SEP 2024 | Duke Energy | 16080 Tuscany Hillside Rd- Fountain 09/04/24-10/01/24   | 1540000 · Utilities - Electricity | 30.80  |        | 1,739.93 |
| Bill | 10/03/2024 | 88594769 - SEP 2024 | Duke Energy | 16159 SOFT FERN TRCE 09/04/24-10/01/24 (Fountain        | 1540000 · Utilities - Electricity | 148.29 |        | 1,888.22 |
| Bill | 10/03/2024 | 88619000 - SEP 2024 | Duke Energy | 2069 S Branch Blvd- Entrance 09/04/24-10/01/23          | 1540000 · Utilities - Electricity | 30.80  |        | 1,919.02 |
| Bill | 10/04/2024 | 88574731 - SEP 2024 | Duke Energy | 3410 S BRANCH BLVD 09/04/24-10.01/24 (Fountain)         | 1540000 · Utilities - Electricity | 158.84 |        | 2,077.86 |
| Bill | 10/04/2024 | 88591823 - SEP 2024 | Duke Energy | 15935 Deep Ravine Ln - Fountain 09/04/24-10/01/24       | 1540000 · Utilities - Electricity | 135.68 |        | 2,213.54 |
| Bill | 11/05/2024 | 88591344 - OCT 2024 | Duke Energy | 3234 LIVING CORAL DR 10.02.24 - 11.01.24 (Fountair      | 1540000 · Utilities - Electricity | 46.36  |        | 2,259.90 |
| Bill | 11/05/2024 | 88591584 - OCT 2024 | Duke Energy | 16090 Secret Meadow Dr- Fountain10.02.24 - 11.01.24     | 1540000 · Utilities - Electricity | 184.50 |        | 2,444.40 |
| Bill | 11/05/2024 | 88591823 - OCT 2024 | Duke Energy | 15935 Deep Ravine Ln - Fountain 10.02.24 - 11.01.24     | 1540000 · Utilities - Electricity | 206.80 |        | 2,651.20 |
| Bill | 11/05/2024 | 88592022 - OCT 2024 | Duke Energy | 2539 S Branch Blvd- Fountain 10.02.24 - 11.01.24        | 1540000 · Utilities - Electricity | 94.16  |        | 2,745.36 |
| Bill | 11/05/2024 | 88592402 - OCT 2024 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 10.02.24 - 11.01.24    | 1540000 · Utilities - Electricity | 30.80  |        | 2,776.16 |
| Bill | 11/05/2024 | 88592767 - OCT 2024 | Duke Energy | 2887 Living Coral Dr.- Fountain 10.02.24 - 11.01.24     | 1540000 · Utilities - Electricity | 103.42 |        | 2,879.58 |
| Bill | 11/05/2024 | 88592957 - OCT 2024 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 10.02.24 - 11.0 | 1540000 · Utilities - Electricity | 30.80  |        | 2,910.38 |
| Bill | 11/05/2024 | 88573342 - OCT 2024 | Duke Energy | 15501 SWEET SPRINGS BN 10.02.24 - 11.01.24 (Four        | 1540000 · Utilities - Electricity | 73.94  |        | 2,984.32 |
| Bill | 11/05/2024 | 88593346 - OCT 2024 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 10.02.24 - 11.0  | 1540000 · Utilities - Electricity | 30.80  |        | 3,015.12 |
| Bill | 11/05/2024 | 88593700 - OCT 2024 | Duke Energy | 16108 Tuscany Hillside Rd- Fountain 10.02.24 - 11.01.2  | 1540000 · Utilities - Electricity | 30.80  |        | 3,045.92 |
| Bill | 11/05/2024 | 88573904 - OCT 2024 | Duke Energy | 3194 TUSCON WIND PL 10.02.24 - 11.01.24 (Fountain       | 1540000 · Utilities - Electricity | 215.74 |        | 3,261.66 |
| Bill | 11/05/2024 | 88593932 - OCT 2024 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 10.02.24 - 11.0   | 1540000 · Utilities - Electricity | 30.80  |        | 3,292.46 |
| Bill | 11/05/2024 | 88594082 - OCT 2024 | Duke Energy | 3000 Living Coral Dr - irrigation 10.02.24 - 11.01.24   | 1540000 · Utilities - Electricity | 30.80  |        | 3,323.26 |
| Bill | 11/05/2024 | 88574137 - OCT 2024 | Duke Energy | 15883 Deep Ravine Ln- Fountain 10.02.24 - 11.01.24      | 1540000 · Utilities - Electricity | 32.43  |        | 3,355.69 |
| Bill | 11/05/2024 | 88594272 - OCT 2024 | Duke Energy | 3246 Living Coral Dr- Irrigation 10.02.24 - 11.01.24    | 1540000 · Utilities - Electricity | 30.80  |        | 3,386.49 |
| Bill | 11/05/2024 | 88594529 - OCT 2024 | Duke Energy | 16080 Tuscany Hillside Rd- Fountain 10.02.24 - 11.01.2  | 1540000 · Utilities - Electricity | 30.80  |        | 3,417.29 |
| Bill | 11/05/2024 | 88594769 - OCT 2024 | Duke Energy | 16159 SOFT FERN TRCE 10.02.24 - 11.01.24 (Founta        | 1540000 · Utilities - Electricity | 162.80 |        | 3,580.09 |
| Bill | 11/05/2024 | 88619000 - OCT 2024 | Duke Energy | 2069 S Branch Blvd- Entrance 10.02.24 - 11.01.24        | 1540000 · Utilities - Electricity | 32.14  |        | 3,612.23 |
| Bill | 11/06/2024 | 88574731 - OCT 2024 | Duke Energy | 3410 S BRANCH BLVD 10.02.24 - 11.01.24 (Fountain)       | 1540000 · Utilities - Electricity | 230.85 |        | 3,843.08 |
| Bill | 12/04/2024 | 88573342 - NOV 2024 | Duke Energy | 15501 SWEET SPRINGS BN 11.02.24 - 12.02.24 (Four        | 1540000 · Utilities - Electricity | 244.48 |        | 4,087.56 |
| Bill | 12/04/2024 | 88573904 - NOV 2024 | Duke Energy | 3194 TUSCON WIND PL 11.02.24 - 12.02.24 (Fountain       | 1540000 · Utilities - Electricity | 216.33 |        | 4,303.89 |
| Bill | 12/04/2024 | 88574137 - NOV 2024 | Duke Energy | 15883 Deep Ravine Ln- Fountain 11.02.24 - 12.02.24      | 1540000 · Utilities - Electricity | 30.80  |        | 4,334.69 |
| Bill | 12/04/2024 | 88574731 - NOV 2024 | Duke Energy | 3410 S BRANCH BLVD 11.02.24 - 12.02.24(Fountain)        | 1540000 · Utilities - Electricity | 232.18 |        | 4,566.87 |
| Bill | 12/04/2024 | 88591344 - NOV 2024 | Duke Energy | 3234 LIVING CORAL DR 11.02.24 - 12.02.24 (Fountain      | 1540000 · Utilities - Electricity | 30.80  |        | 4,597.67 |
| Bill | 12/04/2024 | 88591584 - NOV 2024 | Duke Energy | 16090 Secret Meadow Dr- Fountain 11.02.24 - 12.02.24    | 1540000 · Utilities - Electricity | 184.36 |        | 4,782.03 |
| Bill | 12/04/2024 | 88591823 - NOV 2024 | Duke Energy | 15935 Deep Ravine Ln - Fountain 11.02.24 - 12.02.24     | 1540000 · Utilities - Electricity | 207.24 |        | 4,989.27 |
| Bill | 12/04/2024 | 88592022 - NOV 2024 | Duke Energy | 2539 S Branch Blvd- Fountain 11.02.24 - 12.02.24        | 1540000 · Utilities - Electricity | 195.80 |        | 5,185.07 |
| Bill | 12/04/2024 | 88592402 - NOV 2024 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 11.02.24 - 12.02.24    | 1540000 · Utilities - Electricity | 36.82  |        | 5,221.89 |
| Bill | 12/04/2024 | 88592767 - NOV 2024 | Duke Energy | 2887 Living Coral Dr.- Fountain 11.02.24 - 12.02.24     | 1540000 · Utilities - Electricity | 376.91 |        | 5,598.80 |
| Bill | 12/04/2024 | 88592957 - NOV 2024 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 11.02.24 - 12.0 | 1540000 · Utilities - Electricity | 30.80  |        | 5,629.60 |
| Bill | 12/04/2024 | 88593346 - NOV 2024 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 11.02.24 - 12.0  | 1540000 · Utilities - Electricity | 30.80  |        | 5,660.40 |
| Bill | 12/04/2024 | 88593700 - NOV 2024 | Duke Energy | 16108 Tuscany Hillside Rd- Fountain 11.02.24 - 12.02.2  | 1540000 · Utilities - Electricity | 276.74 |        | 5,937.14 |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name        | Memo  | Account                           | Debit    | Credit | Balance   |
|------|------------|---------------------|-------------|---|-----------------------------------|----------|--------|-----------|
| Bill | 12/04/2024 | 88593932 - NOV 2024 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 11.02.24 - 12.02.24   | 1540000 · Utilities - Electricity | 30.80    |        | 5,967.94  |
| Bill | 12/04/2024 | 88594082 - NOV 2024 | Duke Energy | 3000 Living Coral Dr - irrigation 11.02.24 - 12.02.24       | 1540000 · Utilities - Electricity | 30.80    |        | 5,998.74  |
| Bill | 12/04/2024 | 88594272 - NOV 2024 | Duke Energy | 3246 Living Coral Dr- Irrigation 11.02.24 - 12.02.24        | 1540000 · Utilities - Electricity | 30.80    |        | 6,029.54  |
| Bill | 12/04/2024 | 88594529 - NOV 2024 | Duke Energy | 16080 Tuscany Hillside Rd- Fountain 11.02.24 - 12.02.24     | 1540000 · Utilities - Electricity | 30.80    |        | 6,060.34  |
| Bill | 12/04/2024 | 88594769 - NOV 2024 | Duke Energy | 16159 SOFT FERN TRCE 11.02.24 - 12.02.24 (Fountain)         | 1540000 · Utilities - Electricity | 162.80   |        | 6,223.14  |
| Bill | 12/09/2024 | 88619000 - NOV 2024 | Duke Energy | 2069 S Branch Blvd- Entrance 11.02.24 - 12.05.24            | 1540000 · Utilities - Electricity | 38.15    |        | 6,261.29  |
| Bill | 01/06/2025 | 88591584 - DEC 2024 | Duke Energy | 16090 Secret Meadow Dr- Fountain 12.03.24 - 01.02.25        | 1540000 · Utilities - Electricity | 175.32   |        | 6,436.61  |
| Bill | 01/06/2025 | 88573342 - DEC 2024 | Duke Energy | 15501 SWEET SPRINGS BN 12.03.24 - 01.02.25 (Four)           | 1540000 · Utilities - Electricity | 116.78   |        | 6,553.39  |
| Bill | 01/06/2025 | 88574731 - DEC 2024 | Duke Energy | 3410 S BRANCH BLVD 12.03.24 - 01.02.25 (Fountain)           | 1540000 · Utilities - Electricity | 218.75   |        | 6,772.14  |
| Bill | 01/06/2025 | 88594529 - DEC 2024 | Duke Energy | 16080 Tuscany Hillside Rd- Fountain 12.03.24 - 01.02.24     | 1540000 · Utilities - Electricity | 30.80    |        | 6,802.94  |
| Bill | 01/06/2025 | 88591344 - DEC 2024 | Duke Energy | 3234 LIVING CORAL DR 12.03.24 - 01.02.25 (Fountain)         | 1540000 · Utilities - Electricity | 30.80    |        | 6,833.74  |
| Bill | 01/06/2025 | 88594272 - DEC 2024 | Duke Energy | 3246 Living Coral Dr- Irrigation 12.03.24 - 01.02.25        | 1540000 · Utilities - Electricity | 30.80    |        | 6,864.54  |
| Bill | 01/06/2025 | 88594082 - DEC 2024 | Duke Energy | 3000 Living Coral Dr - irrigation 12.03.24 - 01.02.25       | 1540000 · Utilities - Electricity | 30.80    |        | 6,895.34  |
| Bill | 01/06/2025 | 88591823 - DEC 2024 | Duke Energy | 15935 Deep Ravine Ln - Fountain 12.03.24 - 01.02.25         | 1540000 · Utilities - Electricity | 195.74   |        | 7,091.08  |
| Bill | 01/06/2025 | 88592402 - DEC 2024 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 12.03.24 - 01.02.25        | 1540000 · Utilities - Electricity | 61.36    |        | 7,152.44  |
| Bill | 01/06/2025 | 88593346 - DEC 2024 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 12.03.24 - 01.02.25  | 1540000 · Utilities - Electricity | 30.80    |        | 7,183.24  |
| Bill | 01/06/2025 | 88593932 - DEC 2024 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 12.03.24 - 01.02.25   | 1540000 · Utilities - Electricity | 30.80    |        | 7,214.04  |
| Bill | 01/06/2025 | 88619000 - DEC 2024 | Duke Energy | 2069 S Branch Blvd- Entrance 12.06.24 - 01.02.25            | 1540000 · Utilities - Electricity | 45.11    |        | 7,259.15  |
| Bill | 01/06/2025 | 88592957 - DEC 2024 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 12.03.24 - 01.02.25 | 1540000 · Utilities - Electricity | 30.80    |        | 7,289.95  |
| Bill | 01/06/2025 | 88593700 - DEC 2024 | Duke Energy | 16108 Tuscany Hillside Rd- Fountain 12.03.24 - 01.02.24     | 1540000 · Utilities - Electricity | 176.02   |        | 7,465.97  |
| Bill | 01/06/2025 | 88592767 - DEC 2024 | Duke Energy | 2887 Living Coral Dr.- Fountain 12.03.24 - 01.02.25         | 1540000 · Utilities - Electricity | 356.12   |        | 7,822.09  |
| Bill | 01/06/2025 | 88594769 - DEC 2024 | Duke Energy | 16159 SOFT FERN TRCE 12.03.24 - 01.02.25 (Fountain)         | 1540000 · Utilities - Electricity | 155.07   |        | 7,977.16  |
| Bill | 01/06/2025 | 88574137 - DEC 2024 | Duke Energy | 15883 Deep Ravine Ln- Fountain 12.03.24 - 01.02.25          | 1540000 · Utilities - Electricity | 30.80    |        | 8,007.96  |
| Bill | 01/06/2025 | 88592022 - DEC 2024 | Duke Energy | 2539 S Branch Blvd- Fountain 12.03.24 - 01.02.25            | 1540000 · Utilities - Electricity | 347.58   |        | 8,355.54  |
| Bill | 01/06/2025 | 88573904 - DEC 2024 | Duke Energy | 3194 TUSCON WIND PL 12.03.24 - 01.02.25 (Fountain)          | 1540000 · Utilities - Electricity | 205.10   |        | 8,560.64  |
| Bill | 02/05/2025 | 88591344 - JAN 2025 | Duke Energy | 3234 LIVING CORAL DR 01.03.25 - 02.03.25(Fountain)          | 1540000 · Utilities - Electricity | 30.80    |        | 8,591.44  |
| Bill | 02/05/2025 | 88591584 - JAN 2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 01.03.25 - 02.03.25        | 1540000 · Utilities - Electricity | 180.69   |        | 8,772.13  |
| Bill | 02/05/2025 | 88591823 - JAN 2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 01.03.25 - 02.03.25         | 1540000 · Utilities - Electricity | 200.81   |        | 8,972.94  |
| Bill | 02/05/2025 | 88592402 - JAN 2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 01.03.25 - 02.03.25        | 1540000 · Utilities - Electricity | 54.64    |        | 9,027.58  |
| Bill | 02/05/2025 | 88592767 - JAN 2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 01.03.25 - 02.03.25         | 1540000 · Utilities - Electricity | 196.00   |        | 9,223.58  |
| Bill | 02/05/2025 | 88592957 - JAN 2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 01.03.25 - 02.03.25 | 1540000 · Utilities - Electricity | 30.80    |        | 9,254.38  |
| Bill | 02/05/2025 | 88593700 - JAN 2025 | Duke Energy | 16108 Tuscany Hillside Rd- Fountain 01.03.25 - 02.03.24     | 1540000 · Utilities - Electricity | 181.82   |        | 9,436.20  |
| Bill | 02/05/2025 | 88573904 - JAN 2025 | Duke Energy | 3194 TUSCON WIND PL 01.03.25 - 02.03.25 (Fountain)          | 1540000 · Utilities - Electricity | 210.89   |        | 9,647.09  |
| Bill | 02/05/2025 | 88593932 - JAN 2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 01.03.25 - 02.03.25   | 1540000 · Utilities - Electricity | 30.80    |        | 9,677.89  |
| Bill | 02/05/2025 | 88594082 - JAN 2025 | Duke Energy | 3000 Living Coral Dr - irrigation 01.03.25 - 02.03.25       | 1540000 · Utilities - Electricity | 30.80    |        | 9,708.69  |
| Bill | 02/05/2025 | 88574137 - JAN 2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 01.03.25 - 02.03.25          | 1540000 · Utilities - Electricity | 141.03   |        | 9,849.72  |
| Bill | 02/05/2025 | 88594272 - JAN 2025 | Duke Energy | 3246 Living Coral Dr- Irrigation 01.03.25 - 02.03.25        | 1540000 · Utilities - Electricity | 30.80    |        | 9,880.52  |
| Bill | 02/05/2025 | 88594529 - JAN 2025 | Duke Energy | 16080 Tuscany Hillside Rd- Fountain 01.03.25 - 02.03.24     | 1540000 · Utilities - Electricity | 30.80    |        | 9,911.32  |
| Bill | 02/05/2025 | 88574731 - JAN 2025 | Duke Energy | 3410 S BRANCH BLVD 01.03.25 - 02.03.25 (Fountain)           | 1540000 · Utilities - Electricity | 225.63   |        | 10,136.95 |
| Bill | 02/05/2025 | 88594769 - JAN 2025 | Duke Energy | 16159 SOFT FERN TRCE 01.03.25 - 02.03.25 (Fountain)         | 1540000 · Utilities - Electricity | 130.01   |        | 10,266.96 |
| Bill | 02/05/2025 | 88619000 - JAN 2025 | Duke Energy | 2069 S Branch Blvd- Entrance 01.03.25 - 02.03.25            | 1540000 · Utilities - Electricity | 35.18    |        | 10,302.14 |
| Bill | 02/06/2025 | 88592022 - JAN 2025 | Duke Energy | 2539 S Branch Blvd- Fountain 01.03.25 - 02.03.25            | 1540000 · Utilities - Electricity | 2,092.32 |        | 12,394.46 |
| Bill | 02/06/2025 | 88573342 - JAN 2025 | Duke Energy | 15501 SWEET SPRINGS BN 01.03.25 - 02.03.25 (Four)           | 1540000 · Utilities - Electricity | 30.80    |        | 12,425.26 |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name        | Memo   | Account                           | Debit    | Credit | Balance   |
|------|------------|---------------------|-------------|--|-----------------------------------|----------|--------|-----------|
| Bill | 02/06/2025 | 88593346 - JAN 2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 01.03.25 - 02.  | 1540000 · Utilities - Electricity | 30.80    |        | 12,456.06 |
| Bill | 03/05/2025 | 88591823 - FEB 2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 02.04.25- 03.03.25     | 1540000 · Utilities - Electricity | 212.58   |        | 12,668.64 |
| Bill | 03/05/2025 | 88592022 - FEB 2025 | Duke Energy | 2539 S Branch Blvd- Fountain 02.04.25- 03.03.25        | 1540000 · Utilities - Electricity | 2,318.56 |        | 14,987.20 |
| Bill | 03/05/2025 | 88592957 - FEB 2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 02.04.25- 03.0 | 1540000 · Utilities - Electricity | 30.80    |        | 15,018.00 |
| Bill | 03/05/2025 | 88593932 - FEB 2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 02.04.25- 03.03  | 1540000 · Utilities - Electricity | 30.80    |        | 15,048.80 |
| Bill | 03/05/2025 | 88574137 - FEB 2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 02.04.25- 03.03.25      | 1540000 · Utilities - Electricity | 212.26   |        | 15,261.06 |
| Bill | 03/05/2025 | 88592767 - FEB 2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 002.04.25- 03.03.25    | 1540000 · Utilities - Electricity | 159.09   |        | 15,420.15 |
| Bill | 03/05/2025 | 88573904 - FEB 2025 | Duke Energy | 3194 TUSCON WIND PL 02.04.25- 03.03.25 (Fountain)      | 1540000 · Utilities - Electricity | 222.43   |        | 15,642.58 |
| Bill | 03/05/2025 | 88594272 - FEB 2025 | Duke Energy | 3246 Living Coral Dr- Irrigation02.04.25- 03.03.25     | 1540000 · Utilities - Electricity | 30.80    |        | 15,673.38 |
| Bill | 03/05/2025 | 88594769 - FEB 2025 | Duke Energy | 16159 SOFT FERN TRCE 02.04.25- 03.03.25 (Founta        | 1540000 · Utilities - Electricity | 30.80    |        | 15,704.18 |
| Bill | 03/05/2025 | 88591584 - FEB 2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 02.04.25- 03.03.25    | 1540000 · Utilities - Electricity | 190.08   |        | 15,894.26 |
| Bill | 03/05/2025 | 88619000 - FEB 2025 | Duke Energy | 2069 S Branch Blvd- Entrance 02.04.25- 03.03.25        | 1540000 · Utilities - Electricity | 33.69    |        | 15,927.95 |
| Bill | 03/05/2025 | 88591344 - FEB 2025 | Duke Energy | 3234 LIVING CORAL DR 02.04.25- 03.03.25 (Fountain      | 1540000 · Utilities - Electricity | 30.80    |        | 15,958.75 |
| Bill | 03/05/2025 | 88593700 - FEB 2025 | Duke Energy | 16108 Tuscan Hillside Rd- Fountain 02.04.25- 03.03.25  | 1540000 · Utilities - Electricity | 190.59   |        | 16,149.34 |
| Bill | 03/05/2025 | 88574731 - FEB 2025 | Duke Energy | 3410 S BRANCH BLVD 02.04.25- 03.03.25 (Fountain)       | 1540000 · Utilities - Electricity | 237.10   |        | 16,386.44 |
| Bill | 03/05/2025 | 88594082 - FEB 2025 | Duke Energy | 3000 Living Coral Dr - irrigation02.04.25- 03.03.25    | 1540000 · Utilities - Electricity | 30.80    |        | 16,417.24 |
| Bill | 03/05/2025 | 88593346 - FEB 2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 01.03.02.04.2   | 1540000 · Utilities - Electricity | 30.80    |        | 16,448.04 |
| Bill | 03/05/2025 | 88592402 - FEB 2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 02.04.25- 03.03.25    | 1540000 · Utilities - Electricity | 114.24   |        | 16,562.28 |
| Bill | 03/05/2025 | 88573342 - FEB 2025 | Duke Energy | 15501 SWEET SPRINGS BN 02.04.25- 03.03.25 (Foun        | 1540000 · Utilities - Electricity | 123.07   |        | 16,685.35 |
| Bill | 03/05/2025 | 88594529 - FEB 2025 | Duke Energy | 16080 Tuscan Hillside Rd- Fountain 02.04.25- 03.03.25  | 1540000 · Utilities - Electricity | 30.80    |        | 16,716.15 |
| Bill | 04/03/2025 | 88591344 - MAR 2025 | Duke Energy | 3234 LIVING CORAL DR 03.04.25- 04.01.25 (Fountain      | 1540000 · Utilities - Electricity | 30.80    |        | 16,746.95 |
| Bill | 04/03/2025 | 88592022 - MAR 2025 | Duke Energy | 2539 S Branch Blvd- Fountain 003.04.25- 04.01.25       | 1540000 · Utilities - Electricity | 655.95   |        | 17,402.90 |
| Bill | 04/03/2025 | 88594272 - MAR 2025 | Duke Energy | 3246 Living Coral Dr- Irrigation 03.04.25- 04.01.25    | 1540000 · Utilities - Electricity | 30.80    |        | 17,433.70 |
| Bill | 04/03/2025 | 88593932 - MAR 2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 03.04.25- 04.01  | 1540000 · Utilities - Electricity | 30.80    |        | 17,464.50 |
| Bill | 04/03/2025 | 88593700 - MAR 2025 | Duke Energy | 16108 Tuscan Hillside Rd- Fountain 03.04.25- 04.01.25  | 1540000 · Utilities - Electricity | 196.74   |        | 17,661.24 |
| Bill | 04/03/2025 | 88592767 - MAR2025  | Duke Energy | 2887 Living Coral Dr.- Fountain 03.04.25- 04.01.25     | 1540000 · Utilities - Electricity | 391.49   |        | 18,052.73 |
| Bill | 04/03/2025 | 88574731 - MAR 2025 | Duke Energy | 3410 S BRANCH BLVD 03.04.25- 04.01.25 (Fountain)       | 1540000 · Utilities - Electricity | 243.78   |        | 18,296.51 |
| Bill | 04/03/2025 | 88594529 - MAR 2025 | Duke Energy | 16080 Tuscan Hillside Rd- Fountain 03.04.25- 04.01.25  | 1540000 · Utilities - Electricity | 30.80    |        | 18,327.31 |
| Bill | 04/03/2025 | 88573342 - MAR 2025 | Duke Energy | 15501 SWEET SPRINGS BN 03.04.25- 04.01.25 (Foun        | 1540000 · Utilities - Electricity | 260.11   |        | 18,587.42 |
| Bill | 04/03/2025 | 88592957 - MAR 2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 03.04.25- 04.0 | 1540000 · Utilities - Electricity | 30.80    |        | 18,618.22 |
| Bill | 04/03/2025 | 88573904 - MAR 2025 | Duke Energy | 3194 TUSCON WIND PL 03.04.25 - 04.01.25 (Fountain      | 1540000 · Utilities - Electricity | 229.43   |        | 18,847.65 |
| Bill | 04/03/2025 | 88594769 - MAR 2025 | Duke Energy | 16159 SOFT FERN TRCE 03.04.25- 04.01.25 (Fountai       | 1540000 · Utilities - Electricity | 166.08   |        | 19,013.73 |
| Bill | 04/03/2025 | 88593346 - MAR 2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 03.04.25- 04.0  | 1540000 · Utilities - Electricity | 30.80    |        | 19,044.53 |
| Bill | 04/03/2025 | 88591584 - MAR 2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 03.04.25- 04.01.25    | 1540000 · Utilities - Electricity | 196.43   |        | 19,240.96 |
| Bill | 04/03/2025 | 88574137 - MAR 2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 03.04.25- 04.01.25      | 1540000 · Utilities - Electricity | 216.75   |        | 19,457.71 |
| Bill | 04/03/2025 | 88619000 - MAR 2025 | Duke Energy | 2069 S Branch Blvd- Entrance 03.04.25- 04.01.25        | 1540000 · Utilities - Electricity | 34.38    |        | 19,492.09 |
| Bill | 04/03/2025 | 88591823 - MAR 2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 03.04.25- 04.01.25     | 1540000 · Utilities - Electricity | 218.93   |        | 19,711.02 |
| Bill | 04/03/2025 | 88592402 - MAR 2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 03.04.25- 04.01.25    | 1540000 · Utilities - Electricity | 392.00   |        | 20,103.02 |
| Bill | 04/03/2025 | 88594082 - MAR 2025 | Duke Energy | 3000 Living Coral Dr - irrigation0 03.04.25- 04.01.25  | 1540000 · Utilities - Electricity | 30.80    |        | 20,133.82 |
| Bill | 05/05/2025 | 88592402 - APR 2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 04.02.25- 05.01.25    | 1540000 · Utilities - Electricity | 407.00   |        | 20,540.82 |
| Bill | 05/05/2025 | 88574731 - APR 2025 | Duke Energy | 3410 S BRANCH BLVD 04.02.25- 05.01.25 (Fountain)       | 1540000 · Utilities - Electricity | 269.62   |        | 20,810.44 |
| Bill | 05/05/2025 | 88573342 - APR 2025 | Duke Energy | 15501 SWEET SPRINGS BN 04.02.25- 05.01.25 (Foun        | 1540000 · Utilities - Electricity | 267.95   |        | 21,078.39 |
| Bill | 05/05/2025 | 88573904 - APR 2025 | Duke Energy | 3194 TUSCON WIND PL 04.02.25- 05.01.25 (Fountain)      | 1540000 · Utilities - Electricity | 236.11   |        | 21,314.50 |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name        | Memo   | Account                           | Debit  | Credit | Balance   |
|------|------------|---------------------|-------------|--|-----------------------------------|--------|--------|-----------|
| Bill | 05/05/2025 | 88592767 - APR 2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 04.02.25- 05.01.25         | 1540000 · Utilities - Electricity | 230.60 |        | 21,545.10 |
| Bill | 05/05/2025 | 88591823 - APR 2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 04.02.25- 05.01.25         | 1540000 · Utilities - Electricity | 225.59 |        | 21,770.69 |
| Bill | 05/05/2025 | 88574137 - APR 2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 04.02.25- 05.01.25          | 1540000 · Utilities - Electricity | 219.94 |        | 21,990.63 |
| Bill | 05/05/2025 | 88593700 - APR 2025 | Duke Energy | 16108 Tuscan Hillside Rd- Fountain 04.02.25- 05.01.25      | 1540000 · Utilities - Electricity | 203.42 |        | 22,194.05 |
| Bill | 05/05/2025 | 88591584 - APR 2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 04.02.25- 05.01.25        | 1540000 · Utilities - Electricity | 203.25 |        | 22,397.30 |
| Bill | 05/05/2025 | 88594769 - APR 2025 | Duke Energy | 16159 SOFT FERN TRCE 04.02.25- 05.01.25 (Fountain          | 1540000 · Utilities - Electricity | 178.91 |        | 22,576.21 |
| Bill | 05/05/2025 | 88592022 - APR 2025 | Duke Energy | 2539 S Branch Blvd- Fountain 04.02.25- 05.01.25            | 1540000 · Utilities - Electricity | 137.90 |        | 22,714.11 |
| Bill | 05/05/2025 | 88619000 - APR 2025 | Duke Energy | 2069 S Branch Blvd- Entrance 04.02.25- 05.01.25            | 1540000 · Utilities - Electricity | 34.69  |        | 22,748.80 |
| Bill | 05/05/2025 | 88591344 - APR 2025 | Duke Energy | 3234 LIVING CORAL DR 04.02.25- 05.01.25 (Fountain          | 1540000 · Utilities - Electricity | 30.80  |        | 22,779.60 |
| Bill | 05/05/2025 | 88592957 - APR 2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 04.02.25- 05.01.25 | 1540000 · Utilities - Electricity | 30.80  |        | 22,810.40 |
| Bill | 05/05/2025 | 88593346 - APR 2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 04.02.25- 05.01.25  | 1540000 · Utilities - Electricity | 30.80  |        | 22,841.20 |
| Bill | 05/05/2025 | 88593932 - APR 2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 04.02.25- 05.01.25   | 1540000 · Utilities - Electricity | 30.80  |        | 22,872.00 |
| Bill | 05/05/2025 | 88594082 - APR 2025 | Duke Energy | 3000 Living Coral Dr - irrigation0 04.02.25- 05.01.25      | 1540000 · Utilities - Electricity | 30.80  |        | 22,902.80 |
| Bill | 05/05/2025 | 88594272 - APR 2025 | Duke Energy | 3246 Living Coral Dr- Irrigation 04.02.25- 05.01.25        | 1540000 · Utilities - Electricity | 30.80  |        | 22,933.60 |
| Bill | 05/05/2025 | 88594529 - APR 2025 | Duke Energy | 16080 Tuscan Hillside Rd- Fountain 04.02.25- 05.01.25      | 1540000 · Utilities - Electricity | 30.80  |        | 22,964.40 |
| Bill | 06/04/2025 | 88592767 - MAY 2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 05.02.25- 06.02.25         | 1540000 · Utilities - Electricity | 437.34 |        | 23,401.74 |
| Bill | 06/04/2025 | 88592402 - MAY 2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 05.02.25- 06.02.25        | 1540000 · Utilities - Electricity | 295.96 |        | 23,697.70 |
| Bill | 06/04/2025 | 88574731 - MAY 2025 | Duke Energy | 3410 S BRANCH BLVD 05.02.25- 06.02.25 (Fountain)           | 1540000 · Utilities - Electricity | 287.47 |        | 23,985.17 |
| Bill | 06/04/2025 | 88573342 - MAY 2025 | Duke Energy | 15501 SWEET SPRINGS BN 05.02.25- 06.02.25 (Fountain)       | 1540000 · Utilities - Electricity | 284.11 |        | 24,269.28 |
| Bill | 06/04/2025 | 88573904 - MAY 2025 | Duke Energy | 3194 TUSCON WIND PL 05.02.25- 06.02.25 (Fountain)          | 1540000 · Utilities - Electricity | 249.77 |        | 24,519.05 |
| Bill | 06/04/2025 | 88591823 - MAY 2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 05.02.25- 06.02.25         | 1540000 · Utilities - Electricity | 237.95 |        | 24,757.00 |
| Bill | 06/04/2025 | 88574137 - MAY 2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 05.02.25- 06.02.25          | 1540000 · Utilities - Electricity | 231.45 |        | 24,988.45 |
| Bill | 06/04/2025 | 88591584 - MAY 2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 05.02.25- 06.02.25        | 1540000 · Utilities - Electricity | 215.75 |        | 25,204.20 |
| Bill | 06/04/2025 | 88594529 - MAY 2025 | Duke Energy | 16080 Tuscan Hillside Rd- Fountain 05.02.25- 06.02.25      | 1540000 · Utilities - Electricity | 30.80  |        | 25,235.00 |
| Bill | 06/04/2025 | 88591344 - MAY 2025 | Duke Energy | 3234 LIVING CORAL DR 05.02.25- 06.02.25 (Fountain)         | 1540000 · Utilities - Electricity | 30.80  |        | 25,265.80 |
| Bill | 06/04/2025 | 88592022 - MAY 2025 | Duke Energy | 2539 S Branch Blvd- Fountain 05.02.25- 06.02.25            | 1540000 · Utilities - Electricity | 30.80  |        | 25,296.60 |
| Bill | 06/04/2025 | 88592957 - MAY 2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 05.02.25- 06.02.25 | 1540000 · Utilities - Electricity | 30.80  |        | 25,327.40 |
| Bill | 06/04/2025 | 88593346 - MAY 2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 05.02.25- 06.02.25  | 1540000 · Utilities - Electricity | 30.80  |        | 25,358.20 |
| Bill | 06/04/2025 | 88593932 - MAY 2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 05.02.25- 06.02.25   | 1540000 · Utilities - Electricity | 30.80  |        | 25,389.00 |
| Bill | 06/04/2025 | 88594082 - MAY 2025 | Duke Energy | 3000 Living Coral Dr - irrigation 05.02.25- 06.02.25       | 1540000 · Utilities - Electricity | 30.80  |        | 25,419.80 |
| Bill | 06/04/2025 | 88594272 - MAY 2025 | Duke Energy | 3246 Living Coral Dr- Irrigation 05.02.25- 06.02.25        | 1540000 · Utilities - Electricity | 30.80  |        | 25,450.60 |
| Bill | 06/04/2025 | 88593700 - MAY 2025 | Duke Energy | 16108 Tuscan Hillside Rd- Fountain 05.02.25- 06.02.25      | 1540000 · Utilities - Electricity | 213.94 |        | 25,664.54 |
| Bill | 06/04/2025 | 88594769 - MAY 2025 | Duke Energy | 16159 SOFT FERN TRCE 05.02.25- 06.02.25 (Fountain)         | 1540000 · Utilities - Electricity | 189.08 |        | 25,853.62 |
| Bill | 06/04/2025 | 88619000 - MAY 2025 | Duke Energy | 2069 S Branch Blvd- Entrance 05.02.25- 06.02.25            | 1540000 · Utilities - Electricity | 36.02  |        | 25,889.64 |
| Bill | 07/03/2025 | 88591584 - JUN 2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 06.03.25- 07.01.25        | 1540000 · Utilities - Electricity | 196.91 |        | 26,086.55 |
| Bill | 07/03/2025 | 88594529 - JUN 2025 | Duke Energy | 16080 Tuscan Hillside Rd- Fountain 06.03.25- 07.01.25      | 1540000 · Utilities - Electricity | 30.80  |        | 26,117.35 |
| Bill | 07/03/2025 | 88591344 - JUN 2025 | Duke Energy | 3234 LIVING CORAL DR 06.03.25- 07.01.25 (Fountain)         | 1540000 · Utilities - Electricity | 47.88  |        | 26,165.23 |
| Bill | 07/03/2025 | 88594082 - JUN 2025 | Duke Energy | 3000 Living Coral Dr - irrigation 06.03.25- 07.01.25       | 1540000 · Utilities - Electricity | 30.80  |        | 26,196.03 |
| Bill | 07/03/2025 | 88592767 - JUN 2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 06.03.25- 07.01.25         | 1540000 · Utilities - Electricity | 242.95 |        | 26,438.98 |
| Bill | 07/03/2025 | 88574137 - JUN 2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 06.03.25- 07.01.25          | 1540000 · Utilities - Electricity | 210.76 |        | 26,649.74 |
| Bill | 07/03/2025 | 88592402 - JUN 2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 06.03.25- 07.01.25        | 1540000 · Utilities - Electricity | 415.33 |        | 27,065.07 |
| Bill | 07/03/2025 | 88593700 - JUN 2025 | Duke Energy | 16108 Tuscan Hillside Rd- Fountain 06.03.25- 07.01.25      | 1540000 · Utilities - Electricity | 196.59 |        | 27,261.66 |
| Bill | 07/03/2025 | 88593932 - JUN 2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 06.03.25- 07.01.25   | 1540000 · Utilities - Electricity | 30.80  |        | 27,292.46 |

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| Type   | Date       | Num                | Name        | Memo   | Account                           | Debit    | Credit | Balance   |
|--------|------------|--------------------|-------------|--|-----------------------------------|----------|--------|-----------|
| Bill   | 07/03/2025 | 88593346 - JUN2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 06.03.25- 07        | 1540000 · Utilities - Electricity | 30.80    |        | 27,323.26 |
| Bill   | 07/03/2025 | 88574731 - JUN2025 | Duke Energy | 3410 S BRANCH BLVD 06.03.25- 07.01.25 (Fountain)           | 1540000 · Utilities - Electricity | 262.77   |        | 27,586.03 |
| Bill   | 07/03/2025 | 88594769 - JUN2025 | Duke Energy | 16159 SOFT FERN TRCE 06.03.25- 07.01.25 (Fountain)         | 1540000 · Utilities - Electricity | 173.40   |        | 27,759.43 |
| Bill   | 07/03/2025 | 88573342 - JUN2025 | Duke Energy | 15501 SWEET SPRINGS BN 06.03.25- 07.01.25 (Fountain)       | 1540000 · Utilities - Electricity | 261.28   |        | 28,020.71 |
| Bill   | 07/03/2025 | 88594272 - JUN2025 | Duke Energy | 46 Living Coral Dr- Irrigation 06.03.25- 07.01.25          | 1540000 · Utilities - Electricity | 30.80    |        | 28,051.51 |
| Bill   | 07/03/2025 | 88592022 - JUN2025 | Duke Energy | 2539 S Branch Blvd- Fountain 06.03.25- 07.01.25            | 1540000 · Utilities - Electricity | 30.80    |        | 28,082.31 |
| Bill   | 07/03/2025 | 88592957 - JUN2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 06.03.25- 07.01.25 | 1540000 · Utilities - Electricity | 30.80    |        | 28,113.11 |
| Bill   | 07/03/2025 | 88573904 - JUN2025 | Duke Energy | 3194 TUSCON WIND PL 06.03.25- 07.01.25 (Fountain)          | 1540000 · Utilities - Electricity | 228.09   |        | 28,341.20 |
| Bill   | 07/03/2025 | 88591823 - JUN2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 06.03.25- 07.01.25         | 1540000 · Utilities - Electricity | 217.09   |        | 28,558.29 |
| Bill   | 07/03/2025 | 88619000 - JUN2025 | Duke Energy | 2069 S Branch Blvd- Entrance 06.03.25- 07.01.25            | 1540000 · Utilities - Electricity | 34.53    |        | 28,592.82 |
| Bill   | 08/05/2025 | 88573904 - JUL2025 | Duke Energy | 3194 TUSCON WIND PL 07.02.25- 08.01.25 (Fountain)          | 1540000 · Utilities - Electricity | 243.80   |        | 28,836.62 |
| Bill   | 08/05/2025 | 88574137 - JUL2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 07.02.25- 08.01.25          | 1540000 · Utilities - Electricity | 223.72   |        | 29,060.34 |
| Bill   | 08/05/2025 | 88574731 - JUL2025 | Duke Energy | 3410 S BRANCH BLVD 07.02.25- 08.01.25 (Fountain)           | 1540000 · Utilities - Electricity | 279.90   |        | 29,340.24 |
| Bill   | 08/05/2025 | 88591344 - JUL2025 | Duke Energy | 3234 LIVING CORAL DR 07.02.25- 08.01.25 (Fountain)         | 1540000 · Utilities - Electricity | 30.80    |        | 29,371.04 |
| Bill   | 08/05/2025 | 88591584 - JUL2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 07.02.25- 08.01.25        | 1540000 · Utilities - Electricity | 210.70   |        | 29,581.74 |
| Bill   | 08/05/2025 | 88591823 - JUL2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 07.02.25- 08.01.25         | 1540000 · Utilities - Electricity | 242.46   |        | 29,824.20 |
| Bill   | 08/05/2025 | 88592022 - JUL2025 | Duke Energy | 2539 S Branch Blvd- Fountain 07.02.25- 08.01.25            | 1540000 · Utilities - Electricity | 134.11   |        | 29,958.31 |
| Bill   | 08/05/2025 | 88592402 - JUL2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 07.02.25- 08.01.25        | 1540000 · Utilities - Electricity | 448.07   |        | 30,406.38 |
| Bill   | 08/05/2025 | 88592767 - JUL2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 07.02.25- 08.01.25         | 1540000 · Utilities - Electricity | 424.82   |        | 30,831.20 |
| Bill   | 08/05/2025 | 88592957 - JUL2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 07.02.25- 08.01.25 | 1540000 · Utilities - Electricity | 30.80    |        | 30,862.00 |
| Bill   | 08/05/2025 | 88593346 - JUL2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 07.02.25- 08.01.25  | 1540000 · Utilities - Electricity | 30.80    |        | 30,892.80 |
| Bill   | 08/05/2025 | 88593700 - JUL2025 | Duke Energy | 16108 Tuscan Hillside Rd- Fountain 07.02.25- 08.01.25      | 1540000 · Utilities - Electricity | 225.24   |        | 31,118.04 |
| Bill   | 08/05/2025 | 88593932 - JUL2025 | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 07.02.25- 08.01.25   | 1540000 · Utilities - Electricity | 30.80    |        | 31,148.84 |
| Bill   | 08/05/2025 | 88594082 - JUL2025 | Duke Energy | 3000 Living Coral Dr - irrigation 07.02.25- 08.01.25       | 1540000 · Utilities - Electricity | 30.80    |        | 31,179.64 |
| Bill   | 08/05/2025 | 88594529 - JUL2025 | Duke Energy | 16080 Tuscan Hillside Rd- Fountain 07.02.25- 08.01.25      | 1540000 · Utilities - Electricity | 30.80    |        | 31,210.44 |
| Bill   | 08/05/2025 | 88594769 - JUL2025 | Duke Energy | 16159 SOFT FERN TRCE 07.02.25- 08.01.25 (Fountain)         | 1540000 · Utilities - Electricity | 185.12   |        | 31,395.56 |
| Bill   | 08/05/2025 | 88619000 - JUL2025 | Duke Energy | 2069 S Branch Blvd- Entrance 07.02.25- 08.01.25            | 1540000 · Utilities - Electricity | 35.67    |        | 31,431.23 |
| Bill   | 08/05/2025 | 88594272 - JUL2025 | Duke Energy | 3246 Living Coral Dr- Irrigation 07.02.25- 08.01.25        | 1540000 · Utilities - Electricity | 30.80    |        | 31,462.03 |
| Credit | 08/05/2025 | 88573342 - JUL2025 | Duke Energy | 15501 SWEET SPRINGS BN 06.03.25- 07.01.25 (Fountain)       | 1540000 · Utilities - Electricity |          | 486.25 | 30,975.78 |
| Bill   | 08/05/2025 | 88573342 - JUL2025 | Duke Energy | 15501 SWEET SPRINGS BN 06.03.25- 07.01.25 (Fountain)       | 1540000 · Utilities - Electricity | 203.33   |        | 31,179.11 |
| Bill   | 09/05/2025 | 88592022 - AUG2025 | Duke Energy | 2539 S Branch Blvd- Fountain 08.02.25- 09.02.25            | 1540000 · Utilities - Electricity | 2,650.20 |        | 33,829.31 |
| Bill   | 09/05/2025 | 88592402 - AUG2025 | Duke Energy | 2853 Suncoast Blend Dr- Fountain 08.02.25- 09.02.25        | 1540000 · Utilities - Electricity | 493.43   |        | 34,322.74 |
| Bill   | 09/05/2025 | 88573342 - AUG2025 | Duke Energy | 15501 SWEET SPRINGS BN 08.02.25- 09.02.25 (Fountain)       | 1540000 · Utilities - Electricity | 30.80    |        | 34,353.54 |
| Bill   | 09/05/2025 | 88619000 - AUG2025 | Duke Energy | 2069 S Branch Blvd- Entrance 08.02.25- 09.02.25            | 1540000 · Utilities - Electricity | 36.52    |        | 34,390.06 |
| Bill   | 09/05/2025 | 88573904 - AUG2025 | Duke Energy | 3194 TUSCON WIND PL 08.02.25- 09.02.25 (Fountain)          | 1540000 · Utilities - Electricity | 252.26   |        | 34,642.32 |
| Bill   | 09/05/2025 | 88574137 - AUG2025 | Duke Energy | 15883 Deep Ravine Ln- Fountain 08.02.25- 09.02.25          | 1540000 · Utilities - Electricity | 230.53   |        | 34,872.85 |
| Bill   | 09/05/2025 | 88574731 - AUG2025 | Duke Energy | 3410 S BRANCH BLVD 08.02.25- 09.02.25 (Fountain)           | 1540000 · Utilities - Electricity | 287.88   |        | 35,160.73 |
| Bill   | 09/05/2025 | 88591344 - AUG2025 | Duke Energy | 3234 LIVING CORAL DR 08.02.25- 09.02.25 (Fountain)         | 1540000 · Utilities - Electricity | 30.80    |        | 35,191.53 |
| Bill   | 09/05/2025 | 88591584 - AUG2025 | Duke Energy | 16090 Secret Meadow Dr- Fountain 08.02.25- 09.02.25        | 1540000 · Utilities - Electricity | 215.79   |        | 35,407.32 |
| Bill   | 09/05/2025 | 88591823 - AUG2025 | Duke Energy | 15935 Deep Ravine Ln - Fountain 08.02.25- 09.02.25         | 1540000 · Utilities - Electricity | 320.67   |        | 35,727.99 |
| Bill   | 09/05/2025 | 88592767 - AUG2025 | Duke Energy | 2887 Living Coral Dr.- Fountain 08.02.25- 09.02.25         | 1540000 · Utilities - Electricity | 370.16   |        | 36,098.15 |
| Bill   | 09/05/2025 | 88592957 - AUG2025 | Duke Energy | 16236 Weathered Windmill TE- Irrigation 08.02.25- 09.02.25 | 1540000 · Utilities - Electricity | 30.80    |        | 36,128.95 |
| Bill   | 09/05/2025 | 88593346 - AUG2025 | Duke Energy | 3003 S Branch Blvd Access and BBall Ct 08.02.25- 09.02.25  | 1540000 · Utilities - Electricity | 30.80    |        | 36,159.75 |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name        | Memo   | Account                            | Debit    | Credit | Balance   |
|------|------------|---------------------|-------------|--|------------------------------------|----------|--------|-----------|
| Bill | 09/05/2025 | 88593700 - AUG2025  | Duke Energy | 16108 Tuscany Hillside Rd- Fountain 08.02.25- 09.02.25   | 1540000 · Utilities - Electricity  | 239.88   |        | 36,399.63 |
| Bill | 09/05/2025 | 88593932 - AUG2025  | Duke Energy | 2574 Storybrook Preserve Dr- Fountain 08.02.25- 09.02.25 | 1540000 · Utilities - Electricity  | 30.80    |        | 36,430.43 |
| Bill | 09/05/2025 | 88594082 - AUG2025  | Duke Energy | 3000 Living Coral Dr - irrigation 08.02.25- 09.02.25     | 1540000 · Utilities - Electricity  | 30.80    |        | 36,461.23 |
| Bill | 09/05/2025 | 88594272 - AUG2025  | Duke Energy | 3246 Living Coral Dr- Irrigation 08.02.25- 09.02.25      | 1540000 · Utilities - Electricity  | 30.80    |        | 36,492.03 |
| Bill | 09/05/2025 | 88594529 - AUG2025  | Duke Energy | 16080 Tuscany Hillside Rd- Fountain 08.02.25- 09.02.25   | 1540000 · Utilities - Electricity  | 30.80    |        | 36,522.83 |
| Bill | 09/05/2025 | 88594769 - AUG2025  | Duke Energy | 16159 SOFT FERN TRCE 08.02.25- 09.02.25 (Fountain        | 1540000 · Utilities - Electricity  | 191.04   |        | 36,713.87 |
| Bill | 10/07/2024 | 88574963 - SEP 2024 | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL 09/06/24       | 1540010 · Utilities - Streetlights | 7,534.42 |        | 7,534.42  |
| Bill | 10/09/2024 | 88593156 - SEP 2024 | Duke Energy | 000 State Road 54 LITE S Branch RDWY 09/06/24 - 10       | 1540010 · Utilities - Streetlights | 3,970.68 |        | 11,505.10 |
| Bill | 10/16/2024 | 88573582 - OCT 2024 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 9.15.24-10.15.24       | 1540010 · Utilities - Streetlights | 869.44   |        | 12,374.54 |
| Bill | 10/16/2024 | 88574400 - OCT 2024 | Duke Energy | 00000 S Branch Blvd 4B 9.15.24-10.15.24                  | 1540010 · Utilities - Streetlights | 661.18   |        | 13,035.72 |
| Bill | 10/16/2024 | 88592212 - OCT 2024 | Duke Energy | 00 South Branch Blvd. LITE 9.15.24-10.15.24              | 1540010 · Utilities - Streetlights | 834.73   |        | 13,870.45 |
| Bill | 11/08/2024 | 88574963 - OCT 2024 | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL 10.04.24       | 1540010 · Utilities - Streetlights | 7,534.42 |        | 21,404.87 |
| Bill | 11/12/2024 | 88593156 - OCT 2024 | Duke Energy | 000 State Road 54 LITE S Branch RDWY 10.05.24 - 11       | 1540010 · Utilities - Streetlights | 3,965.79 |        | 25,370.66 |
| Bill | 11/14/2024 | 88574400 - NOV 2024 | Duke Energy | 00000 S Branch Blvd 4B 10.16.24 - 11.13.24               | 1540010 · Utilities - Streetlights | 661.18   |        | 26,031.84 |
| Bill | 11/14/2024 | 88592212 - NOV 2024 | Duke Energy | 00 South Branch Blvd. LITE 10.16.24 - 11.13.24           | 1540010 · Utilities - Streetlights | 834.73   |        | 26,866.57 |
| Bill | 11/14/2024 | 88573582 - NOV 2024 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 10.16.24 - 11.13.24    | 1540010 · Utilities - Streetlights | 869.44   |        | 27,736.01 |
| Bill | 12/09/2024 | 88574963 - NOV 2024 | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL 11.06.24       | 1540010 · Utilities - Streetlights | 7,534.42 |        | 35,270.43 |
| Bill | 12/09/2024 | 88593156 - NOV 2024 | Duke Energy | 000 State Road 54 LITE S Branch RDWY 11.07.24 - 12       | 1540010 · Utilities - Streetlights | 3,965.79 |        | 39,236.22 |
| Bill | 12/13/2024 | 88574400 - DEC 2024 | Duke Energy | 00000 S Branch Blvd 4B 12.14.24 - 12.12.24               | 1540010 · Utilities - Streetlights | 661.18   |        | 39,897.40 |
| Bill | 12/13/2024 | 88592212 - DEC 2024 | Duke Energy | 00 South Branch Blvd. LITE 12.14.24 - 12.12.24           | 1540010 · Utilities - Streetlights | 834.73   |        | 40,732.13 |
| Bill | 12/13/2024 | 88573582 - DEC 2024 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 12.14.24 - 12.12.24    | 1540010 · Utilities - Streetlights | 869.44   |        | 41,601.57 |
| Bill | 01/15/2025 | 88593156 - DEC 2024 | Duke Energy | 000 State Road 54 LITE S Branch RDWY 12.06.24 - 01       | 1540010 · Utilities - Streetlights | 3,701.34 |        | 45,302.91 |
| Bill | 01/15/2025 | 88574963 - DEC 2024 | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL 12.05.24       | 1540010 · Utilities - Streetlights | 6,908.22 |        | 52,211.13 |
| Bill | 01/15/2025 | 88573582 - JAN 2025 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 12.13.25 - 01.15.25    | 1540010 · Utilities - Streetlights | 827.94   |        | 53,039.07 |
| Bill | 01/15/2025 | 88592212 - JAN 2025 | Duke Energy | 00 South Branch Blvd. LITE 12.13.25 - 01.15.25           | 1540010 · Utilities - Streetlights | 794.91   |        | 53,833.98 |
| Bill | 01/15/2025 | 88574400 - JAN 2025 | Duke Energy | 00000 S Branch Blvd 4B 12.13.25 - 01.15.25               | 1540010 · Utilities - Streetlights | 629.71   |        | 54,463.69 |
| Bill | 02/10/2025 | 88593156 - JAN 2025 | Duke Energy | 000 State Road 54 LITE S Branch RDWY 01.08.25 - 02       | 1540010 · Utilities - Streetlights | 3,701.34 |        | 58,165.03 |
| Bill | 02/10/2025 | 88574963 - JAN 2025 | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL 01.07.25       | 1540010 · Utilities - Streetlights | 6,906.80 |        | 65,071.83 |
| Bill | 02/17/2025 | 88592212 - FEB 2025 | Duke Energy | 00 South Branch Blvd. LITE 01.16.25 - 02.14.25           | 1540010 · Utilities - Streetlights | 794.91   |        | 65,866.74 |
| Bill | 02/17/2025 | 88573582 - FEB 2025 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 01.16.25 - 02.14.25    | 1540010 · Utilities - Streetlights | 827.94   |        | 66,694.68 |
| Bill | 02/17/2025 | 88574400 - FEB 2025 | Duke Energy | 00000 S Branch Blvd 4B 01.16.25 - 02.14.25               | 1540010 · Utilities - Streetlights | 629.71   |        | 67,324.39 |
| Bill | 03/10/2025 | 88574963 - MAR 2025 | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL 02.06.25       | 1540010 · Utilities - Streetlights | 7,055.26 |        | 74,379.65 |
| Bill | 03/10/2025 | 88574963 - MAR 2025 | Duke Energy | Lighting misc charge                                     | 1540010 · Utilities - Streetlights |          | 1.42   | 74,378.23 |
| Bill | 03/10/2025 | 88573582 - MAR 2025 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 02.15.25- 3.14.25      | 1540010 · Utilities - Streetlights | 840.03   |        | 75,218.26 |
| Bill | 03/11/2025 | 88593156 -MAR 2025  | Duke Energy | 000 State Road 54 LITE S Branch RDWY 02.07.25- 03.       | 1540010 · Utilities - Streetlights | 3,789.71 |        | 79,007.97 |
| Bill | 03/17/2025 | 88592212 - MAR 2025 | Duke Energy | 00 South Branch Blvd. LITE 02.15.25- 03.14.25            | 1540010 · Utilities - Streetlights | 806.51   |        | 79,814.48 |
| Bill | 03/17/2025 | 88574400 - MAR 2025 | Duke Energy | 00000 S Branch Blvd 4B 02.15.25- 03.14.25                | 1540010 · Utilities - Streetlights | 638.89   |        | 80,453.37 |
| Bill | 04/08/2025 | 88574963 - APR2025  | Duke Energy | 000 State Road 54 LITE Sbranch PH1 A&B SL03.06.25        | 1540010 · Utilities - Streetlights | 7,055.26 |        | 87,508.63 |
| Bill | 04/09/2025 | 88593156 -APR2025   | Duke Energy | 000 State Road 54 LITE S Branch RDWY 03.07.25- 04.       | 1540010 · Utilities - Streetlights | 3,789.71 |        | 91,298.34 |
| Bill | 04/15/2025 | 88573582 - APR 2025 | Duke Energy | 0000 S Branch Blvd Lite Prsrv 5B- 03.15.25- 04.14.25     | 1540010 · Utilities - Streetlights | 840.03   |        | 92,138.37 |
| Bill | 04/15/2025 | 88592212 - APR 2025 | Duke Energy | 00 South Branch Blvd. LITE 03.15.25- 04.14.25            | 1540010 · Utilities - Streetlights | 806.51   |        | 92,944.88 |
| Bill | 04/15/2025 | 88574400 - APR2025  | Duke Energy | 00000 S Branch Blvd 4B 03.15.25- 04.14.25                | 1540010 · Utilities - Streetlights | 638.89   |        | 93,583.77 |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num                 | Name                              | Memo  | Account                            | Debit    | Credit | Balance    |
|------|------------|---------------------|-----------------------------------|---|------------------------------------|----------|--------|------------|
| Bill | 05/09/2025 | 88593156 -MAY 2025  | Duke Energy                       | 000 State Road 54 LITE S Branch RDWY 04.05.25- 05.    | 1540010 · Utilities - Streetlights | 3,789.71 |        | 97,373.48  |
| Bill | 05/09/2025 | 88574963 - MAY 2025 | Duke Energy                       | 000 State Road 54 LITE Sbranch PH1 A&B SL 04.05.25    | 1540010 · Utilities - Streetlights | 7,055.26 |        | 104,428.74 |
| Bill | 05/15/2025 | 88573582 - MAY 2025 | Duke Energy                       | 0000 S Branch Blvd Lite Prsrv 5B- 04.13.25- 05.14.25  | 1540010 · Utilities - Streetlights | 840.03   |        | 105,268.77 |
| Bill | 05/15/2025 | 88574400 - MAY2025  | Duke Energy                       | 00000 S Branch Blvd 4B 04.15.25- 05.14.25             | 1540010 · Utilities - Streetlights | 638.89   |        | 105,907.66 |
| Bill | 05/15/2025 | 88592212 - MAY2025  | Duke Energy                       | 00 South Branch Blvd. LITE04.15.25 - 05.14.25         | 1540010 · Utilities - Streetlights | 806.51   |        | 106,714.17 |
| Bill | 06/09/2025 | 88574963 -JUN 2025  | Duke Energy                       | 000 State Road 54 LITE Sbranch PH1 A&B SL 05.06.25    | 1540010 · Utilities - Streetlights | 7,055.26 |        | 113,769.43 |
| Bill | 06/09/2025 | 88593156 -JUN 2025  | Duke Energy                       | 000 State Road 54 LITE S Branch RDWY 05.07.25- 06.    | 1540010 · Utilities - Streetlights | 3,789.71 |        | 117,559.14 |
| Bill | 06/16/2025 | 88574400 - JUN2025  | Duke Energy                       | 00000 S Branch Blvd 4B 05.15.25- 06.13.25             | 1540010 · Utilities - Streetlights | 638.89   |        | 118,198.03 |
| Bill | 06/16/2025 | 88592212 - JUN2025  | Duke Energy                       | 00 South Branch Blvd. LITE 05.15.25- 06.13.25         | 1540010 · Utilities - Streetlights | 806.51   |        | 119,004.54 |
| Bill | 06/23/2025 | 88573582 - JUN 2025 | Duke Energy                       | 0000 S Branch Blvd Lite Prsrv 5B-05.15.25- 06.13.25   | 1540010 · Utilities - Streetlights | 840.03   |        | 119,844.57 |
| Bill | 07/09/2025 | 88574963 -JUL 2025  | Duke Energy                       | 000 State Road 54 LITE Sbranch PH1 A&B SL 06.05.25    | 1540010 · Utilities - Streetlights | 7,055.26 |        | 126,899.83 |
| Bill | 07/10/2025 | 88593156 -JUL 2025  | Duke Energy                       | 000 State Road 54 LITE S Branch RDWY 06.06.25- 07.    | 1540010 · Utilities - Streetlights | 3,789.71 |        | 130,689.54 |
| Bill | 07/16/2025 | 88573582 - JUL 2025 | Duke Energy                       | 0000 S Branch Blvd Lite Prsrv 5B- 06.14.25- 07.15.25  | 1540010 · Utilities - Streetlights | 840.03   |        | 131,529.57 |
| Bill | 07/16/2025 | 88574400 - JUL 2025 | Duke Energy                       | 00000 S Branch Blvd 4B 06.14.25- 07.15.25             | 1540010 · Utilities - Streetlights | 638.89   |        | 132,168.46 |
| Bill | 07/16/2025 | 88592212 - JUL 2025 | Duke Energy                       | 00 South Branch Blvd. LITE06.14.25- 07.15.25          | 1540010 · Utilities - Streetlights | 806.51   |        | 132,974.97 |
| Bill | 08/08/2025 | 88574963 -AUG 2025  | Duke Energy                       | 000 State Road 54 LITE Sbranch PH1 A&B SL 07.04.25    | 1540010 · Utilities - Streetlights | 7,056.17 |        | 140,031.14 |
| Bill | 08/11/2025 | 88593156 -AUG 2025  | Duke Energy                       | 000 State Road 54 LITE S Branch RDWY 07.08.25- 08.    | 1540010 · Utilities - Streetlights | 3,790.26 |        | 143,821.40 |
| Bill | 08/15/2025 | 88573582 - AUG 2025 | Duke Energy                       | 0000 S Branch Blvd Lite Prsrv 5B- 007.16.25- 08.14.25 | 1540010 · Utilities - Streetlights | 840.12   |        | 144,661.52 |
| Bill | 08/15/2025 | 88592212 - AUG 2025 | Duke Energy                       | 00 South Branch Blvd. LITE 07.16.25- 08.14.25         | 1540010 · Utilities - Streetlights | 806.59   |        | 145,468.11 |
| Bill | 08/15/2025 | 88574400 - AUG 2025 | Duke Energy                       | 00000 S Branch Blvd 4B 07.16.25- 08.14.25             | 1540010 · Utilities - Streetlights | 638.95   |        | 146,107.06 |
| Bill | 09/08/2025 | 88574963 -SEP2025   | Duke Energy                       | 000 State Road 54 LITE Sbranch PH1 A&B SL 08.06.25    | 1540010 · Utilities - Streetlights | 7,056.77 |        | 153,163.83 |
| Bill | 09/10/2025 | 88593156 -SEP 2025  | Duke Energy                       | 000 State Road 54 LITE S Branch RDWY 08.07.25- 09.    | 1540010 · Utilities - Streetlights | 3,790.61 |        | 156,954.44 |
| Bill | 09/16/2025 | 88574400 - SEP 2025 | Duke Energy                       | 00000 S Branch Blvd 4B 08.15.25- 09.15.25             | 1540010 · Utilities - Streetlights | 638.99   |        | 157,593.43 |
| Bill | 09/16/2025 | 88573582 - SEP 2025 | Duke Energy                       | 0000 S Branch Blvd Lite Prsrv 5B- 08.15.25- 09.15.25  | 1540010 · Utilities - Streetlights | 840.16   |        | 158,433.59 |
| Bill | 09/16/2025 | 88592212 - SEP 2025 | Duke Energy                       | 00 South Branch Blvd. LITE 08.15.25- 09.15.25         | 1540010 · Utilities - Streetlights | 806.64   |        | 159,240.23 |
| Bill | 10/02/2024 | 1144390-2112337     | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 08.16.24-9.17.24     | 1540020 · Utilities - Water        | 18.24    |        | 18.24      |
| Bill | 10/02/2024 | 1060520-21122720    | Pasco County - Utilities Services | 3048 Suncoast Blend Dr 08.16.24 - 09.17.24            | 1540020 · Utilities - Water        | 31.98    |        | 50.22      |
| Bill | 10/02/2024 | 1030820-21122467    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 08.16.24 - 09.17.24            | 1540020 · Utilities - Water        | 10.44    |        | 60.66      |
| Bill | 11/04/2024 | 1030820-21302972    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 9.17.24 - 10.17.24             | 1540020 · Utilities - Water        | 10.60    |        | 71.26      |
| Bill | 11/04/2024 | 1060520-21303441    | Pasco County - Utilities Services | 3048 Suncoast Blend Dr 09.17.24 - 10.17.24            | 1540020 · Utilities - Water        | 21.06    |        | 92.32      |
| Bill | 12/03/2024 | 1030820-21464509    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 10.17.24 - 11.15.24            | 1540020 · Utilities - Water        | 10.60    |        | 102.92     |
| Bill | 12/03/2024 | 1060520-2164764     | Pasco County - Utilities Services | 3048 Suncoast Blend Dr 10.17.24 - 11.15.24            | 1540020 · Utilities - Water        | 38.07    |        | 140.99     |
| Bill | 01/03/2025 | 1030820-21629818    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 11.15.24 - 12.17.24            | 1540020 · Utilities - Water        | 10.60    |        | 151.59     |
| Bill | 02/04/2025 | 1030820-21812332    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 12.17.25 - 01.16.25            | 1540020 · Utilities - Water        | 10.60    |        | 162.19     |
| Bill | 03/04/2025 | 1030820-21977367    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 01.16.25- 02.17.25             | 1540020 · Utilities - Water        | 10.60    |        | 172.79     |
| Bill | 04/02/2025 | 1030820-22132512    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 02.17.25- 03.19.25             | 1540020 · Utilities - Water        | 10.60    |        | 183.39     |
| Bill | 04/02/2025 | 1144390-22133426    | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 2.17.25- 3.19.25     | 1540020 · Utilities - Water        | 45.57    |        | 228.96     |
| Bill | 05/02/2025 | 1144390-22302691    | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 3.19.25- 4.18.25     | 1540020 · Utilities - Water        | 41.38    |        | 270.34     |
| Bill | 05/07/2025 | 1030820-22301776    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 03.19.25- 04.18.25             | 1540020 · Utilities - Water        | 10.60    |        | 280.94     |
| Bill | 06/03/2025 | 1144390-22459707    | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 04.18.25- 05.19.25   | 1540020 · Utilities - Water        | 68.11    |        | 349.05     |
| Bill | 06/03/2025 | 1030820-22458794    | Pasco County - Utilities Services | 16546 Secret Meadow Dr 04.18.25- 05.19.25             | 1540020 · Utilities - Water        | 10.60    |        | 359.65     |
| Bill | 07/02/2025 | 1144390-22634162    | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 05.19.25- 06.18.25   | 1540020 · Utilities - Water        | 84.31    |        | 443.96     |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num              | Name                              | Memo   | Account                                 | Debit    | Credit | Balance  |
|------|------------|------------------|-----------------------------------|--|---|----------|--------|----------|
| Bill | 07/02/2025 | 1060520-22633505 | Pasco County - Utilities Services | 3048 Suncoast Blend Dr 05.19.25- 06.18.25            | 1540020 · Utilities - Water             | 27.68    |        | 471.64   |
| Bill | 07/02/2025 | 1030820-22633251 | Pasco County - Utilities Services | 16546 Secret Meadow Dr 05.19.25- 06.18.25            | 1540020 · Utilities - Water             | 10.60    |        | 482.24   |
| Bill | 08/04/2025 | 1060520-22805984 | Pasco County - Utilities Services | 3048 Suncoast Blend Dr 06.18.25- 07.18.25            | 1540020 · Utilities - Water             | 198.45   |        | 680.69   |
| Bill | 08/04/2025 | 1144390-22806642 | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 6.18.25- 07.18.25   | 1540020 · Utilities - Water             | 62.44    |        | 743.13   |
| Bill | 08/04/2025 | 1030820-22805729 | Pasco County - Utilities Services | 16546 Secret Meadow Dr 06.18.25- 07.18.25            | 1540020 · Utilities - Water             | 10.60    |        | 753.73   |
| Bill | 09/03/2025 | 1144390-22975786 | Pasco County - Utilities Services | 16236 Weathered Windmill Terrace 07.18.25- 08.18.25  | 1540020 · Utilities - Water             | 48.67    |        | 802.40   |
| Bill | 09/03/2025 | 1030820-22974872 | Pasco County - Utilities Services | 16546 Secret Meadow Dr 07.18.25- 08.18.25            | 1540020 · Utilities - Water             | 10.60    |        | 813.00   |
| Bill | 09/03/2025 | 1060520-22975126 | Pasco County - Utilities Services | 3048 Suncoast Blend Dr 07.18.25- 08.18.25            | 1540020 · Utilities - Water             | 204.93   |        | 1,017.93 |
| Bill | 10/02/2024 | 0999505-21121771 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 08.16.24 - 09.17.24     | 1540030 · Utilities - Water Reclaimed   | 622.44   |        | 622.44   |
| Bill | 11/04/2024 | 0999505-21301672 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 9.17.24 - 10.17.24      | 1540030 · Utilities - Water Reclaimed   | 6.48     |        | 628.92   |
| Bill | 12/03/2024 | 0999505-21463816 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 10.17.24 - 11.15.24     | 1540030 · Utilities - Water Reclaimed   | 274.59   |        | 903.51   |
| Bill | 01/03/2025 | 0999505-21629123 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 11.15.24 - 12.17.24     | 1540030 · Utilities - Water Reclaimed   | 302.13   |        | 1,205.64 |
| Bill | 02/04/2025 | 0999505-21811638 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 12.17.25 - 01.16.25     | 1540030 · Utilities - Water Reclaimed   | 336.15   |        | 1,541.79 |
| Bill | 03/04/2025 | 0999505-21976673 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 01.16.25- 02.17.25      | 1540030 · Utilities - Water Reclaimed   | 253.53   |        | 1,795.32 |
| Bill | 04/02/2025 | 0999505-22131816 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 02.17.25- 03.19.25      | 1540030 · Utilities - Water Reclaimed   | 310.23   |        | 2,105.55 |
| Bill | 05/02/2025 | 0999505-22301083 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 3.19.25- 4.18.25        | 1540030 · Utilities - Water Reclaimed   | 225.18   |        | 2,330.73 |
| Bill | 06/03/2025 | 0999505-22458099 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 04.18.25- 05.19.25      | 1540030 · Utilities - Water Reclaimed   | 293.22   |        | 2,623.95 |
| Bill | 07/02/2025 | 0999505-22632559 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 05.19.25- 06.18.25      | 1540030 · Utilities - Water Reclaimed   | 311.04   |        | 2,934.99 |
| Bill | 08/04/2025 | 0999505-22805036 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 06.18.25- 07.18.25      | 1540030 · Utilities - Water Reclaimed   | 307.80   |        | 3,242.79 |
| Bill | 09/03/2025 | 0999505-22974177 | Pasco County - Utilities Services | 15953 SR 54/South Branch RCL 07.18.25- 08.18.25      | 1540030 · Utilities - Water Reclaimed   | 312.66   |        | 3,555.45 |
| Bill | 11/29/2024 | TPA4878          | Cepra Landscape                   | Hurricane Milton Clean Up 11.29.24                   | 1546005 · R&M - Palm & Oak Tree Trimmir | 6,988.00 |        | 6,988.00 |
| Bill | 04/29/2025 | TPA5474          | Cepra Landscape                   | Reference: Storm Damaged Palm Removals MARCH 2       | 1546005 · R&M - Palm & Oak Tree Trimmir | 1,200.30 |        | 8,188.30 |
| Bill | 10/01/2024 | 422546           | Vesta District Services           | Monthly DM Fees - Oct 2024                           | 1560010 · Field Operations Management   | 324.17   |        | 324.17   |
| Bill | 11/01/2024 | 423026           | Vesta District Services           | Monthly DM Fees - Oct 2024                           | 1560010 · Field Operations Management   | 324.17   |        | 648.34   |
| Bill | 12/01/2024 | 423477           | Vesta District Services           | Monthly DM Fees - Dec 2024                           | 1560010 · Field Operations Management   | 324.17   |        | 972.51   |
| Bill | 01/06/2025 | 424089           | Vesta District Services           | Monthly DM Fees - Jan 2025                           | 1560010 · Field Operations Management   | 324.17   |        | 1,296.68 |
| Bill | 02/01/2025 | 424723           | Vesta District Services           | Monthly DM Fees - Feb 2025                           | 1560010 · Field Operations Management   | 324.17   |        | 1,620.85 |
| Bill | 03/01/2025 | 424950           | Vesta District Services           | Reference: Management Fees Mar 25.                   | 1560010 · Field Operations Management   | 324.17   |        | 1,945.02 |
| Bill | 04/01/2025 | 425426           | Vesta District Services           | Reference: Monthly contracted Apr25.                 | 1560010 · Field Operations Management   | 324.17   |        | 2,269.19 |
| Bill | 05/01/2025 | 426002           | Vesta District Services           | Reference: Monthly contracted management fees May25  | 1560010 · Field Operations Management   | 324.17   |        | 2,593.36 |
| Bill | 06/01/2025 | 426754           | Vesta District Services           | Reference: Monthly Management June25.                | 1560010 · Field Operations Management   | 324.17   |        | 2,917.53 |
| Bill | 07/01/2025 | 427216           | Vesta District Services           | Reference: Monthly contracted management fees Jul25. | 1560010 · Field Operations Management   | 324.17   |        | 3,241.70 |
| Bill | 08/01/2025 | 428118           | Vesta District Services           | Reference: Management Fees Aug 25.                   | 1560010 · Field Operations Management   | 324.17   |        | 3,565.87 |
| Bill | 09/01/2025 | 428451           | Vesta District Services           | Reference: Management fees.                          | 1560010 · Field Operations Management   | 324.17   |        | 3,890.04 |
| Bill | 10/23/2024 | 2024-650         | GHS Environmental                 | Aquatic Maintenance Oct. 2024                        | 1560020 · Aquatic Maintenance           | 1,875.00 |        | 1,875.00 |
| Bill | 11/30/2024 | 2024-715         | GHS Environmental                 | Aquatic Maintenance Nov 2024                         | 1560020 · Aquatic Maintenance           | 1,875.00 |        | 3,750.00 |
| Bill | 12/24/2024 | 2024-770         | GHS Environmental                 | Aquatic Maintenance Dec. 2024                        | 1560020 · Aquatic Maintenance           | 1,875.00 |        | 5,625.00 |
| Bill | 02/19/2025 | 2025-163         | GHS Environmental                 | Reference: Aquatic Maintenance.                      | 1560020 · Aquatic Maintenance           | 1,875.00 |        | 7,500.00 |
| Bill | 03/07/2025 | 2025-201         | GHS Environmental                 | Reference: Aquatic Maintenance Program FEB25.        | 1560020 · Aquatic Maintenance           | 1,875.00 |        | 9,375.00 |

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| Type | Date       | Num               | Name                      | Memo  | Account                                   | Debit     | Credit | Balance    |
|------|------------|-------------------|---------------------------|---|---|-----------|--------|------------|
| Bill | 03/27/2025 | 2025-253          | GHS Environmental         | Reference: Aquatic Maintenance Program 2024-2025.       | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 11,250.00  |
| Bill | 04/30/2025 | 2025-311          | GHS Environmental         | Reference: Aquatic Maintenance Program 2024-2025.       | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 13,125.00  |
| Bill | 05/09/2025 | 2025-331          | GHS Environmental         | Reference: Mitigation Maintenance Area No. 3 & 4.       | 1560020 · Aquatic Maintenance             | 4,224.00  |        | 17,349.00  |
| Bill | 05/29/2025 | 33595             | Blue Water Aquatics, Inc. | Reference: Special Service Agreement DredgeSOX II Ir    | 1560020 · Aquatic Maintenance             | 51,419.27 |        | 68,768.27  |
| Bill | 06/03/2025 | 2025-367          | GHS Environmental         | Reference: Aquatic Maintenance Program.                 | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 70,643.27  |
| Bill | 07/02/2025 | 2025-424          | GHS Environmental         | Reference: Aquatic Maintenance Program 2024-2025.       | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 72,518.27  |
| Bill | 08/15/2025 | 2025-485          | GHS Environmental         | Reference: Aquatic Maintenance.                         | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 74,393.27  |
| Bill | 09/10/2025 | 2025-572          | GHS Environmental         | Reference: Aquatic Maintenance Program 2025-2026.       | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 76,268.27  |
| Bill | 09/11/2025 | 34146             | Blue Water Aquatics, Inc. | Reference: Special Service Agreement DredgeSOX II Ir    | 1560020 · Aquatic Maintenance             | 51,419.27 |        | 127,687.54 |
| Bill | 09/29/2025 | 2025-615          | GHS Environmental         | Reference: Aquatic Maintenance Program 2025-2026.       | 1560020 · Aquatic Maintenance             | 1,875.00  |        | 129,562.54 |
| Bill | 10/03/2024 | 10667             | Suncoast Pool Service     | Fountain Services Oct 24 **CONTRACT TERMINATE           | 1560030 · Decorative Fountain Maintenance | 0.00      |        | 0.00       |
| Bill | 10/31/2024 | 32598             | Blue Water Aquatics, Inc. | Monthly Fountain Inspection & Cleaning - Oct 24         | 1560030 · Decorative Fountain Maintenance | 550.00    |        | 550.00     |
| Bill | 11/30/2024 | 32687             | Blue Water Aquatics, Inc. | Monthly Fountain Inspection & Cleaning - Nov 24         | 1560030 · Decorative Fountain Maintenance | 550.00    |        | 1,100.00   |
| Bill | 12/31/2024 | 32900             | Blue Water Aquatics, Inc. | Fountain Repairs  | 1560030 · Decorative Fountain Maintenance | 1,028.81  |        | 2,128.81   |
| Bill | 12/31/2024 | 32899             | Blue Water Aquatics, Inc. | Quarterly Fountain Inspection.                          | 1560030 · Decorative Fountain Maintenance | 2,334.59  |        | 4,463.40   |
| Bill | 01/20/2025 | 32901             | Blue Water Aquatics, Inc. | Reference: Install Pump & Motor.                        | 1560030 · Decorative Fountain Maintenance | 3,533.33  |        | 7,996.73   |
| Bill | 01/31/2025 | 33054             | Blue Water Aquatics, Inc. | Monthly Fountain Services 1.25                          | 1560030 · Decorative Fountain Maintenance | 550.00    |        | 8,546.73   |
| Bill | 02/28/2025 | 33188             | Blue Water Aquatics, Inc. | Reference: Fountain Services.                           | 1560030 · Decorative Fountain Maintenance | 550.00    |        | 9,096.73   |
| Bill | 02/28/2025 | 33187             | Blue Water Aquatics, Inc. | Reference: Fountain Troubleshooting Services and repa   | 1560030 · Decorative Fountain Maintenance | 596.78    |        | 9,693.51   |
| Bill | 03/31/2025 | 33356             | Blue Water Aquatics, Inc. | Reference: Fountain inspection and cleaning.            | 1560030 · Decorative Fountain Maintenance | 2,334.59  |        | 12,028.10  |
| Bill | 03/31/2025 | 33355             | Blue Water Aquatics, Inc. | Reference: Fountain repair.                             | 1560030 · Decorative Fountain Maintenance | 2,981.50  |        | 15,009.60  |
| Bill | 04/21/2025 | 33409             | Blue Water Aquatics, Inc. | Reference: Fountain repair & Labor.                     | 1560030 · Decorative Fountain Maintenance | 2,836.00  |        | 17,845.60  |
| Bill | 04/22/2025 | 33425             | Blue Water Aquatics, Inc. | Reference: Fountain repair.                             | 1560030 · Decorative Fountain Maintenance | 174.17    |        | 18,019.77  |
| Bill | 04/22/2025 | 33424             | Blue Water Aquatics, Inc. | Reference: fountain troubleshooting services.           | 1560030 · Decorative Fountain Maintenance | 136.00    |        | 18,155.77  |
| Bill | 04/30/2025 | 33518             | Blue Water Aquatics, Inc. | Reference: Fountain Troubleshooting Services Fountain   | 1560030 · Decorative Fountain Maintenance | 136.00    |        | 18,291.77  |
| Bill | 05/30/2025 | 33517             | Blue Water Aquatics, Inc. | Reference: Fountain repair #7.                          | 1560030 · Decorative Fountain Maintenance | 3,220.54  |        | 21,512.31  |
| Bill | 06/01/2025 | 33673             | Blue Water Aquatics, Inc. | Reference: Fountain repair#7.                           | 1560030 · Decorative Fountain Maintenance | 1,183.83  |        | 22,696.14  |
| Bill | 06/30/2025 | 33827             | Blue Water Aquatics, Inc. | Reference: Quarterly Fountains Inspection & Preventativ | 1560030 · Decorative Fountain Maintenance | 1,784.59  |        | 24,480.73  |
| Bill | 08/01/2025 | 33986             | Blue Water Aquatics, Inc. | Reference: Fountain repair.                             | 1560030 · Decorative Fountain Maintenance | 4,824.88  |        | 29,305.61  |
| Bill | 08/01/2025 | 33989             | Blue Water Aquatics, Inc. | Reference: Fountain repair Roundabout.                  | 1560030 · Decorative Fountain Maintenance | 500.00    |        | 29,805.61  |
| Bill | 08/31/2025 | 34106             | Blue Water Aquatics, Inc. | Reference: fountain services.                           | 1560030 · Decorative Fountain Maintenance | 550.00    |        | 30,355.61  |
| Bill | 09/30/2025 | 34264             | Blue Water Aquatics, Inc. | Reference: Fountain Inspection & PM Cleaning.           | 1560030 · Decorative Fountain Maintenance | 1,784.59  |        | 32,140.20  |
| Bill | 09/30/2025 | 34263             | Blue Water Aquatics, Inc. | Reference: fountain services.                           | 1560030 · Decorative Fountain Maintenance | 550.00    |        | 32,690.20  |
| Bill | 06/06/2025 | SE-PSB-060624     | Spinelli Electric, Inc.   | Reference: Commercial Fountain Diagnostic, Partial Rei  | 1560032 · Pond Fountain Maintenance       | 670.00    |        | 670.00     |
| Bill | 08/01/2025 | 33990             | Blue Water Aquatics, Inc. | Reference: Fountain repair.                             | 1560032 · Pond Fountain Maintenance       | 278.40    |        | 948.40     |
| Bill | 08/01/2025 | 33988             | Blue Water Aquatics, Inc. | Reference: Fountain repair #4.                          | 1560032 · Pond Fountain Maintenance       | 136.00    |        | 1,084.40   |
| Bill | 09/30/2025 | 34310             | Blue Water Aquatics, Inc. | Reference: fountain troubleshooting services.           | 1560032 · Pond Fountain Maintenance       | 756.00    |        | 1,840.40   |
| Bill | 06/03/2025 | SP-EPP-SB-FP-0524 | Spinelli Electric, Inc.   | Reference: Fountain Pump Restoration.                   | 1560033 · Pond Fountain Repairs           | 1,185.00  |        | 1,185.00   |
| Bill | 08/01/2025 | 33987             | Blue Water Aquatics, Inc. | Reference: Fountain repair.                             | 1560033 · Pond Fountain Repairs           | 319.51    |        | 1,504.51   |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num        | Name                                      | Memo  | Account                                 | Debit     | Credit | Balance    |
|------|------------|------------|---|---|---|-----------|--------|------------|
| Bill | 08/31/2025 | 428512     | Vesta District Services                   | Reference: Billable Expenses - Aug 2025.              | 1560060 · Park Maintenance              | 56.15     |        | 56.15      |
| Bill | 03/31/2025 | 425912     | Vesta District Services                   | Reference: Billable Expenses - Mar 2025.              | 1560071 · Fence                         | 298.27    |        | 298.27     |
| Bill | 10/01/2024 | Inv-225462 | Office Pride Commercial Cleaning Services | Porter Services 10.24                                 | 1560080 · Pet Waste Removal             | 649.50    |        | 649.50     |
| Bill | 10/30/2024 | Inv-229955 | Office Pride Commercial Cleaning Services | Dog Waste Bags & Trash Bags.                          | 1560080 · Pet Waste Removal             | 176.26    |        | 825.76     |
| Bill | 11/01/2024 | Inv-230315 | Office Pride Commercial Cleaning Services | Porter Services.                                      | 1560080 · Pet Waste Removal             | 649.50    |        | 1,475.26   |
| Bill | 12/01/2024 | Inv-234886 | Office Pride Commercial Cleaning Services | Reference: Porter Services 11.24.                     | 1560080 · Pet Waste Removal             | 649.50    |        | 2,124.76   |
| Bill | 01/01/2025 | Inv-239799 | Office Pride Commercial Cleaning Services | Porter Services Jan. 2025                             | 1560080 · Pet Waste Removal             | 649.50    |        | 2,774.26   |
| Bill | 02/01/2025 | Inv-244530 | Office Pride Commercial Cleaning Services | Porter Services Feb. 2025                             | 1560080 · Pet Waste Removal             | 649.50    |        | 3,423.76   |
| Bill | 03/01/2025 | Inv-249187 | Office Pride Commercial Cleaning Services | Reference: day porter services.                       | 1560080 · Pet Waste Removal             | 649.50    |        | 4,073.26   |
| Bill | 04/01/2025 | Inv-254014 | Office Pride Commercial Cleaning Services | Reference: day porter services.                       | 1560080 · Pet Waste Removal             | 649.50    |        | 4,722.76   |
| Bill | 05/01/2025 | Inv-258522 | Office Pride Commercial Cleaning Services | Reference: Day Porter Services 3x per week.           | 1560080 · Pet Waste Removal             | 649.50    |        | 5,372.26   |
| Bill | 05/28/2025 | Inv-262901 | Office Pride Commercial Cleaning Services | Reference: Pet waste station items.                   | 1560080 · Pet Waste Removal             | 176.26    |        | 5,548.52   |
| Bill | 05/29/2025 | Inv-262964 | Office Pride Commercial Cleaning Services | Reference: Dog wash drain and sports court fence Repa | 1560080 · Pet Waste Removal             | 425.00    |        | 5,973.52   |
| Bill | 06/01/2025 | Inv-263268 | Office Pride Commercial Cleaning Services | Reference: Day Porter Services 3x per week.           | 1560080 · Pet Waste Removal             | 649.50    |        | 6,623.02   |
| Bill | 07/01/2025 | Inv-267910 | Office Pride Commercial Cleaning Services | Reference: Day Porter Services 3x per week.           | 1560080 · Pet Waste Removal             | 649.50    |        | 7,272.52   |
| Bill | 07/18/2025 | Inv-271941 | Office Pride Commercial Cleaning Services | Reference: Coastwide Professional 55-60 Gal. Trash Ba | 1560080 · Pet Waste Removal             | 64.96     |        | 7,337.48   |
| Bill | 08/01/2025 | Inv-272483 | Office Pride Commercial Cleaning Services | Reference: Day Porter Services 3x per week.           | 1560080 · Pet Waste Removal             | 649.50    |        | 7,986.98   |
| Bill | 09/01/2025 | Inv-277045 | Office Pride Commercial Cleaning Services | Reference: Day Porter Services 3x per week.           | 1560080 · Pet Waste Removal             | 649.50    |        | 8,636.48   |
| Bill | 10/01/2024 | TPA4637    | Cepra Landscape                           | Landscape Maint. October 2024                         | 1560090 · Landscape Maintenance         | 24,695.00 |        | 24,695.00  |
| Bill | 11/01/2024 | TPA4790    | Cepra Landscape                           | Monthly Landscape - 11.24                             | 1560090 · Landscape Maintenance         | 24,695.00 |        | 49,390.00  |
| Bill | 11/29/2024 | TPA4875    | Cepra Landscape                           | Hurricane Helene Clean Up 10/4/2024                   | 1560090 · Landscape Maintenance         | 2,990.00  |        | 52,380.00  |
| Bill | 12/01/2024 | TPA4903    | Cepra Landscape                           | Landscape Maintenance Dec 2024                        | 1560090 · Landscape Maintenance         | 24,695.00 |        | 77,075.00  |
| Bill | 01/01/2025 | TPA5038    | Cepra Landscape                           | Landscape Maintenance Jan 2025.                       | 1560090 · Landscape Maintenance         | 24,695.00 |        | 101,770.00 |
| Bill | 02/01/2025 | TPA5142    | Cepra Landscape                           | Reference: Landscape Maintenance Feb 25.              | 1560090 · Landscape Maintenance         | 24,695.00 |        | 126,465.00 |
| Bill | 03/01/2025 | TPA5273    | Cepra Landscape                           | Reference: March Landscape Maintenance.               | 1560090 · Landscape Maintenance         | 24,695.00 |        | 151,160.00 |
| Bill | 04/01/2025 | TPA5404    | Cepra Landscape                           | Reference: April landscape maintenance.               | 1560090 · Landscape Maintenance         | 24,695.00 |        | 175,855.00 |
| Bill | 05/01/2025 | TPA5523    | Cepra Landscape                           | Reference: Landscape Maintenance May.                 | 1560090 · Landscape Maintenance         | 24,695.00 |        | 200,550.00 |
| Bill | 06/01/2025 | TPA5670    | Cepra Landscape                           | Reference: Landscape maintenance JUN25.               | 1560090 · Landscape Maintenance         | 24,695.00 |        | 225,245.00 |
| Bill | 07/01/2025 | TPA5749    | Cepra Landscape                           | Reference: Landscape maintenancJuly25.                | 1560090 · Landscape Maintenance         | 24,695.00 |        | 249,940.00 |
| Bill | 08/01/2025 | TPA5853    | Cepra Landscape                           | Reference: Aug25 Landscape maintenance.               | 1560090 · Landscape Maintenance         | 24,695.00 |        | 274,635.00 |
| Bill | 09/01/2025 | TPA5984    | Cepra Landscape                           | Reference: Landscape maintenance Sep.                 | 1560090 · Landscape Maintenance         | 24,695.00 |        | 299,330.00 |
| Bill | 01/07/2025 | TPA5105    | Cepra Landscape                           | Filling Blowout of Sod & Soil.                        | 1560095 · Landscape Repair & Replacemer | 450.00    |        | 450.00     |
| Bill | 02/12/2025 | TPA5185    | Cepra Landscape                           | Reference: One removal and replace Japanese Blueber   | 1560095 · Landscape Repair & Replacemer | 715.50    |        | 1,165.50   |
| Bill | 03/24/2025 | 2896       | Finn Outdoor LLC                          | Reference: Erosion/ Pond Bank Restoration.            | 1560095 · Landscape Repair & Replacemer | 9,500.00  |        | 10,665.50  |
| Bill | 08/18/2025 | TPA5920    | Cepra Landscape                           | Reference: Trimming of Bamboo behind Townhome wal     | 1560095 · Landscape Repair & Replacemer | 520.00    |        | 11,185.50  |
| Bill | 10/31/2024 | TPA4747    | Cepra Landscape                           | Investigate Mailbox Over Saturation @ Canary Park 10. | 1560100 · Irrigation Maintenance        | 744.00    |        | 744.00     |
| Bill | 01/07/2025 | TPA5104    | Cepra Landscape                           | Emergency Irrigation                                  | 1560100 · Irrigation Maintenance        | 280.00    |        | 1,024.00   |
| Bill | 03/24/2025 | TPA5338    | Cepra Landscape                           | Reference: Irrigation emergency call.                 | 1560100 · Irrigation Maintenance        | 550.00    |        | 1,574.00   |

## The Preserve at South Branch CDD Custom Transaction Detail Report October 2024 through September 2025

| Type | Date       | Num            | Name                           | Memo  | Account                               | Debit     | Credit | Balance   |
|------|------------|----------------|--------------------------------|---|---------------------------------------|-----------|--------|-----------|
| Bill | 04/15/2025 | TPA5400        | Cepra Landscape                | Reference: irrigation repairs - valve replacement.        | 1560100 · Irrigation Maintenance      | 490.00    |        | 2,064.00  |
| Bill | 05/28/2025 | TPA5603        | Cepra Landscape                | Reference: Irrigation Maintenance.                        | 1560100 · Irrigation Maintenance      | 1,967.50  |        | 4,031.50  |
| Bill | 06/10/2025 | TPA5634        | Cepra Landscape                | Reference: Decoders on S Branch that were all out.        | 1560100 · Irrigation Maintenance      | 1,603.85  |        | 5,635.35  |
| Bill | 06/10/2025 | TPA5632        | Cepra Landscape                | Reference: Investigation of two mainline brakes on Sout   | 1560100 · Irrigation Maintenance      | 1,750.00  |        | 7,385.35  |
| Bill | 06/10/2025 | TPA5633        | Cepra Landscape                | Reference: Irrigation investigation at Sea Canary Park, s | 1560100 · Irrigation Maintenance      | 1,172.50  |        | 8,557.85  |
| Bill | 05/05/2025 | TPA5505        | Cepra Landscape                | Reference: Light Mulching of South Branch Blvd..          | 1560110 · Mulch                       | 3,200.50  |        | 3,200.50  |
| Bill | 05/31/2025 | TPA5622        | Cepra Landscape                | Reference: Light Mulching of South Branch Blvd..          | 1560110 · Mulch                       | 3,200.50  |        | 6,401.00  |
| Bill | 09/25/2025 | TPA6075        | Cepra Landscape                | Reference: 09/25/2025: WORK ORDER: 51057.                 | 1560110 · Mulch                       | 3,200.50  |        | 9,601.50  |
| Bill | 09/30/2025 | TPA6124        | Cepra Landscape                | Reference: Light Mulching of South Branch Blvd.           | 1560110 · Mulch                       | 3,200.50  |        | 12,802.00 |
| Bill | 10/31/2024 | TPA4728        | Cepra Landscape                | Reference: Annual replacement.                            | 1560120 · Annual Flower Rotation      | 1,800.00  |        | 1,800.00  |
| Bill | 02/12/2025 | TPA5181        | Cepra Landscape                | Reference: Annual replacement.                            | 1560120 · Annual Flower Rotation      | 2,100.00  |        | 3,900.00  |
| Bill | 06/30/2025 | TPA5744        | Cepra Landscape                | Reference: removed and replaced (687) 4.5" seasonal a     | 1560120 · Annual Flower Rotation      | 2,082.21  |        | 5,982.21  |
| Bill | 01/07/2025 | 69125          | Illuminations Holiday Lighting | Front Entrance Balance Due                                | 1560130 · Holiday Lighting            | 2,500.00  |        | 2,500.00  |
| Bill | 08/13/2025 | 92825          | Illuminations Holiday Lighting | Reference: Deposit on Christmas Lighting.                 | 1560130 · Holiday Lighting            | 20,335.00 |        | 22,835.00 |
| Bill | 08/13/2025 | 92825-A        | Illuminations Holiday Lighting | Reference: Track and Landscape lighting.                  | 1560130 · Holiday Lighting            | 20,335.00 |        | 43,170.00 |
| Bill | 10/01/2024 | I-202410-11158 | Pasco Sheriff's Office         | Security Services 9.24                                    | 1560140 · Security                    | 696.00    |        | 696.00    |
| Bill | 11/01/2024 | I-202411-11269 | Pasco Sheriff's Office         | Reference: 10/7/24 - 10/23/24.                            | 1560140 · Security                    | 464.00    |        | 1,160.00  |
| Bill | 12/01/2024 | I-202412-11270 | Pasco Sheriff's Office         | Reference: Security Services 11.24.                       | 1560140 · Security                    | 464.00    |        | 1,624.00  |
| Bill | 01/01/2025 | I-20251-11417  | Pasco Sheriff's Office         | Security Services Dec. 2024                               | 1560140 · Security                    | 464.00    |        | 2,088.00  |
| Bill | 02/01/2025 | I-20252-11418  | Pasco Sheriff's Office         | Security Services Jan 2025                                | 1560140 · Security                    | 464.00    |        | 2,552.00  |
| Bill | 03/01/2025 | I-20253-11608  | Pasco Sheriff's Office         | Reference: Feb security.                                  | 1560140 · Security                    | 928.00    |        | 3,480.00  |
| Bill | 04/01/2025 | I-20254-11609  | Pasco Sheriff's Office         | Reference: security Mar25.                                | 1560140 · Security                    | 928.00    |        | 4,408.00  |
| Bill | 06/01/2025 | I-20256-11782  | Pasco Sheriff's Office         | Reference: Security MAY25.                                | 1560140 · Security                    | 928.00    |        | 5,336.00  |
| Bill | 07/01/2025 | I-20257-11980  | Pasco Sheriff's Office         | Reference: security Jun25.                                | 1560140 · Security                    | 696.00    |        | 6,032.00  |
| Bill | 08/01/2025 | I-20258-11981  | Pasco Sheriff's Office         | Reference: security.                                      | 1560140 · Security                    | 928.00    |        | 6,960.00  |
| Bill | 09/02/2025 | I-20259-12117  | Pasco Sheriff's Office         | Reference: Security Aug25.                                | 1560140 · Security                    | 2,697.00  |        | 9,657.00  |
| Bill | 09/30/2025 | I-20259-12118  | Pasco Sheriff's Office         | Reference: Security.                                      | 1560140 · Security                    | 2,552.00  |        | 12,209.00 |
| Bill | 10/31/2024 | TPA4767        | Cepra Landscape                | Hurricane Milton Clean Up - Stand & Stake Fallen Trees    | 1560150 · Miscellaneous Field Expense | 5,255.60  |        | 5,255.60  |
| Bill | 01/31/2025 | 424852         | Vesta District Services        | Reference: Billable Expenses - Jan 2025.                  | 1560150 · Miscellaneous Field Expense | 16.92     |        | 5,272.52  |
| Bill | 02/05/2025 | 22557          | Romaner Graphics               | Duplicate Lighthouse Monument Key                         | 1560150 · Miscellaneous Field Expense | 85.00     |        | 5,357.52  |
| Bill | 02/28/2025 | 425368         | Vesta District Services        | Reference: Billable Expenses - Feb 2025.                  | 1560150 · Miscellaneous Field Expense | 482.53    |        | 5,840.05  |
| Bill | 05/31/2025 | 427142         | Vesta District Services        | Reference: Billable Expenses - MAY 25.                    | 1560150 · Miscellaneous Field Expense | 1,146.42  |        | 6,986.47  |
| Bill | 06/03/2025 | WC227          | Vesta Property Services Inc    | Reference: Installed bike rack.                           | 1560150 · Miscellaneous Field Expense | 600.00    |        | 7,586.47  |
| Bill | 07/21/2025 | 072125-4       | Site Masters of Florida, LLC   | Remediated standing water                                 | 1560150 · Miscellaneous Field Expense | 4,200.00  |        | 11,786.47 |
| Bill | 07/21/2025 | 072125-5       | Site Masters of Florida, LLC   | Removal of addition 10' of curb                           | 1560150 · Miscellaneous Field Expense | 2,100.00  |        | 13,886.47 |
| Bill | 07/31/2025 | 073125-1       | Site Masters of Florida, LLC   | Remediate void in right-of-way curb inlet                 | 1560150 · Miscellaneous Field Expense | 1,800.00  |        | 15,686.47 |
| Bill | 09/30/2025 | 429039         | Vesta District Services        | Reference: Billable Expenses - SEP 2025.                  | 1560150 · Miscellaneous Field Expense | 2,207.23  |        | 17,893.70 |

The Preserve at South Branch CDD  
 Custom Transaction Detail Report  
 October 2024 through September 2025

| Type | Date       | Num        | Name                         | Memo  | Account                    | Debit    | Credit | Balance   |
|------|------------|------------|------------------------------|---|----------------------------|----------|--------|-----------|
| Bill | 10/17/2024 | 10098      | 09000 Consulting, LLC        | Remove Signs & Install New Signs                  | 1560151 · Signage          | 4,990.00 |        | 4,990.00  |
| Bill | 11/20/2024 | 10101      | 09000 Consulting, LLC        | Remove Signs & Install New Signs 11.27.24         | 1560151 · Signage          | 2,960.00 |        | 7,950.00  |
| Bill | 12/31/2024 | 424192     | Vesta District Services      | Billable Expenses - Dec 2024                      | 1560151 · Signage          | 12.59    |        | 7,962.59  |
| Bill | 03/12/2025 | 22603      | Romaner Graphics             | Reference: No Trespassing/Wildlife Warning signs. | 1560151 · Signage          | 945.00   |        | 8,907.59  |
| Bill | 03/12/2025 | 22604      | Romaner Graphics             | Reference: Sign Repair & Replacement.             | 1560151 · Signage          | 3,477.00 |        | 12,384.59 |
| Bill | 03/31/2025 | 425912     | Vesta District Services      | Reference: Billable Expenses - Mar 2025.          | 1560151 · Signage          | 30.82    |        | 12,415.41 |
| Bill | 04/23/2025 | 22662      | Romaner Graphics             | Reference: Signs.                                 | 1560151 · Signage          | 1,738.00 |        | 14,153.41 |
| Bill | 04/23/2025 | 22661      | Romaner Graphics             | Reference: Signs.                                 | 1560151 · Signage          | 3,477.00 |        | 17,630.41 |
| Bill | 09/19/2025 | 091925-3   | Site Masters of Florida, LLC | Remediate void in right-of-way curb inlet         | 1560152 · Pavement Repairs | 4,800.00 |        | 4,800.00  |
| Bill | 05/20/2025 | INV-002161 | DPI Pressure Washing LLC     | Reference: Pressure washing and paver sealing.    | 1560160 · Pressure Washing | 3,060.00 |        | 3,060.00  |



# EXHIBIT 4



The Preserve at South Branch CDD Agreements

| GL LINE ITEM                          | GL CODE | VENDOR   | AGREEMENT   | ANNUAL AMOUNT | PAYMENT SCHEDULE | CONTRACT INCREASE TERMS  | START DATE | RENEWAL DATE              | TERMINATION NOTICE  |  |  |
|---------------------------------------|---------|--|---|---------------|------------------|--|------------|---------------------------|---|--|--|
| <b>ADMINISTRATIVE EXPENSES</b>        |         |  |   |               |                  |  |            |                           |   |  |  |
| SUPERVISORS FEE-REGULAR MEETINGS      | 1510000 |  | Statute: max \$200 mtg; limit \$4,800/yr  | \$ 12,000.00  | Monthly          |  |            |                           |   |  |  |
| MANAGEMENT CONSULTING SERVICES        | 1510030 | Vesta<br>250 International Pkwy #208<br>Lake Mary, FL 32746<br>rlotto@vestamc.com<br>321-263-0132 x747   | Mgmt, Govt Acc, Admin, Disclosure, Field Svcs & Site Visits   | \$ 50,000.04  | Monthly          | Annual adjustment in accordance w/changing work scope  | 7/22/2020  | Ongoing until termination | 60 days written notice with or without cause any portion of or the entire agreement   |  |  |
| ADMINISTRATIVE SERVICES               | 1510040 | Vesta  |   |               |                  | Billed w/MANAGEMENT CONSULTING SERVICES  |            |                           |   |  |  |
| ACCOUNTING SERVICES                   | 1510080 | Vesta  |   |               |                  | Billed w/MANAGEMENT CONSULTING SERVICES  |            |                           |   |  |  |
| DISSEMINATION AGENT                   | 1530000 | Vesta  | Series 2018 Ph 1, 2019 Ph 2, 2021 Ph 3  |               |                  | Billed w/MANAGEMENT CONSULTING SERV  | 10/15/2019 |                           | 30 day written  |  |  |
| ASSESSMENT ROLL PREPARATION           | 1530020 | Vesta  |   |               |                  | Billed w/MANAGEMENT CONSULTING SERVICES  |            |                           |   |  |  |
| MASS MAILING                          | 1510500 | AlphaGraphics/Tampa Print<br>4410 W Hillsborough Ave<br>Tampa, FL 33614<br><br>David Murry, Owner<br>dmurray@alphagraphics.com<br>813-875-7083   | As needed, e.g. Assessment Increase Mailings  |               | Per Order        |  |            |                           |   |  |  |
| MEETING ROOM RENTAL                   | 1510050 | Springhill Suites - Tampa North<br>16615 Crosspointe Run, Land O' Lakes, FL 34638<br>Bobbi DeFilippis<br>Phone: (813) 536-1906<br>bobbi.defilippis@marriott.com<br><br>Residence Inn<br>Jackie Seneca, Sales Manager<br>jacquelyn.seneca@buywoodhotels.com<br>813-749-2823<br>813-792-8400 | Pay by CC<br>12 mtgs & 1 wkshp  | \$ 2,379.00   | Monthly          |  | 1-Oct      |                           |   |  |  |
| BANKING FEES                          | 1510060 | BANK UNITED  |   |               |                  |  |            |                           |   |  |  |
| AUDITING                              | 1510090 | DiBartolomeo, McBee, Hartley & Barnes<br>Theresa Goldstein<br>772-461-8833<br>theresa@dnhbcpa.com  | End of Yr Financial Audit FY 24-28  | \$ 3,850.00   | Annual           | Yr End: 2024 - \$3,600<br>2025 - \$3,700<br>2026 - \$3,850<br>2027 - \$3,900<br>2028 - \$4,150 | 1/18/2022  |                           | 30 day written  |  |  |
| REGULATORY AND PERMIT FEES            | 1510100 | DEPT OF ECONOMIC OPPORTUNITY<br>107 E Madison St MSC 120<br>Tallahassee, FL 32399-4124<br>850-717-8430<br>Jack.Gaskins@deo.myflorida.com   | Statutory Requirement   | \$ 175.00     | Annual           |  |            | 10/1/2023                 | Download form and submit w/ck   |  |  |
| TAX COLLECTOR/PROPERTY APPRAISER FEES | 1510110 | Pasco County Tax Collector<br>PO Box 276<br>Dade City, FL 33523<br>Central Pasco Govt Ctr: 813-235-6020 (Land O'Lakes)<br><br>Pasco County Property Appraiser<br>PO Box 401<br>Dade City, FL 33526-0401<br>813-929-2780 (Land O'Lakes)   |   |               |                  |  |            |                           |   |  |  |
| LEGAL ADVERTISEMENTS                  | 1510120 | Business Observer<br>legal@businessobserverfl.com<br>941-906-9386  | As needed: Mgt Notices & Changes, Election, Assessment, Public Hearing Notices, RFPs, RFQs  |               | Per Order        |  |            |                           |   |  |  |
| ENGINEERING SERVICES                  | 1510130 | Brlotic Dvorak Inc.<br>536 4 Ave S #4<br>St. Petersburg, FL 33701<br>Stephen Brlotic<br>(813) 361-1466<br>sbrlotic@bdlengineers.com  |   |               | Monthly          | Amendments in writing to be executed by both District & Engineer                               | 6/30/2023  | Ongoing until termination | District: immediately with cause<br>District & Engineer: 30 day written without cause |  |  |
| LEGAL SERVICES                        | 1510140 | Killinski Van Wyk<br>517 E. College Avenue<br>Tallahassee, Florida 32301<br><br>Lindsay Moczynski<br>lindsay@jgdllawyers.com   | Attorney & legal representative for all legal matters involving the District  |               | Monthly          |  | 6/3/2025   |                           | upon written notice   |  |  |
| TRUSTEE FEES                          | 1530010 | US Bank  |   |               |                  |  |            |                           |   |  |  |
| ARBITRAGE                             | 1530030 | LLS Tax Solutions<br>2172 W Nine Mile Rd #352<br>Pensacola, FL 32534<br>850-754-0311<br>Erica Ervin, Arbitrage Analyst II:<br>ek.ervin@llstax.com<br>Linda Scott, CPA, licott@llstax.com   | Series 2018 Ph 1  | \$ 500.00     | annual           |  | 8/31/2020  |                           | 90 day notice   |  |  |
|                                       |         |  | Series 2019 Ph 1  | \$ 650.00     | annual           |  |            |                           |   |  |  |
|                                       |         |  | Series 2019 Ph 2  | \$ 650.00     | annual           |  | 8/17/2021  |                           | 90 day notice   |  |  |
| WEBSITE ADMINISTRATION                | 1510150 | Imersysx Studio Ltd DBA CAMPUS SUITE/SchoolNow<br>2525 N. ...<br>...   | Website hosting, mgmt, monitoring; PDF remediation  | \$ 1,515.00   | Annual           |  | 11/20/2019 | 30-Sep                    | 30 days written   |  |  |
| PROPERTY TAXES                        | 1510160 | Pasco County Tax Collector   |   |               |                  |  |            |                           |   |  |  |
| <b>INSURANCE:</b>                     |         |  |   |               |                  |  |            |                           |   |  |  |
| INSURANCE (General Liability)         | 1520000 | EGIS INSURANCE & RISK ADVISORS   |   |               | Annual           |  |            |                           |   |  |  |
| <b>UTILITY SERVICES:</b>              |         |  |   |               |                  |  |            |                           |   |  |  |
| ELECTRIC                              | 1540000 | Duke Energy<br>877-372-8477<br>https://www.duke-energy.com/outages   | 88619000 - 2069 S Branch Blvd-Entrance<br>88594769 - 16159 SOFT FERN TRCE - Fountain FPC E<br>88594529 - 16080 Tuscan Hillside Rd - Fountain 7<br>88594272 - 3246 Living Coral Dr- Irrigation<br>88594082 - 3000 Living Coral Dr - irrigation<br>88593932 - 2574 Storybrook Preserve Dr- Fountain 2<br>88593700 - 16108 Tuscan Hillside Rd- Fountain 8<br>88593346 - 3003 S Branch Blvd Access and B&B Ct<br>88592957 - 16236 Weathered Windmill TE- Irrigation<br>88592767 - 2887 Living Coral Dr - Fountain MIT, 1<br>88592402 - 2853 Suncoast Blend Dr- Fountain 6<br>88592022 - 2539 S Branch Blvd - Fountain Roundabout<br>88591823 - 15935 Deep Ravine Ln - Fountain 4<br>88591584 - 16090 Secret Meadow Dr - Fountain 3 (Touchpoint)<br>88591344 - 3234 LIVING CORAL DR - Fountain FPC B2<br>88574731 - 3410 S BRANCH BLVD - Fountain<br>88574137 - 15883 Deep Ravine Ln - Fountain 5<br>88573904 - 3194 TUSCON WIND PL - Fountain |               | Monthly          |  |            |                           |   |  |  |
| STREETLIGHTS                          | 1540010 | Duke Energy<br>877-372-8477<br>https://www.duke-energy.com/outages   | 88593156 - 000 State Road 54 LITE S Branch RDWY<br>88592212 - 00 South Branch Blvd. LITE<br>88574963 - 000 State Road 54 LITE Sbranch PH1 A&B SL<br>88574400 - 00000 S Branch Blvd 4B<br>88573582 - 0000 S Branch Blvd Lite Prsrv 5B  |               | Monthly          |  |            |                           | 10 yrs from date first lights energized   |  |  |
| WATER                                 | 1540020 | Pasco County - Utilities Services<br>Customer Information & Service Dept.<br>PO Box 2139<br>New Port Richey, FL 34656-2139<br>727-847-8131<br>utilityserv@mpasco.net   | 1144390 - 16236 Weathered Windmill Terrace (01420479 prior to 4/2024)<br>1060520 - 3048 Suncoast Blend Dr (01390145 prior to 4/2024)<br>1030820 - 16546 Secret Meadow Dr (01395801 prior to 4/2024)   |               | Monthly          |  |            |                           |   |  |  |
| RECLAIMED WATER                       | 1540030 | Pasco County - Utilities Services<br>Customer Information & Service Dept.<br>PO Box 2139<br>New Port Richey, FL 34656-2139<br>727-847-8131<br>utilityserv@mpasco.net   | 0999505 - 15953 SR 54/South Branch RCL (01390145 prior to 4/2024)<br>Roundabout Fountain  |               | Monthly          |  |            |                           |   |  |  |
| <b>FIELD OPERATIONS:</b>              |         |  |   |               |                  |  |            |                           |   |  |  |



The Preserve at South Branch CDD Agreements

| GL LINE ITEM                       | GL CODE | VENOR   | AGREEMENT   | ANNUAL AMOUNT                              | PAYMENT SCHEDULE           | CONTRACT INCREASE TERMS   | START DATE | RENEWAL DATE                        | TERMINATION NOTICE   |
|------------------------------------|---------|---|---|--|----------------------------|---|------------|-------------------------------------|--|
| FIELD OPERATIONS                   | 1160000 | Vesta   |   |  |                            | Billed w/MANAGEMENT CONSULTING SERVICES   |            |                                     |  |
| AQUATIC MAINTENANCE                | 1560020 | GHS Environmental<br>PO Box 55802<br>St. Petersburg, FL 33732-5802<br>727-667-6786<br>Chuck Burnite, Sr. Environmental Scientist                                  | Inspections will occur two (2) times per month, with treatment as necessary. Remove all visible and accessible trash and debris. Algae, aquatic weed and brush control. Control shoreline grasses from encroaching from the water's edge. Control bottom rooted species that are unsightly or impede flow. Spot spray nuisance/exotic species located on littoral shelves. Maintain control structures clear of vegetation. Staff available to address emergency situations. Attend one (1) CDD meeting per year. Submit monthly treatment log (Excel format).<br><br>Does not include the onsite mitigation areas associated with ERP No. 26611.003 (east side of Pond 15, south side of Pond 18 and large mitigation area west of Living Coral Drive).  | \$ 22,500.00                               | Monthly                    | None - Amendments & waivers to agreement must be in writing executed by both parties  | 8/13/2023  | Auto renew on Oct 1                 | Contractor: 30 days written for cause<br>District: immediately for cause w/written notice, 30 days written without cause |
|                                    |         | Brletic Dvorak Inc.<br>536 4 Ave S #4<br>St. Petersburg, FL 33701<br>Stephen Brletic<br>(813) 361-1466<br>sbrletic@bdengineers.com                                | Stormwater Management Needs Analysis - Required every 5 years - original report submitted 2022  |  | One-time Event every 5 yrs |   | 5/17/2022  | Renew for 2027 Report (+/- \$6,620) |  |
| DECORATIVE FOUNTAIN MAINTENANCE    | 1560030 | Blue Water Aquatics<br>5119 SR 54<br>New Port Richey, FL 34652<br>727-842-2100<br>Christopher Thompson, President<br>office@bluewateraquaticsinc.com              | Weekly site visits (\$250/wk); quarterly site visits (\$285/qrt)  | \$ 14,140.00                               | Monthly                    |   | 2-Oct      |                                     | 30 days written  |
| DECORATIVE FOUNTAIN REPAIRS        | 1560030 | Blue Water Aquatics   |   |  | Per Order                  |   |            |                                     |  |
| POND FOUNTAIN MAINTENANCE          | 1560030 | Blue Water Aquatics<br>5119 SR 54<br>New Port Richey, FL 34652<br>727-842-2100<br>Christopher Thompson, President<br>office@bluewateraquaticsinc.com              | Quarterly fountain cleaning for 13 fountains  | \$ 7,138.36                                | Quarterly                  |   | 5/13/2023  | May 14 - yearly auto renew          | 30 days written (Vendor requires Certified US Mail, Return Receipt Requested)  |
| WETLAND MONITORING                 | 1560040 | GHS Environmental   | Wetland Mitigation Initial Assessment \$6760/Yr   | \$ 9,335.00                                | semi-annual &              |   | 4/30/2024  |                                     |  |
| PARK MAINTENANCE                   | 1560060 | Suncoast Spotless LLC DBA OFFICE PRIDE OF TAMPA-CLEARWATER<br>3450 E Lake Rd #200<br>Palm Harbor, FL 34685<br>813-377-3949<br>customerservice0214@officepride.com | Addendum 1 - incorporating original and adding services:<br>Service M, W, F<br>Resolve customer comments/requests within 3 business days<br>Cleaning Specs:<br>Dog Park/Sports Court-Trash/litter/Refill Dog Station Bags M, W, F. Wipe/sanitize Dog Wash, table tops & trash receptacles wkly. Treat trash cans w/enzyme cleaner and dust for cobwebs monthly<br>Living Coral Mail Kiosk/Park - trash & litter M, W, F. Wipe/sanitize table tops & trash receptacles wkly. Treat trash cans w/enzyme cleaner and dust for cobwebs monthly<br>Balboa/Weathered Windmill Park & Plaground - trash & litter M, W, F. Wipe/sanitize table tops & trash receptacles wkly. Treat trash cans w/enzyme cleaner and dust for cobwebs monthly<br>South Branch Park - trash & litter M, W, F. Wipe/sanitize table tops & trash receptacles wkly. Empty ash receptacle wkly. Treat trash cans w/enzyme cleaner and dust for cobwebs monthly<br>Tuscan/Suncoast Blend Townhomes - trash & litter M, W, F. South Branch Trash Receptacle M, W, F.<br>*Dog waste & trash bags additional charge subject to market price adjustments. 5/1/2023 pricing subject to change without notice: Dog waste bags - \$107.60/case of 10, large (55 Gal) trash bags - \$64.96/case of 150<br>Specs may be altered at any time by written notice. Cost changes to be negotiated. | \$ 7,794.00                                | Monthly                    | May increase as market conditions change & regular costs of doing business warrant annual increases. Increases will be communicated with at least 30 days notice of the increase effective date | 7/1/2023   | auto renew                          | District: immediately for cause<br>Contractor & District: 30 days written notice without cause                           |
|                                    |         | OFFICE PRIDE COMMUNICATION<br>6202 Benjamin Rd #105<br>Tampa, FL 33634<br>727-373-8842<br>727-373-8176<br>areatorvcar@officepride.com                             | M, W, F:<br>Empty & Remove trash and dog waste receptacles from Dog park & Sports Court areas<br>Police area for litter<br>Clean & sanitize high touch surfaces   | Incorporated into 7-1-2023 Addendum amount |                            |   | 5/22/2020  |                                     |  |
| ENTRANCE, GATE & WALLS MAINTENANCE | 1560070 |   |   |  |                            |   |            |                                     |  |
| PET WASTE REMOVAL                  | 1560080 | (Assign to Park Maintenance - 1560060)  |   |  |                            |   |            |                                     |  |
| LANDSCAPE MAINTENANCE              | 1560090 | Cepra<br>PO Box 865<br>Oakland, FL 34760<br>Richard Seaman, Account Manager<br>727-458-7945<br>rseaman@cepralandscape.com   | Mowing: March-Oct - 35; Nov-Feb - 8<br>Edging/Trimming: Hard-edged areas - weekly; Soft-edged areas - bi-weekly<br>Pond mowing: Mt-Oct - 36; Nov-Feb - 8<br>Tree/Shrub: Deciduous - prune during dormancy, Evergreen - early summer & fall - 10-15 ft clearance<br>Palms: June & Dec pruning<br>Weeding, herbicide/fertilizer, pest treatments inc. fire ants<br>Irrigation: monthly inspection, routine maintenance  | \$ 296,337.00                              | Monthly                    | Yr 3: 4/1/2022-3/31/2023  | 8/17/2021  | 3/31/2023 RFP!                      | Contractor: 60 days written<br>District: 30 days written without cause   |
| IRRIGATION REPAIRS                 | 1560100 | Cepra<br>PO Box 865<br>Oakland, FL 34760<br>Richard Seaman, Account Manager<br>727-458-7945<br>rseaman@cepralandscape.com   | Monthly inspections included w/landscape maintenance agreement.<br>Additional cost from LMA - repair proposals subject to approval  |  |                            |   |            |                                     |  |
| MULCH                              | 1546059 | Cepra   | Additional cost from LMA: April & Oct - 3" thick  |  |                            |   |            |                                     |  |
| ANNUAL FLOWER ROTATION             | 1560110 | Cepra   | Additional cost from LMA: quarterly 1.855 @ 4" pots   |  |                            |   |            |                                     |  |





## CDD Labor Rates

(January 1, 2026 – September 30, 2026)

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



# EXHIBIT 5



**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

**Funding Reserve Analysis**  
*for*  
**The Preserve at South Branch CDD**

August 5, 2024



**Funding Reserve Analysis**  
*for*  
**The Preserve at South Branch CDD**

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August 5, 2024

The Preserve at South Branch CDD  
16087 Secret Meadow Drive  
Odessa, Florida 33556

Board of Supervisors,

We are pleased to present to The Preserve at South Branch CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

**Project Description**

The Preserve at South Branch CDD commenced operations in September 2017. The community started home construction in 2018 and it continued until buildout was reached in 2023. The community is comprised of single family homes and townhomes. There are 1,033 total community units. The CDD consists of 628.47 acres and is located in Odessa, Pasco County, Florida.

**Date of Physical Inspection**

The subject property was physically inspected on June 20, 2024 by Paul Gallizzi and Steven Swartz.

**Study Start and Study End**

This Reserve Study encompasses the 2024-2025 fiscal year plus 30 years. The Study Start Date is October 1, 2024 and the study ends on September 30, 2055.

**Governing Documents**

A review was made of aeriels and subdivision plats for the subject property.

**Depth of Study**

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.



**Summary of Financial Assumptions**

The below table contains a partial summary of information provided by The Preserve at South Branch CDD for the The Preserve at South Branch CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

|  |                        |
|--|------------------------|
| <i>Fiscal Calendar Year Begins</i>                       | <i>October 1</i>       |
| <i>Reserve Study by Fiscal Calendar Year Starting</i>    | <i>October 1, 2024</i> |
| <i>Funding Study Length</i>                              | <i>30 Years</i>        |
| <i>Number of Assessment Paying Owners</i>                | <i>1033</i>            |
| <i>Reserve Balance as of October 1, 2024<sup>1</sup></i> | <i>\$ 27,061</i>       |
| <i>Annual Inflation Rate</i>                             | <i>2.50%</i>           |
| <i>Tax Rate on Reserve Interest</i>                      | <i>0.00%</i>           |
| <i>Minimum Reserve Account Balance</i>                   | <i>\$ 0</i>            |
| <i>Assessment Change Period</i>                          | <i>1 Year</i>          |
| <i>Annual Operating Budget</i>                           | <i>\$ 0</i>            |

<sup>1</sup> See "Financial Condition of District" in this report.

**Recommended Payment Schedule**

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component.

Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

**Proposed Assessments**

| Fiscal Calendar Year | Owner Total Annual Assessment | District Annual Reserve Assessment | Proposed Reserve Balance |
|----------------------|-------------------------------|------------------------------------|--------------------------|
| 2024                 | \$ 237                        | \$ 244,600                         | \$ 273,056               |
| 2025                 | \$ 243                        | \$ 250,715                         | \$ 527,654               |
| 2026                 | \$ 249                        | \$ 256,983                         | \$ 791,094               |
| 2027                 | \$ 255                        | \$ 263,407                         | \$ 1,063,623             |
| 2028                 | \$ 261                        | \$ 269,993                         | \$ 1,239,059             |
| 2029                 | \$ 268                        | \$ 276,742                         | \$ 1,452,795             |

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2024

**Reserve Study Assumptions**

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.



- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

### **Impact of Component Life**

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

### **Inflation Estimate**

The reserve study uses an inflation factor of 2.5% over the course of the study.

### **Initial Reserves**

As of April 30, 2024, there was \$27,061 set aside for reserves. The projected reserve balance on October 1, 2024 will be \$27,061. These numbers were obtained from the District on the official April 2024 balance sheet and the annual budget. October 1, 2024 starts the next fiscal year. September 30, 2025 marks the end of the fiscal year.

### **Financial Condition of District**

The pooled method with inflation reserve projections estimate \$236.79 per owner per year in 2024-2025 and \$244,600 in total funding.

At the current time, the District is in its early stages and has just started to fund reserves. There is ample time to properly fund reserves. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

|                 |                  |
|-----------------|------------------|
| 30% funded:     | poorly funded    |
| 30-70% funded:  | fairly funded    |
| 70-100% funded: | well funded      |
| 100+% funded:   | very well funded |

### **Special Assessments**

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.



## **Reserve Funding Goal**

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

## **Study Method**

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the National Construction Estimator, Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

## **Summary of Findings**

We have estimated future projected expenses for The Preserve at South Branch CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "The Preserve at South Branch CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner fees as shown in the attached "The Preserve at South Branch CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. The Preserve at South Branch CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, The Preserve at South Branch CDD shall provide to us The Preserve at South Branch CDD's best-estimated age of that item. If The Preserve at South Branch CDD is unable to provide an estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection



of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

### **Percent Funded**

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

### **Keeping Your Reserve Study Current**

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

### **Items Beyond the Scope of this Report**

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.



- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the The Preserve at South Branch CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

### Stormwater Drainage Notes

The District has an overall land area of 628.47 acres comprising 1033 single family and townhome sites. The drainage for the District is comprised of inlets, drainage pipes, and retention ponds.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are estimated to be 222 curb inlets, 38 mitered end sections, 47 manholes, and 7 control structures. In addition, there is 32,818 feet of reinforced concrete piping ranging in size from an 18 inch diameter to a 66 inch diameter.

### The Preserve at South Branch Storm Water Pipes

#### Concrete:

| Diameter | Length | Cost/LF | Amount      |
|----------|--------|---------|-------------|
| 18"      | 4871'  | 90.00   | \$ 438,390  |
| 24"      | 8051'  | 114.00  | \$ 917,814  |
| 30"      | 371'   | 138.00  | \$ 51,198   |
| 36"      | 1463'  | 162.00  | \$ 237,006  |
| 42"      | 519'   | 186.00  | \$ 96,534   |
| 48"      | 4913'  | 210.00  | \$1,013,730 |
| 54"      | 6906'  | 234.00  | \$1,616,004 |
| 60"      | 4314'  | 258.00  | \$1,113,012 |
| 66"      | 1410'  | 282.00  | \$ 397,620  |

#### Other Drainage:

|                      |                        |
|----------------------|------------------------|
| Curb Inlets          | 222@5000 = \$1,110,000 |
| Mitered End Sections | 38@2000 = \$ 76,000    |
| Control Structures   | 7@5000 = \$ 35,000     |
| Manholes             | 47@3900 = \$ 183,300   |

Grand Total \$7,303,608



In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the CDD owned drainage improvements.

For the purpose of this reserve study, it is our opinion that two percent of the original system cost should be set aside for reserves over a ten year period, which would result in a reserve over that time of \$146,100. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual CDD expenditures for such items.

### **Pond Banks Notes**

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In The Preserve at South Branch, there are retention ponds for stormwater drainage. These ponds are estimated to have 25,017 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 10-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the district. This number can be adjusted in future reserve planning if necessary.

### **Paving Notes**

Asphalt paved roads and parking areas have a varying expected life from approximately 15 years to 30 years. It is typical to assume an expected life of 20 years in the subject District. In the subject District, the roads are in good condition. We project the roads have a remaining life of approximately 16 years before an asphalt mill and overlay will be necessary.

### **Sidewalk Notes**

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to problems such as tree roots uprooting the sidewalk. It is our estimate that 5 percent of the cost new of the sidewalk be set aside over a 5-year period to reserve for these repairs. There is approximately 176,700 SF of sidewalk on the District grounds. The estimated replacement cost new is approximately \$1,320,000, which would result in a sidewalk repair reserve of \$66,000 over a 5-year period.



**Statement of Qualifications**

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

**Conflict of Interest**


As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank The Preserve at South Branch CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

6 Pages of Photographs Attached





Entry Monument



Roundabout Fountain Pool



Roundabout Fountain Pool Pumps and Equipment



Typical Pond



Typical Pond



Typical Pond





Pond Fountain



Stormwater Drainage Control Structure



Stormwater Drainage Curb Inlet



Streets



Streets



Streets





Sidewalks



Perimeter Vinyl Fencing Northern Boundary



Perimeter Wall



Perimeter Wall



Tucson Wind/Sweet Springs Park Pavilion



Tucson Wind/Sweet Springs Wooden Fencing





Tucson Wind/Sweet Springs Park Benches



Tucson Wind/Sweet Springs Picnic Tables



Living Coral/Sea Canary Metal Mail Pavilion



Living Coral/Sea Canary Metal Park Pavilion Picnic Table



Balboa Mist/Weathered Windmill Playstructure



Balboa Mist/Weathered Windmill Riding Structures





Balboa Mist/Weathered Windmill Playground Edging



Balboa Mist/Weathered Windmill Park Pavilion



South Branch Blvd Basketball Court



South Branch Blvd Basketball Court Fencing



South Branch Blvd Basketball Court Park Benches



South Branch Blvd Metal Pavilion





South Branch Blvd Dog Park



South Branch Blvd Dog Park Obstacle



South Branch Blvd Dog Park Wash Station



South Branch Blvd Dog Park Fencing



South Branch Blvd Park Parking Lot



**The Preserve at South Branch CDD Reserve Study Expense Item Summary**

| <b>Reserve Items</b>                             | <b>Current Cost When New</b> | <b>Estimated Remaining Life</b> | <b>Expected Life When New</b> | <b>First Replacement Cost</b> | <b>Repeating Item?</b> |
|--|------------------------------|---------------------------------|-------------------------------|-------------------------------|------------------------|
| <b>Entry Area</b>                                |                              |                                 |                               |                               |                        |
| Entry Monument Painting                          | \$ 2,000                     | 4 Years                         | 10 Years                      | \$ 2,266                      | Yes                    |
| Entry Monument Refurbishment                     | \$ 15,000                    | 14 Years                        | 20 Years                      | \$ 21,816                     | Yes                    |
| Entry Monument Metal Roofing                     | \$ 4,800                     | 24 Years                        | 30 Years                      | \$ 8,962                      | Yes                    |
| <b>Grounds</b>                                   |                              |                                 |                               |                               |                        |
| Roundabout Fountain Pool Resurface               | \$ 43,200                    | 11 Years                        | 15 Years                      | \$ 58,296                     | Yes                    |
| Roundabout Fountain Pumps and Equipment          | \$ 15,000                    | 6 Years                         | 10 Years                      | \$ 17,865                     | Yes                    |
| Pond Banks Erosion Control                       | \$ 187,600                   | 6 Years                         | 10 Years                      | \$ 223,437                    | Yes                    |
| Pond Fountains                                   | \$ 154,000                   | 11 Years                        | 15 Years                      | \$ 207,813                    | Yes                    |
| Stormwater Drainage Repair Allowance             | \$ 146,100                   | 9 Years                         | 10 Years                      | \$ 187,547                    | Yes                    |
| <b>Parks</b>                                     |                              |                                 |                               |                               |                        |
| Tucson Wind/Sweet Springs Wooden Fencing         | \$ 4,100                     | 17 Years                        | 20 Years                      | \$ 6,427                      | Yes                    |
| Tucson Wind/Sweet Springs Park Benches           | \$ 4,400                     | 12 Years                        | 15 Years                      | \$ 6,088                      | Yes                    |
| Tucson Wind/Sweet Springs Picnic Tables          | \$ 3,600                     | 12 Years                        | 15 Years                      | \$ 4,981                      | Yes                    |
| Tucson Wind/Sweet Springs Trash Cans             | \$ 1,200                     | 12 Years                        | 15 Years                      | \$ 1,660                      | Yes                    |
| Tucson Wind/Sweet Springs Metal Pavilion         | \$ 30,000                    | 22 Years                        | 25 Years                      | \$ 53,282                     | Yes                    |
| Living Coral/Sea Canary Picnic Tables            | \$ 3,600                     | 11 Years                        | 15 Years                      | \$ 4,858                      | Yes                    |
| Living Coral/Sea Canary Trash Cans               | \$ 1,200                     | 11 Years                        | 15 Years                      | \$ 1,619                      | Yes                    |
| Living Coral/Sea Canary Metal Pavilion           | \$ 14,400                    | 21 Years                        | 25 Years                      | \$ 24,945                     | Yes                    |
| Living Coral/Sea Canary Mail Pavilion            | \$ 12,800                    | 21 Years                        | 25 Years                      | \$ 22,173                     | Yes                    |
| Living Coral/Sea Canary Mail Kiosks              | \$ 56,000                    | 21 Years                        | 25 Years                      | \$ 97,007                     | Yes                    |
| Balboa Mist/Weathered Windmill Metal Pavilion    | \$ 3,000                     | 21 Years                        | 25 Years                      | \$ 5,197                      | Yes                    |
| Balboa Mist/Weathered Windmill Playstructure     | \$ 80,000                    | 11 Years                        | 15 Years                      | \$ 107,955                    | Yes                    |
| Balboa Mist/Weathered Windmill Riding Structures | \$ 3,000                     | 11 Years                        | 15 Years                      | \$ 4,048                      | Yes                    |



The Preserve at South Branch CDD Funding Study Expense Item Summary - Continued

| Reserve Items   | Current Cost When New | Estimated Remaining Life | Expected Life When New | First Replacement Cost | Repeating Item? |
|---|-----------------------|--------------------------|------------------------|------------------------|-----------------|
| Balboa Mist/Weathered Windmill Playground Border Edging     | \$ 2,400              | 11 Years                 | 15 Years               | \$ 3,239               | Yes             |
| Balboa Mist/Weathered Windmill Park Benches                 | \$ 3,300              | 11 Years                 | 15 Years               | \$ 4,453               | Yes             |
| Balboa Mist/Weathered Windmill Picnic Tables                | \$ 3,600              | 11 Years                 | 15 Years               | \$ 4,858               | Yes             |
| Balboa Mist/Weathered Windmill Trash Cans                   | \$ 1,200              | 11 Years                 | 15 Years               | \$ 1,619               | Yes             |
| Balboa Mist/Weathered Windmill BBQ Grill                    | \$ 600                | 11 Years                 | 15 Years               | \$ 810                 | Yes             |
| South Branch Blvd Basketball Court Color Coat               | \$ 2,520              | 4 Years                  | 8 Years                | \$ 2,855               | Yes             |
| South Branch Blvd Basketball Court Fencing                  | \$ 11,500             | 16 Years                 | 20 Years               | \$ 17,583              | Yes             |
| South Branch Blvd Park Benches                              | \$ 2,200              | 11 Years                 | 15 Years               | \$ 2,969               | Yes             |
| South Branch Blvd Metal Pavilion                            | \$ 14,400             | 21 Years                 | 25 Years               | \$ 24,945              | Yes             |
| South Branch Blvd Picnic Tables                             | \$ 5,400              | 11 Years                 | 15 Years               | \$ 7,287               | Yes             |
| South Branch Blvd Trash Can                                 | \$ 1,200              | 11 Years                 | 15 Years               | \$ 1,619               | Yes             |
| South Branch Blvd Dog Park Fencing                          | \$ 16,632             | 16 Years                 | 20 Years               | \$ 25,429              | Yes             |
| South Branch Blvd Dog Wash Station                          | \$ 1,500              | 6 Years                  | 10 Years               | \$ 1,787               | Yes             |
| South Branch Blvd Dog Park Obstacles                        | \$ 6,000              | 11 Years                 | 15 Years               | \$ 8,097               | Yes             |
| South Branch Blvd Park Parking Lot Asphalt Mill and Overlay | \$ 14,070             | 14 Years                 | 18 Years               | \$ 20,464              | Yes             |
| <b>Streets</b>  |                       |                          |                        |                        |                 |
| Asphalt Mill and Overlay                                    | \$ 2,221,588          | 16 Years                 | 20 Years               | \$ 3,396,618           | Yes             |
| Sidewalk Repair Allowance                                   | \$ 66,000             | 5 Years                  | 5 Years                | \$ 76,669              | Yes             |
| <b>Walls and Fencing</b>                                    |                       |                          |                        |                        |                 |
| Perimeter Vinyl Fencing North Boundary                      | \$ 73,350             | 22 Years                 | 25 Years               | \$ 130,275             | Yes             |
| Concrete Panel Wall Paint Both Sides                        | \$ 70,720             | 4 Years                  | 8 Years                | \$ 80,126              | Yes             |
| Concrete Panel Wall Repair Allowance                        | \$ 18,700             | 4 Years                  | 5 Years                | \$ 21,187              | Yes             |

Months Remaining in Fiscal Calendar Year 2024: 12



*The Preserve at South Branch CDD Funding Study Expense Item Summary - Continued*

*Expected annual inflation: 2.50%*

*Interest earned on reserve funds: 1.00%*

*Initial Reserve: \$ 27,061*



The Preserve at South Branch CDD Reserve Study Expense Item Listing

| Reserve Items                           | Unit Cost          | No Units | Current Cost When New | Estimated Remaining Life | Expected Life When New | Fiscal Calendar Year | Estimated Future Cost |
|---|--------------------|----------|-----------------------|--------------------------|------------------------|----------------------|-----------------------|
| <b>Entry Area</b>                       |                    |          |                       |                          |                        |                      |                       |
| Entry Monument Painting                 | \$ 2,000 / total   | 1 total  | \$ 2,000              | 4 Years                  | 10 Years               | 2028                 | \$ 2,266              |
|   |                    |          |                       | 10 Years                 |                        | 2038                 | \$ 2,909              |
|   |                    |          |                       |                          |                        | 2048                 | \$ 3,734              |
|   |                    |          |                       |                          |                        | 2058                 | \$ 4,793              |
| Entry Monument Refurbishment            | \$ 15,000 ea       | 1        | \$ 15,000             | 14 Years                 | 20 Years               | 2038                 | \$ 21,816             |
|   |                    |          |                       | 20 Years                 |                        | 2058                 | \$ 35,950             |
| Entry Monument Metal Roofing            | \$ 20.00 / sf      | 240 sf   | \$ 4,800              | 24 Years                 | 30 Years               | 2048                 | \$ 8,962              |
|   |                    |          |                       | 30 Years                 |                        | 2078                 | \$ 18,957             |
| <b>Grounds</b>                          |                    |          |                       |                          |                        |                      |                       |
| Roundabout Fountain Pool Resurface      | \$ 18.00 / sf      | 2400 sf  | \$ 43,200             | 11 Years                 | 15 Years               | 2035                 | \$ 58,296             |
|   |                    |          |                       | 15 Years                 |                        | 2050                 | \$ 84,787             |
|   |                    |          |                       |                          |                        | 2065                 | \$ 123,316            |
| Roundabout Fountain Pumps and Equipment | \$ 15,000 ea       | 1        | \$ 15,000             | 6 Years                  | 10 Years               | 2030                 | \$ 17,865             |
|   |                    |          |                       | 10 Years                 |                        | 2040                 | \$ 22,934             |
|   |                    |          |                       |                          |                        | 2050                 | \$ 29,440             |
|   |                    |          |                       |                          |                        | 2060                 | \$ 37,792             |
| Pond Banks Erosion Control              | \$ 187,600 / total | 1 total  | \$ 187,600            | 6 Years                  | 10 Years               | 2030                 | \$ 223,437            |
|   |                    |          |                       | 10 Years                 |                        | 2040                 | \$ 286,824            |
|   |                    |          |                       |                          |                        | 2050                 | \$ 368,194            |
|   |                    |          |                       |                          |                        | 2060                 | \$ 472,647            |
| Pond Fountains                          | \$ 14,000 ea       | 11       | \$ 154,000            | 11 Years                 | 15 Years               | 2035                 | \$ 207,813            |
|   |                    |          |                       | 15 Years                 |                        | 2050                 | \$ 302,249            |
|   |                    |          |                       |                          |                        | 2065                 | \$ 439,598            |
| Stormwater Drainage Repair Allowance    | \$ 146,100 / total | 1 total  | \$ 146,100            | 9 Years                  | 10 Years               | 2033                 | \$ 187,547            |
|   |                    |          |                       | 10 Years                 |                        | 2043                 | \$ 240,753            |
|   |                    |          |                       |                          |                        | 2053                 | \$ 309,052            |
| <b>Parks</b>                            |                    |          |                       |                          |                        |                      |                       |
| Tucson Wind/Sweet                       | \$ 25.00 / lf      | 164 lf   | \$ 4,100              | 17 Years                 | 20 Years               | 2041                 | \$ 6,427              |



The Preserve at South Branch CDD Reserve Study Expense Item Listing - Continued

| Reserve Items                            | Unit Cost     | No Units | Current Cost When New | Estimated Remaining Life | Expected Life When New | Fiscal Calendar Year | Estimated Future Cost             |
|--|---------------|----------|-----------------------|--------------------------|------------------------|----------------------|-----------------------------------|
| Tucson Wind/Sweet Fencing                | \$ 25.00 / lf | 164 lf   | \$ 4,100              | 20 Years                 | 20 Years               | 2061                 | \$ 10,591                         |
| Tucson Wind/Sweet Springs Park Benches   | \$ 1,100 ea   | 4        | \$ 4,400              | 12 Years<br>15 Years     | 15 Years               | 2036<br>2051<br>2066 | \$ 6,088<br>\$ 8,854<br>\$ 12,878 |
| Tucson Wind/Sweet Springs Picnic Tables  | \$ 1,800 ea   | 2        | \$ 3,600              | 12 Years<br>15 Years     | 15 Years               | 2036<br>2051<br>2066 | \$ 4,981<br>\$ 7,244<br>\$ 10,536 |
| Tucson Wind/Sweet Springs Trash Cans     | \$ 600 ea     | 2        | \$ 1,200              | 12 Years<br>15 Years     | 15 Years               | 2036<br>2051<br>2066 | \$ 1,660<br>\$ 2,415<br>\$ 3,512  |
| Tucson Wind/Sweet Springs Metal Pavilion | \$ 50.00 ea   | 600      | \$ 30,000             | 22 Years<br>25 Years     | 25 Years               | 2046<br>2071         | \$ 53,282<br>\$ 99,479            |
| Living Coral/Sea Canary Picnic Tables    | \$ 1,800 ea   | 2        | \$ 3,600              | 11 Years<br>15 Years     | 15 Years               | 2035<br>2050<br>2065 | \$ 4,858<br>\$ 7,066<br>\$ 10,276 |
| Living Coral/Sea Canary Trash Cans       | \$ 600 ea     | 2        | \$ 1,200              | 11 Years<br>15 Years     | 15 Years               | 2035<br>2050<br>2065 | \$ 1,619<br>\$ 2,355<br>\$ 3,425  |
| Living Coral/Sea Canary Metal Pavilion   | \$ 50.00 / sf | 288 sf   | \$ 14,400             | 21 Years<br>25 Years     | 25 Years               | 2045<br>2070         | \$ 24,945<br>\$ 46,572            |
| Living Coral/Sea Canary Mail Pavilion    | \$ 50.00 / sf | 256 sf   | \$ 12,800             | 21 Years<br>25 Years     | 25 Years               | 2045<br>2070         | \$ 22,173<br>\$ 41,398            |
| Living Coral/Sea                         | \$ 2,800 ea   | 20       | \$ 56,000             | 21 Years                 | 25 Years               | 2045                 | \$ 97,007                         |



The Preserve at South Branch CDD Reserve Study Expense Item Listing - Continued

| <b>Reserve Items</b>                                    | <b>Unit Cost</b> | <b>No Units</b> | <b>Current Cost When New</b> | <b>Estimated Remaining Life</b> | <b>Expected Life When New</b> | <b>Fiscal Calendar Year</b> | <b>Estimated Future Cost</b>           |
|---|------------------|-----------------|------------------------------|---------------------------------|-------------------------------|-----------------------------|--|
| LivingCoral Mail Kiosks                                 | \$ 2,800 ea      | 20              | \$ 56,000                    | 25 Years                        | 25 Years                      | 2070                        | \$ 181,115                             |
| Balboa Mist/Weathered Windmill Metal Pavilion           | \$ 50.00 / sf    | 60 sf           | \$ 3,000                     | 21 Years<br>25 Years            | 25 Years                      | 2045<br>2070                | \$ 5,197<br>\$ 9,703                   |
| Balboa Mist/Weathered Windmill Playstructure            | \$ 80,000 ea     | 1               | \$ 80,000                    | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 107,955<br>\$ 157,012<br>\$ 228,363 |
| Balboa Mist/Weathered Windmill Riding Structures        | \$ 1,500 ea      | 2               | \$ 3,000                     | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 4,048<br>\$ 5,888<br>\$ 8,564       |
| Balboa Mist/Weathered Windmill Playground Border Edging | \$ 10.00 / lf    | 240 lf          | \$ 2,400                     | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 3,239<br>\$ 4,710<br>\$ 6,851       |
| Balboa Mist/Weathered Windmill Park Benches             | \$ 1,100 ea      | 3               | \$ 3,300                     | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 4,453<br>\$ 6,477<br>\$ 9,420       |
| Balboa Mist/Weathered Windmill Picnic Tables            | \$ 1,800 ea      | 2               | \$ 3,600                     | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 4,858<br>\$ 7,066<br>\$ 10,276      |
| Balboa Mist/Weathered Windmill Trash Cans               | \$ 600 ea        | 2               | \$ 1,200                     | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 1,619<br>\$ 2,355<br>\$ 3,425       |
| Balboa Mist/Weathered Windmill BBQ Grill                | \$ 600 ea        | 1               | \$ 600                       | 11 Years<br>15 Years            | 15 Years                      | 2035<br>2050<br>2065        | \$ 810<br>\$ 1,178<br>\$ 1,713         |
| South Branch Blvd                                       | \$ 1.20 / sf     | 2100 sf         | \$ 2,520                     | 4 Years<br>8 Years              | 8 Years                       | 2028<br>2036                | \$ 2,855<br>\$ 3,480                   |

The Preserve at South Branch CDD Reserve Study Expense Item Listing - Continued

| Reserve Items   | Unit Cost     | No Units | Current Cost When New | Estimated Remaining Life | Expected Life When New | Fiscal Calendar Year | Estimated Future Cost |
|---|---------------|----------|-----------------------|--------------------------|------------------------|----------------------|-----------------------|
| South Branch Blvd Basketball Court Color                    | \$ 1.20 / sf  | 2100 sf  | \$ 2,520              | 8 Years                  | 8 Years                | 2044                 | \$ 4,258              |
|   |               |          |                       |                          |                        | 2052                 | \$ 5,199              |
|   |               |          |                       |                          |                        | 2060                 | \$ 6,349              |
| South Branch Blvd Basketball Court Fencing                  | \$ 50.00 / lf | 230 lf   | \$ 11,500             | 16 Years<br>20 Years     | 20 Years               | 2040                 | \$ 17,583             |
|   |               |          |                       |                          |                        | 2060                 | \$ 28,974             |
| South Branch Blvd Park Benches                              | \$ 1,100 ea   | 2        | \$ 2,200              | 11 Years<br>15 Years     | 15 Years               | 2035                 | \$ 2,969              |
|   |               |          |                       |                          |                        | 2050                 | \$ 4,318              |
|   |               |          |                       |                          |                        | 2065                 | \$ 6,280              |
| South Branch Blvd Metal Pavilion                            | \$ 50.00 / sf | 288 sf   | \$ 14,400             | 21 Years<br>25 Years     | 25 Years               | 2045                 | \$ 24,945             |
|   |               |          |                       |                          |                        | 2070                 | \$ 46,572             |
| South Branch Blvd Picnic Tables                             | \$ 1,800 ea   | 3        | \$ 5,400              | 11 Years<br>15 Years     | 15 Years               | 2035                 | \$ 7,287              |
|   |               |          |                       |                          |                        | 2050                 | \$ 10,598             |
|   |               |          |                       |                          |                        | 2065                 | \$ 15,414             |
| South Branch Blvd Trash Can                                 | \$ 600 ea     | 2        | \$ 1,200              | 11 Years<br>15 Years     | 15 Years               | 2035                 | \$ 1,619              |
|   |               |          |                       |                          |                        | 2050                 | \$ 2,355              |
|   |               |          |                       |                          |                        | 2065                 | \$ 3,425              |
| South Branch Blvd Dog Park Fencing                          | \$ 28.00 / lf | 594 lf   | \$ 16,632             | 16 Years<br>20 Years     | 20 Years               | 2040                 | \$ 25,429             |
|   |               |          |                       |                          |                        | 2060                 | \$ 41,903             |
| South Branch Blvd Dog Wash Station                          | \$ 1,500 ea   | 1        | \$ 1,500              | 6 Years<br>10 Years      | 10 Years               | 2030                 | \$ 1,787              |
|   |               |          |                       |                          |                        | 2040                 | \$ 2,293              |
|   |               |          |                       |                          |                        | 2050                 | \$ 2,944              |
|   |               |          |                       |                          |                        | 2060                 | \$ 3,779              |
| South Branch Blvd Dog Park Obstacles                        | \$ 2,000 ea   | 3        | \$ 6,000              | 11 Years<br>15 Years     | 15 Years               | 2035                 | \$ 8,097              |
|   |               |          |                       |                          |                        | 2050                 | \$ 11,776             |
|   |               |          |                       |                          |                        | 2065                 | \$ 17,127             |
| South Branch Blvd Park Parking Lot Asphalt Mill and Overlay | \$ 3.00 / sf  | 4690 sf  | \$ 14,070             | 14 Years<br>18 Years     | 18 Years               | 2038                 | \$ 20,464             |
|   |               |          |                       |                          |                        | 2056                 | \$ 32,079             |

The Preserve at South Branch CDD Reserve Study Expense Item Listing - Continued

| Reserve Items                          | Unit Cost         | No Units   | Current Cost When New | Estimated Remaining Life | Expected Life When New | Fiscal Calendar Year                         | Estimated Future Cost   |
|--|-------------------|------------|-----------------------|--------------------------|------------------------|--|---|
| <b>Streets</b>                         |                   |            |                       |                          |                        |  |   |
| Asphalt Mill and Overlay               | \$ 2.00 / sf      | 1110794 sf | \$ 2,221,588          | 16 Years<br>20 Years     | 20 Years               | 2040<br>2060                                 | \$ 3,396,618<br>\$ 5,597,164  |
| Sidewalk Repair Allowance              | \$ 66,000 / total | 1 total    | \$ 66,000             | 5 Years                  | 5 Years                | 2029<br>2034<br>2039<br>2044<br>2049<br>2054 | \$ 76,669<br>\$ 86,866<br>\$ 98,419<br>\$ 111,509<br>\$ 126,340<br>\$ 143,144 |
| <b>Walls and Fencing</b>               |                   |            |                       |                          |                        |  |   |
| Perimeter Vinyl Fencing North Boundary | \$ 45.00 / lf     | 1630 lf    | \$ 73,350             | 22 Years<br>25 Years     | 25 Years               | 2046<br>2071                                 | \$ 130,275<br>\$ 243,227  |
| Concrete Panel Wall Paint Both Sides   | \$ 1.30 / sf      | 54400 sf   | \$ 70,720             | 4 Years<br>8 Years       | 8 Years                | 2028<br>2036<br>2044<br>2052<br>2060         | \$ 80,126<br>\$ 97,846<br>\$ 119,484<br>\$ 145,908<br>\$ 178,175              |
| Concrete Panel Wall Repair Allowance   | \$ 18,700 / total | 1 total    | \$ 18,700             | 4 Years<br>5 Years       | 5 Years                | 2028<br>2033<br>2038<br>2043<br>2048<br>2053 | \$ 21,187<br>\$ 24,005<br>\$ 27,198<br>\$ 30,815<br>\$ 34,913<br>\$ 39,557    |

Months Remaining in Fiscal Calendar Year 2024: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 27,061



## Present Costs

| Category  | Item Name  | No Units      | Unit Cost             | Present Cost  |
|---|--|---------------|-----------------------|---------------|
| Entry Area  | Entry Monument Painting                          | 1 total       | \$ 2,000.00 / total   | \$ 2,000.00   |
|   | Entry Monument Refurbishment                     | 1             | \$ 15,000.00 ea       | \$ 15,000.00  |
|   | Entry Monument Metal Roofing                     | 240 sf        | \$ 20.00 / sf         | \$ 4,800.00   |
| Entry Area Sub Total =                                  |  |               |                       | \$ 21,800.00  |
| Grounds   | Roundabout Fountain Pool Resurface               | 2400 sf       | \$ 18.00 / sf         | \$ 43,200.00  |
|   | Roundabout Fountain Pumps and Equipment          | 1             | \$ 15,000.00 ea       | \$ 15,000.00  |
|   | Pond Banks Erosion Control                       | 1 total       | \$ 187,600.00 / total | \$ 187,600.00 |
|   | Pond Fountains                                   | 11            | \$ 14,000.00 ea       | \$ 154,000.00 |
|   | Stormwater Drainage Repair Allowance             | 1 total       | \$ 146,100.00 / total | \$ 146,100.00 |
| Grounds Sub Total =                                     |  |               |                       | \$ 545,900.00 |
| Parks   | Tucson Wind/Sweet Springs Wooden Fencing         | 164 lf        | \$ 25.00 / lf         | \$ 4,100.00   |
|   | Tucson Wind/Sweet Springs Park Benches           | 4             | \$ 1,100.00 ea        | \$ 4,400.00   |
|   | Tucson Wind/Sweet Springs Picnic Tables          | 2             | \$ 1,800.00 ea        | \$ 3,600.00   |
|   | Tucson Wind/Sweet Springs Trash Cans             | 2             | \$ 600.00 ea          | \$ 1,200.00   |
|   | Tucson Wind/Sweet Springs Metal Pavilion         | 600           | \$ 50.00 ea           | \$ 30,000.00  |
|   | Living Coral/Sea Canary Picnic Tables            | 2             | \$ 1,800.00 ea        | \$ 3,600.00   |
|   | Living Coral/Sea Canary Trash Cans               | 2             | \$ 600.00 ea          | \$ 1,200.00   |
|   | Living Coral/Sea Canary Metal Pavilion           | 288 sf        | \$ 50.00 / sf         | \$ 14,400.00  |
|   | Living Coral/Sea Canary Mail Pavilion            | 256 sf        | \$ 50.00 / sf         | \$ 12,800.00  |
|   | Living Coral/Sea Canary Mail Kiosks              | 20            | \$ 2,800.00 ea        | \$ 56,000.00  |
|   | Balboa Mist/Weathered Windmill Metal Pavilion    | 60 sf         | \$ 50.00 / sf         | \$ 3,000.00   |
|   | Balboa Mist/Weathered Windmill Playstructure     | 1             | \$ 80,000.00 ea       | \$ 80,000.00  |
|   | Balboa Mist/Weathered Windmill Riding Structures | 2             | \$ 1,500.00 ea        | \$ 3,000.00   |
| Balboa Mist/Weathered Windmill Playground Border Edging | 240 lf   | \$ 10.00 / lf | \$ 2,400.00           |               |



Present Costs - Continued

| Category                      | Item Name   | No Units   | Unit Cost            | Present Cost    |
|-------------------------------|---|------------|----------------------|-----------------|
| Parks                         | Balboa Mist/Weathered Windmill Park Benches                 | 3          | \$ 1,100.00 ea       | \$ 3,300.00     |
|                               | Balboa Mist/Weathered Windmill Picnic Tables                | 2          | \$ 1,800.00 ea       | \$ 3,600.00     |
|                               | Balboa Mist/Weathered Windmill Trash Cans                   | 2          | \$ 600.00 ea         | \$ 1,200.00     |
|                               | Balboa Mist/Weathered Windmill BBQ Grill                    | 1          | \$ 600.00 ea         | \$ 600.00       |
|                               | South Branch Blvd Basketball Court Color Coat               | 2100 sf    | \$ 1.20 / sf         | \$ 2,520.00     |
|                               | South Branch Blvd Basketball Court Fencing                  | 230 lf     | \$ 50.00 / lf        | \$ 11,500.00    |
|                               | South Branch Blvd Park Benches                              | 2          | \$ 1,100.00 ea       | \$ 2,200.00     |
|                               | South Branch Blvd Metal Pavilion                            | 288 sf     | \$ 50.00 / sf        | \$ 14,400.00    |
|                               | South Branch Blvd Picnic Tables                             | 3          | \$ 1,800.00 ea       | \$ 5,400.00     |
|                               | South Branch Blvd Trash Can                                 | 2          | \$ 600.00 ea         | \$ 1,200.00     |
|                               | South Branch Blvd Dog Park Fencing                          | 594 lf     | \$ 28.00 / lf        | \$ 16,632.00    |
|                               | South Branch Blvd Dog Wash Station                          | 1          | \$ 1,500.00 ea       | \$ 1,500.00     |
|                               | South Branch Blvd Dog Park Obstacles                        | 3          | \$ 2,000.00 ea       | \$ 6,000.00     |
|                               | South Branch Blvd Park Parking Lot Asphalt Mill and Overlay | 4690 sf    | \$ 3.00 / sf         | \$ 14,070.00    |
| Parks Sub Total =             |   |            |                      | \$ 303,822.00   |
| Streets                       | Asphalt Mill and Overlay                                    | 1110794 sf | \$ 2.00 / sf         | \$ 2,221,588.00 |
|                               | Sidewalk Repair Allowance                                   | 1 total    | \$ 66,000.00 / total | \$ 66,000.00    |
| Streets Sub Total =           |   |            |                      | \$ 2,287,588.00 |
| Walls and Fencing             | Perimeter Vinyl Fencing North Boundary                      | 1630 lf    | \$ 45.00 / lf        | \$ 73,350.00    |
|                               | Concrete Panel Wall Paint Both Sides                        | 54400 sf   | \$ 1.30 / sf         | \$ 70,720.00    |
|                               | Concrete Panel Wall Repair Allowance                        | 1 total    | \$ 18,700.00 / total | \$ 18,700.00    |
| Walls and Fencing Sub Total = |   |            |                      | \$ 162,770.00   |
| Totals =                      |   |            |                      | \$ 3,321,880.00 |



**The Preserve at South Branch CDD Funding Study Modified Cash Flow Analysis**

| <b>Fiscal Calendar Year</b> | <b>Annual Assessment</b> | <b>Annual Interest</b> | <b>Annual Expenses</b> | <b>Net Reserve Funds</b> | <b>% Funded</b> |
|-----------------------------|--------------------------|------------------------|------------------------|--------------------------|-----------------|
| 2024                        | \$ 244,600               | \$ 1,395               |                        | \$ 273,056               | 31.0%           |
| 2025                        | \$ 250,715               | \$ 3,883               |                        | \$ 527,654               | 47.8%           |
| 2026                        | \$ 256,983               | \$ 6,458               |                        | \$ 791,094               | 59.1%           |
| 2027                        | \$ 263,407               | \$ 9,122               |                        | \$ 1,063,623             | 67.2%           |
| 2028                        | \$ 269,993               | \$ 11,877              | \$ 106,434             | \$ 1,239,059             | 67.4%           |
| 2029                        | \$ 276,742               | \$ 13,663              | \$ 76,669              | \$ 1,452,795             | 72.6%           |
| 2030                        | \$ 283,661               | \$ 15,832              | \$ 243,089             | \$ 1,509,198             | 68.4%           |
| 2031                        | \$ 290,753               | \$ 16,428              |                        | \$ 1,816,379             | 80.7%           |
| 2032                        | \$ 298,021               | \$ 19,534              |                        | \$ 2,133,934             | 83.5%           |
| 2033                        | \$ 305,472               | \$ 22,743              | \$ 211,552             | \$ 2,250,597             | 78.4%           |
| 2034                        | \$ 313,109               | \$ 23,945              | \$ 86,866              | \$ 2,500,784             | 83.7%           |
| 2035                        | \$ 320,936               | \$ 26,483              | \$ 419,540             | \$ 2,428,664             | 74.9%           |
| 2036                        | \$ 328,960               | \$ 25,799              | \$ 114,061             | \$ 2,669,361             | 84.2%           |
| 2037                        | \$ 337,184               | \$ 28,243              |                        | \$ 3,034,788             | 88.8%           |
| 2038                        | \$ 345,613               | \$ 31,936              | \$ 72,387              | \$ 3,339,951             | 88.1%           |
| 2039                        | \$ 354,254               | \$ 35,028              | \$ 98,419              | \$ 3,630,813             | 88.3%           |
| 2040                        | \$ 363,110               | \$ 37,977              | \$ 3,751,681           | \$ 280,220               | 6.3%            |
| 2041                        | \$ 372,188               | \$ 4,513               | \$ 6,427               | \$ 650,493               | 64.6%           |
| 2042                        | \$ 381,493               | \$ 8,258               |                        | \$ 1,040,244             | 76.8%           |
| 2043                        | \$ 391,030               | \$ 12,200              | \$ 271,568             | \$ 1,171,906             | 67.9%           |
| 2044                        | \$ 400,806               | \$ 13,561              | \$ 235,251             | \$ 1,351,021             | 73.5%           |
| 2045                        | \$ 410,826               | \$ 15,398              | \$ 174,266             | \$ 1,602,980             | 80.2%           |
| 2046                        | \$ 421,096               | \$ 17,965              | \$ 183,557             | \$ 1,858,485             | 83.2%           |
| 2047                        | \$ 431,624               | \$ 20,569              |                        | \$ 2,310,677             | 93.3%           |
| 2048                        | \$ 442,414               | \$ 25,140              | \$ 47,609              | \$ 2,730,623             | 93.5%           |
| 2049                        | \$ 453,475               | \$ 29,390              | \$ 126,340             | \$ 3,087,147             | 92.4%           |
| 2050                        | \$ 464,812               | \$ 33,008              | \$ 1,010,767           | \$ 2,574,200             | 69.6%           |
| 2051                        | \$ 476,432               | \$ 27,932              | \$ 18,513              | \$ 3,060,050             | 96.6%           |
| 2052                        | \$ 488,343               | \$ 32,845              | \$ 151,107             | \$ 3,430,131             | 93.9%           |
| 2053                        | \$ 500,551               | \$ 36,602              | \$ 348,610             | \$ 3,618,675             | 89.9%           |
| 2054                        | \$ 513,065               | \$ 38,545              | \$ 143,144             | \$ 4,027,141             | 96.5%           |
| <b>Totals :</b>             | <b>\$ 11,251,666</b>     | <b>\$ 646,270</b>      | <b>\$ 7,897,857</b>    |                          |                 |

<sup>1</sup> Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2024: 12      Inflation = 2.50 %      Interest = 1.00 %  
 Study Life = 30 years      Initial Reserve Funds = \$ 27,061.00      Final Reserve Value = \$ 4,027,141.00



**The Preserve at South Branch CDD Modified Reserve Assessment Summary**

**Projected Assessment by Fiscal Calendar Year**

| <b>Fiscal Calendar Year</b> | <b>Owner Total Annual Assessment</b> | <b>Annual Reserve Assessment</b> |
|-----------------------------|--------------------------------------|----------------------------------|
| 2024                        | \$ 236.79                            | \$ 244,600                       |
| 2025                        | \$ 242.71                            | \$ 250,715                       |
| 2026                        | \$ 248.77                            | \$ 256,983                       |
| 2027                        | \$ 254.99                            | \$ 263,407                       |
| 2028                        | \$ 261.37                            | \$ 269,993                       |
| 2029                        | \$ 267.90                            | \$ 276,742                       |
| 2030                        | \$ 274.60                            | \$ 283,661                       |
| 2031                        | \$ 281.46                            | \$ 290,753                       |
| 2032                        | \$ 288.50                            | \$ 298,021                       |
| 2033                        | \$ 295.71                            | \$ 305,472                       |
| 2034                        | \$ 303.11                            | \$ 313,109                       |
| 2035                        | \$ 310.68                            | \$ 320,936                       |
| 2036                        | \$ 318.45                            | \$ 328,960                       |
| 2037                        | \$ 326.41                            | \$ 337,184                       |
| 2038                        | \$ 334.57                            | \$ 345,613                       |
| 2039                        | \$ 342.94                            | \$ 354,254                       |
| 2040                        | \$ 351.51                            | \$ 363,110                       |
| 2041                        | \$ 360.30                            | \$ 372,188                       |
| 2042                        | \$ 369.31                            | \$ 381,493                       |
| 2043                        | \$ 378.54                            | \$ 391,030                       |
| 2044                        | \$ 388.00                            | \$ 400,806                       |
| 2045                        | \$ 397.70                            | \$ 410,826                       |
| 2046                        | \$ 407.64                            | \$ 421,096                       |
| 2047                        | \$ 417.84                            | \$ 431,624                       |
| 2048                        | \$ 428.28                            | \$ 442,414                       |
| 2049                        | \$ 438.99                            | \$ 453,475                       |
| 2050                        | \$ 449.96                            | \$ 464,812                       |
| 2051                        | \$ 461.21                            | \$ 476,432                       |
| 2052                        | \$ 472.74                            | \$ 488,343                       |
| 2053                        | \$ 484.56                            | \$ 500,551                       |
| 2054                        | \$ 496.67                            | \$ 513,065                       |

*Assessment Summary has been modified with forced Fixed Payments.*

*In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.*

*Operations Payments Include an annual inflation factor of 2.50%*

*Number of Payment Months in Fiscal Calendar Year 2024: 12*

*Number of Years of Constant Payments: 1*

*No of Assessed Owners: 1033*



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**The Preserve at South Branch CDD Funding Study - Expenses by Item and by Fiscal Calendar Year**

| Item Description                              | FY 2028  | FY 2029 | FY 2030    | FY 2033    | FY 2034 | FY 2035    | FY 2036  | FY 2038   | FY 2039 | FY 2040    | FY 2041 | FY 2043    | FY 2044 | FY 2045   | FY 2046   | FY 2048   | FY 2049 | FY 2050    | FY 2051  | FY 2052 | FY 2053    |
|---|----------|---------|------------|------------|---------|------------|----------|-----------|---------|------------|---------|------------|---------|-----------|-----------|-----------|---------|------------|----------|---------|------------|
| <i>Reserve Category : Entry Area</i>          |          |         |            |            |         |            |          |           |         |            |         |            |         |           |           |           |         |            |          |         |            |
| Entry Monument Painting                       | \$ 2,266 |         |            |            |         |            |          | \$ 2,909  |         |            |         |            |         |           |           | \$ 3,734  |         |            |          |         |            |
| Entry Monument Refurbishment                  |          |         |            |            |         |            |          | \$ 21,816 |         |            |         |            |         |           |           |           |         |            |          |         |            |
| Entry Monument Metal Roofing                  |          |         |            |            |         |            |          |           |         |            |         |            |         |           |           | \$ 8,962  |         |            |          |         |            |
| Category Subtotal :                           | \$ 2,266 |         |            |            |         |            |          | \$ 24,725 |         |            |         |            |         |           |           | \$ 12,696 |         |            |          |         |            |
| <i>Reserve Category : Grounds</i>             |          |         |            |            |         |            |          |           |         |            |         |            |         |           |           |           |         |            |          |         |            |
| Roundabout Fountain Pool Resurface            |          |         |            |            |         | \$ 58,296  |          |           |         |            |         |            |         |           |           |           |         | \$ 84,787  |          |         |            |
| Roundabout Fountain Pumps and Equipment       |          |         | \$ 17,865  |            |         |            |          |           |         | \$ 22,934  |         |            |         |           |           |           |         | \$ 29,440  |          |         |            |
| Pond Banks Erosion Control                    |          |         | \$ 223,437 |            |         |            |          |           |         | \$ 286,824 |         |            |         |           |           |           |         | \$ 368,194 |          |         |            |
| Pond Fountains                                |          |         |            |            |         | \$ 207,813 |          |           |         |            |         |            |         |           |           |           |         | \$ 302,249 |          |         |            |
| Stormwater Drainage Repair Allowance          |          |         |            | \$ 187,547 |         |            |          |           |         |            |         | \$ 240,753 |         |           |           |           |         |            |          |         | \$ 309,052 |
| Category Subtotal :                           |          |         | \$ 241,302 | \$ 187,547 |         | \$ 266,109 |          |           |         | \$ 309,758 |         | \$ 240,753 |         |           |           |           |         | \$ 784,670 |          |         | \$ 309,052 |
| <i>Reserve Category : Parks</i>               |          |         |            |            |         |            |          |           |         |            |         |            |         |           |           |           |         |            |          |         |            |
| Tucson Wind/Sweet Springs Wooden Fencing      |          |         |            |            |         |            |          |           |         | \$ 6,427   |         |            |         |           |           |           |         |            |          |         |            |
| Tucson Wind/Sweet Springs Park Benches        |          |         |            |            |         |            | \$ 6,088 |           |         |            |         |            |         |           |           |           |         |            | \$ 8,854 |         |            |
| Tucson Wind/Sweet Springs Picnic Tables       |          |         |            |            |         |            | \$ 4,981 |           |         |            |         |            |         |           |           |           |         |            | \$ 7,244 |         |            |
| Tucson Wind/Sweet Springs Trash Cans          |          |         |            |            |         |            | \$ 1,660 |           |         |            |         |            |         |           |           |           |         |            | \$ 2,415 |         |            |
| Tucson Wind/Sweet Springs Metal Pavilion      |          |         |            |            |         |            |          |           |         |            |         |            |         |           | \$ 53,282 |           |         |            |          |         |            |
| Living Coral/Sea Canary Picnic Tables         |          |         |            |            |         | \$ 4,858   |          |           |         |            |         |            |         |           |           |           |         | \$ 7,066   |          |         |            |
| Living Coral/Sea Canary Trash Cans            |          |         |            |            |         | \$ 1,619   |          |           |         |            |         |            |         |           |           |           |         | \$ 2,355   |          |         |            |
| Living Coral/Sea Canary Metal Pavilion        |          |         |            |            |         |            |          |           |         |            |         |            |         | \$ 24,945 |           |           |         |            |          |         |            |
| Living Coral/Sea Canary Mail Pavilion         |          |         |            |            |         |            |          |           |         |            |         |            |         | \$ 22,173 |           |           |         |            |          |         |            |
| Living Coral/Sea Canary Mail Kiosks           |          |         |            |            |         |            |          |           |         |            |         |            |         | \$ 97,007 |           |           |         |            |          |         |            |
| Balboa Mist/Weathered Windmill Metal Pavilion |          |         |            |            |         |            |          |           |         |            |         |            |         | \$ 5,197  |           |           |         |            |          |         |            |
| Balboa Mist/Weathered Windmill Playstructure  |          |         |            |            |         | \$ 107,955 |          |           |         |            |         |            |         |           |           |           |         | \$ 157,012 |          |         |            |



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The Preserve at South Branch CDD Funding Study Expenses by Fiscal Calendar Year - Continued

| Item Description  | FY 2028   | FY 2029   | FY 2030  | FY 2033   | FY 2034   | FY 2035    | FY 2036   | FY 2038   | FY 2039   | FY 2040      | FY 2041  | FY 2043   | FY 2044    | FY 2045    | FY 2046   | FY 2048   | FY 2049 | FY 2050    | FY 2051   | FY 2052  | FY 2053    |
|---|-----------|-----------|----------|-----------|-----------|------------|-----------|-----------|-----------|--------------|----------|-----------|------------|------------|-----------|-----------|---------|------------|-----------|----------|------------|
| Balboa Mist/Weathered Windmill Riding Structures            |           |           |          |           |           | \$ 4,048   |           |           |           |              |          |           |            |            |           |           |         | \$ 5,888   |           |          |            |
| Balboa Mist/Weathered Windmill Playground Border Edging     |           |           |          |           |           | \$ 3,239   |           |           |           |              |          |           |            |            |           |           |         | \$ 4,710   |           |          |            |
| Balboa Mist/Weathered Windmill Park Benches                 |           |           |          |           |           | \$ 4,453   |           |           |           |              |          |           |            |            |           |           |         | \$ 6,477   |           |          |            |
| Balboa Mist/Weathered Windmill Picnic Tables                |           |           |          |           |           | \$ 4,858   |           |           |           |              |          |           |            |            |           |           |         | \$ 7,066   |           |          |            |
| Balboa Mist/Weathered Windmill Trash Cans                   |           |           |          |           |           | \$ 1,619   |           |           |           |              |          |           |            |            |           |           |         | \$ 2,355   |           |          |            |
| Balboa Mist/Weathered Windmill BBQ Grill                    |           |           |          |           |           | \$ 810     |           |           |           |              |          |           |            |            |           |           |         | \$ 1,178   |           |          |            |
| South Branch Blvd Basketball Court Color Coat               | \$ 2,855  |           |          |           |           |            | \$ 3,487  |           |           |              |          |           | \$ 4,258   |            |           |           |         |            |           |          | \$ 5,199   |
| South Branch Blvd Basketball Court Fencing                  |           |           |          |           |           |            |           |           |           | \$ 17,583    |          |           |            |            |           |           |         |            |           |          |            |
| South Branch Blvd Park Benches                              |           |           |          |           |           | \$ 2,969   |           |           |           |              |          |           |            |            |           |           |         | \$ 4,318   |           |          |            |
| South Branch Blvd Metal Pavilion                            |           |           |          |           |           |            |           |           |           |              |          |           |            | \$ 24,945  |           |           |         |            |           |          |            |
| South Branch Blvd Picnic Tables                             |           |           |          |           |           | \$ 7,287   |           |           |           |              |          |           |            |            |           |           |         | \$ 10,598  |           |          |            |
| South Branch Blvd Trash Can                                 |           |           |          |           |           | \$ 1,619   |           |           |           |              |          |           |            |            |           |           |         | \$ 2,355   |           |          |            |
| South Branch Blvd Dog Park Fencing                          |           |           |          |           |           |            |           |           |           | \$ 25,429    |          |           |            |            |           |           |         |            |           |          |            |
| South Branch Blvd Dog Wash Station                          |           |           | \$ 1,787 |           |           |            |           |           |           | \$ 2,293     |          |           |            |            |           |           |         | \$ 2,944   |           |          |            |
| South Branch Blvd Dog Park Obstacles                        |           |           |          |           |           | \$ 8,097   |           |           |           |              |          |           |            |            |           |           |         | \$ 11,776  |           |          |            |
| South Branch Blvd Park Parking Lot Asphalt Mill and Overlay |           |           |          |           |           |            | \$ 20,464 |           |           |              |          |           |            |            |           |           |         |            |           |          |            |
| Category Subtotal :   | \$ 2,855  |           | \$ 1,787 |           |           | \$ 153,431 | \$ 16,216 | \$ 20,464 |           | \$ 45,305    | \$ 6,427 |           | \$ 4,258   | \$ 174,267 | \$ 53,282 |           |         | \$ 226,098 | \$ 18,513 | \$ 5,199 |            |
| <b>Reserve Category : Streets</b>                           |           |           |          |           |           |            |           |           |           |              |          |           |            |            |           |           |         |            |           |          |            |
| Asphalt Mill and Overlay                                    |           |           |          |           |           |            |           |           |           | \$ 3,396,618 |          |           |            |            |           |           |         |            |           |          |            |
| Sidewalk Repair Allowance                                   |           | \$ 76,669 |          |           | \$ 86,866 |            |           |           | \$ 98,419 |              |          |           | \$ 111,509 |            |           |           |         | \$ 126,340 |           |          |            |
| Category Subtotal :   | \$ 76,669 |           |          |           | \$ 86,866 |            |           |           | \$ 98,419 | \$ 3,396,618 |          |           | \$ 111,509 |            |           |           |         | \$ 126,340 |           |          |            |
| <b>Reserve Category : Walls and Fencing</b>                 |           |           |          |           |           |            |           |           |           |              |          |           |            |            |           |           |         |            |           |          |            |
| Perimeter Vinyl Fencing North Boundary                      |           |           |          |           |           |            |           |           |           |              |          |           |            | \$ 130,275 |           |           |         |            |           |          |            |
| Concrete Panel Wall Paint Both Sides                        | \$ 80,126 |           |          |           |           |            | \$ 97,846 |           |           |              |          |           | \$ 119,484 |            |           |           |         |            |           |          | \$ 145,908 |
| Concrete Panel Wall Repair Allowance                        | \$ 21,187 |           |          | \$ 24,005 |           |            |           | \$ 27,198 |           |              |          | \$ 30,815 |            |            |           | \$ 34,913 |         |            |           |          | \$ 39,557  |



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**The Preserve at South Branch CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

| Item Description        | FY 2028           | FY 2029          | FY 2030           | FY 2033           | FY 2034          | FY 2035           | FY 2036           | FY 2038          | FY 2039          | FY 2040             | FY 2041         | FY 2043           | FY 2044           | FY 2045           | FY 2046           | FY 2048          | FY 2049           | FY 2050             | FY 2051          | FY 2052           | FY 2053           |
|-------------------------|-------------------|------------------|-------------------|-------------------|------------------|-------------------|-------------------|------------------|------------------|---------------------|-----------------|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|---------------------|------------------|-------------------|-------------------|
| Category Subtotal :     | \$ 101,313        |                  |                   | \$ 24,005         |                  |                   | \$ 97,846         | \$ 27,198        |                  |                     |                 | \$ 30,815         | \$ 119,484        |                   | \$ 130,275        | \$ 34,913        |                   |                     |                  | \$ 145,908        | \$ 39,557         |
| <b>Expense Totals :</b> | <b>\$ 106,434</b> | <b>\$ 76,669</b> | <b>\$ 243,089</b> | <b>\$ 211,552</b> | <b>\$ 86,866</b> | <b>\$ 419,540</b> | <b>\$ 114,061</b> | <b>\$ 72,387</b> | <b>\$ 98,419</b> | <b>\$ 3,751,681</b> | <b>\$ 6,427</b> | <b>\$ 271,568</b> | <b>\$ 235,251</b> | <b>\$ 174,266</b> | <b>\$ 183,557</b> | <b>\$ 47,609</b> | <b>\$ 126,340</b> | <b>\$ 1,010,767</b> | <b>\$ 18,513</b> | <b>\$ 151,107</b> | <b>\$ 348,610</b> |



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**The Preserve at South Branch CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

| <i>Item Description</i>                              | <i>FY 2054</i> |
|--|----------------|
| <b>Reserve Category : Entry Area</b>                 |                |
| <i>Entry Monument Painting</i>                       |                |
| <i>Entry Monument Refurbishment</i>                  |                |
| <i>Entry Monument Metal Roofing</i>                  |                |
| Category Subtotal :                                  |                |
| <b>Reserve Category : Grounds</b>                    |                |
| <i>Roundabout Fountain Pool Resurface</i>            |                |
| <i>Roundabout Fountain Pumps and Equipment</i>       |                |
| <i>Pond Banks Erosion Control</i>                    |                |
| <i>Pond Fountains</i>                                |                |
| <i>Stormwater Drainage Repair Allowance</i>          |                |
| Category Subtotal :                                  |                |
| <b>Reserve Category : Parks</b>                      |                |
| <i>Tucson Wind/Sweet Springs Wooden Fencing</i>      |                |
| <i>Tucson Wind/Sweet Springs Park Benches</i>        |                |
| <i>Tucson Wind/Sweet Springs Picnic Tables</i>       |                |
| <i>Tucson Wind/Sweet Springs Trash Cans</i>          |                |
| <i>Tucson Wind/Sweet Springs Metal Pavilion</i>      |                |
| <i>Living Coral/Sea Canary Picnic Tables</i>         |                |
| <i>Living Coral/Sea Canary Trash Cans</i>            |                |
| <i>Living Coral/Sea Canary Metal Pavilion</i>        |                |
| <i>Living Coral/Sea Canary Mail Pavilion</i>         |                |
| <i>Living Coral/Sea Canary Mail Kiosks</i>           |                |
| <i>Balboa Mist/Weathered Windmill Metal Pavilion</i> |                |
| <i>Balboa Mist/Weathered Windmill Playstructure</i>  |                |



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**The Preserve at South Branch CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

| <b>Item Description</b>                                     | <b>FY 2054</b> |
|---|----------------|
| Balboa Mist/Weathered Windmill Riding Structures            |                |
| Balboa Mist/Weathered Windmill Playground Border Edging     |                |
| Balboa Mist/Weathered Windmill Park Benches                 |                |
| Balboa Mist/Weathered Windmill Picnic Tables                |                |
| Balboa Mist/Weathered Windmill Trash Cans                   |                |
| Balboa Mist/Weathered Windmill BBQ Grill                    |                |
| South Branch Blvd Basketball Court Color Coat               |                |
| South Branch Blvd Basketball Court Fencing                  |                |
| South Branch Blvd Park Benches                              |                |
| South Branch Blvd Metal Pavilion                            |                |
| South Branch Blvd Picnic Tables                             |                |
| South Branch Blvd Trash Can                                 |                |
| South Branch Blvd Dog Park Fencing                          |                |
| South Branch Blvd Dog Wash Station                          |                |
| South Branch Blvd Dog Park Obstacles                        |                |
| South Branch Blvd Park Parking Lot Asphalt Mill and Overlay |                |
| Category Subtotal :   |                |
| <b>Reserve Category : Streets</b>                           |                |
| Asphalt Mill and Overlay                                    |                |
| Sidewalk Repair Allowance                                   | \$ 143,144     |
| Category Subtotal :   | \$ 143,144     |
| <b>Reserve Category : Walls and Fencing</b>                 |                |
| Perimeter Vinyl Fencing North Boundary                      |                |
| Concrete Panel Wall Paint Both Sides                        |                |
| Concrete Panel Wall Repair Allowance                        |                |



*Prepared by Florida Reserve Study and Appraisal*

***The Preserve at South Branch CDD Funding Study Expenses by Fiscal Calendar Year - Continued***

| <i>Item Description</i> | <i>FY 2054</i>    |
|-------------------------|-------------------|
| Category Subtotal:      |                   |
| <i>Expense Totals :</i> | <i>\$ 143,144</i> |

*Expense Table Fiscal Calendar Years 2024, 2025, 2026, 2027, 2031, 2032, 2037, 2042, 2047, do not contain any expenses and have been eliminated to save space.*



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August 5, 2024

**Expense Summary by Year**

| Year                                      | Category                                   | Item Name   | Expense    |  |
|---|--|---|------------|--|
| FY 2028                                   | Entry Area                                 | Entry Monument Painting                                 | \$ 2,266   |  |
|   | Parks                                      | South Branch Blvd Basketball Court Color Coat           | \$ 2,855   |  |
|   | Walls and Fencing                          | Concrete Panel Wall Paint Both Sides                    | \$ 80,126  |  |
|   |  | Concrete Panel Wall Repair Allowance                    | \$ 21,187  |  |
|   | Walls and Fencing Subtotal = \$ 101,313.00 |   |            |  |
| FY 2028 Annual Expense Total = \$ 106,434 |  |   |            |  |
| FY 2029                                   | Streets                                    | Sidewalk Repair Allowance                               | \$ 76,669  |  |
| Annual Expense Total = \$ 76,669          |  |   |            |  |
| FY 2030                                   | Grounds                                    | Roundabout Fountain Pumps and Equipment                 | \$ 17,865  |  |
|   |  | Pond Banks Erosion Control                              | \$ 223,437 |  |
|   | Grounds Subtotal = \$ 241,302.00           |   |            |  |
|   | Parks                                      | South Branch Blvd Dog Wash Station                      | \$ 1,787   |  |
| Annual Expense Total = \$ 243,089         |  |   |            |  |
| FY 2033                                   | Grounds                                    | Stormwater Drainage Repair Allowance                    | \$ 187,547 |  |
|   | Walls and Fencing                          | Concrete Panel Wall Repair Allowance                    | \$ 24,005  |  |
| FY 2033 Annual Expense Total = \$ 211,552 |  |   |            |  |
| FY 2034                                   | Streets                                    | Sidewalk Repair Allowance                               | \$ 86,866  |  |
| Annual Expense Total = \$ 86,866          |  |   |            |  |
| FY 2035                                   | Grounds                                    | Roundabout Fountain Pool Resurface                      | \$ 58,296  |  |
|   |  | Pond Fountains  | \$ 207,813 |  |
|   | Grounds Subtotal = \$ 266,109.00           |   |            |  |
|   | Parks                                      | Living Coral/Sea Canary Picnic Tables                   | \$ 4,858   |  |
|   |  | Living Coral/Sea Canary Trash Cans                      | \$ 1,619   |  |
|   |  | Balboa Mist/Weathered Windmill Playstructure            | \$ 107,955 |  |
|   |  | Balboa Mist/Weathered Windmill Riding Structures        | \$ 4,048   |  |
|   |  | Balboa Mist/Weathered Windmill Playground Border Edging | \$ 3,239   |  |



| Year                                      | Category                             | Item Name   | Expense    |  |
|---|--------------------------------------|---|------------|--|
| FY 2035                                   | Parks                                | Balboa Mist/Weathered Windmill Park Benches                 | \$ 4,453   |  |
|   |                                      | Balboa Mist/Weathered Windmill Picnic Tables                | \$ 4,858   |  |
|   |                                      | Balboa Mist/Weathered Windmill Trash Cans                   | \$ 1,619   |  |
|   |                                      | Balboa Mist/Weathered Windmill BBQ Grill                    | \$ 810     |  |
|   |                                      | South Branch Blvd Park Benches                              | \$ 2,969   |  |
|   |                                      | South Branch Blvd Picnic Tables                             | \$ 7,287   |  |
|   |                                      | South Branch Blvd Trash Can                                 | \$ 1,619   |  |
|   |                                      | South Branch Blvd Dog Park Obstacles                        | \$ 8,097   |  |
| Parks Subtotal = \$ 153,431.00            |                                      |   |            |  |
| FY 2035 Annual Expense Total = \$ 419,540 |                                      |   |            |  |
| FY 2036                                   | Parks                                | Tucson Wind/Sweet Springs Park Benches                      | \$ 6,088   |  |
|   |                                      | Tucson Wind/Sweet Springs Picnic Tables                     | \$ 4,981   |  |
|   |                                      | Tucson Wind/Sweet Springs Trash Cans                        | \$ 1,660   |  |
|   |                                      | South Branch Blvd Basketball Court Color Coat               | \$ 3,487   |  |
|   | Parks Subtotal = \$ 16,216.00        |   |            |  |
| Walls and Fencing                         | Concrete Panel Wall Paint Both Sides | \$ 97,846   |            |  |
| Annual Expense Total = \$ 114,062         |                                      |   |            |  |
| FY 2038                                   | Entry Area                           | Entry Monument Painting                                     | \$ 2,909   |  |
|   |                                      | Entry Monument Refurbishment                                | \$ 21,816  |  |
|   | Entry Area Subtotal = \$ 24,725.00   |   |            |  |
|   | Parks                                | South Branch Blvd Park Parking Lot Asphalt Mill and Overlay | \$ 20,464  |  |
| Walls and Fencing                         | Concrete Panel Wall Repair Allowance | \$ 27,198   |            |  |
| FY 2038 Annual Expense Total = \$ 72,387  |                                      |   |            |  |
| FY 2039                                   | Streets                              | Sidewalk Repair Allowance                                   | \$ 98,419  |  |
| Annual Expense Total = \$ 98,419          |                                      |   |            |  |
| FY 2040                                   | Grounds                              | Roundabout Fountain Pumps and Equipment                     | \$ 22,934  |  |
|   |                                      | Pond Banks Erosion Control                                  | \$ 286,824 |  |
|   | Grounds Subtotal = \$ 309,758.00     |   |            |  |
|   | Parks                                | South Branch Blvd Basketball Court Fencing                  | \$ 17,583  |  |
|   |                                      | South Branch Blvd Dog Park Fencing                          | \$ 25,429  |  |
|   |                                      | South Branch Blvd Dog Wash Station                          | \$ 2,293   |  |
| Parks Subtotal = \$ 45,305.00             |                                      |   |            |  |
| Streets                                   | Asphalt Mill and Overlay             | \$ 3,396,618  |            |  |
| Annual Expense Total = \$ 3,751,681       |                                      |   |            |  |
| FY 2041                                   | Parks                                | Tucson Wind/Sweet Springs Wooden Fencing                    | \$ 6,427   |  |



| Year   | Category          | Item Name                                     | Expense                                   |  |
|--|-------------------|---|---|--|
|  |                   |   | Annual Expense Total = \$ 6,427           |  |
| FY 2043  | Grounds           | Stormwater Drainage Repair Allowance          | \$ 240,753                                |  |
|  | Walls and Fencing | Concrete Panel Wall Repair Allowance          | \$ 30,815                                 |  |
|  |                   |   | FY 2043 Annual Expense Total = \$ 271,568 |  |
| FY 2044  | Parks             | South Branch Blvd Basketball Court Color Coat | \$ 4,258                                  |  |
|  | Streets           | Sidewalk Repair Allowance                     | \$ 111,509                                |  |
|  | Walls and Fencing | Concrete Panel Wall Paint Both Sides          | \$ 119,484                                |  |
|  |                   |   | FY 2044 Annual Expense Total = \$ 235,251 |  |
| FY 2045  | Parks             | Living Coral/Sea Canary Metal Pavilion        | \$ 24,945                                 |  |
|  |                   | Living Coral/Sea Canary Mail Pavilion         | \$ 22,173                                 |  |
|  |                   | Living Coral/Sea Canary Mail Kiosks           | \$ 97,007                                 |  |
|  |                   | Balboa Mist/Weathered Windmill Metal Pavilion | \$ 5,197                                  |  |
|  |                   | South Branch Blvd Metal Pavilion              | \$ 24,945                                 |  |
|  |                   | Parks Subtotal = \$ 174,267.00                |   |  |
|  |                   |   | FY 2045 Annual Expense Total = \$ 174,267 |  |
| FY 2046  | Parks             | Tucson Wind/Sweet Springs Metal Pavilion      | \$ 53,282                                 |  |
|  | Walls and Fencing | Perimeter Vinyl Fencing North Boundary        | \$ 130,275                                |  |
|  |                   |   | FY 2046 Annual Expense Total = \$ 183,557 |  |
| FY 2048  | Entry Area        | Entry Monument Painting                       | \$ 3,734                                  |  |
|  |                   | Entry Monument Metal Roofing                  | \$ 8,962                                  |  |
|  |                   |   | Entry Area Subtotal = \$ 12,696.00        |  |
|  | Walls and Fencing | Concrete Panel Wall Repair Allowance          | \$ 34,913                                 |  |
|  |                   |   | Annual Expense Total = \$ 47,609          |  |
| FY 2049  | Streets           | Sidewalk Repair Allowance                     | \$ 126,340                                |  |
|  |                   |   | Annual Expense Total = \$ 126,340         |  |
| FY 2050  | Grounds           | Roundabout Fountain Pool Resurface            | \$ 84,787                                 |  |
|  |                   | Roundabout Fountain Pumps and Equipment       | \$ 29,440                                 |  |
|  |                   | Pond Banks Erosion Control                    | \$ 368,194                                |  |
|  |                   | Pond Fountains                                | \$ 302,249                                |  |
|  |                   |   | Grounds Subtotal = \$ 784,670.00          |  |
|  | Parks             | Living Coral/Sea Canary Picnic Tables         | \$ 7,066                                  |  |
|  |                   | Living Coral/Sea Canary Trash Cans            | \$ 2,355                                  |  |
|  |                   | Balboa Mist/Weathered Windmill Playstructure  | \$ 157,012                                |  |
| Balboa Mist/Weathered Windmill Riding Structures |                   | \$ 5,888                                      |   |  |



| Year  | Category                      | Item Name   | Expense    |
|---|-------------------------------|---|------------|
| FY 2050                                     | Parks                         | Balboa Mist/Weathered Windmill Playground Border Edging | \$ 4,710   |
|   |                               | Balboa Mist/Weathered Windmill Park Benches             | \$ 6,477   |
|   |                               | Balboa Mist/Weathered Windmill Picnic Tables            | \$ 7,066   |
|   |                               | Balboa Mist/Weathered Windmill Trash Cans               | \$ 2,355   |
|   |                               | Balboa Mist/Weathered Windmill BBQ Grill                | \$ 1,178   |
|   |                               | South Branch Blvd Park Benches                          | \$ 4,318   |
|   |                               | South Branch Blvd Picnic Tables                         | \$ 10,598  |
|   |                               | South Branch Blvd Trash Can                             | \$ 2,355   |
|   |                               | South Branch Blvd Dog Wash Station                      | \$ 2,944   |
|   |                               | South Branch Blvd Dog Park Obstacles                    | \$ 11,776  |
| Parks Subtotal = \$ 226,098.00              |                               |   |            |
| FY 2050 Annual Expense Total = \$ 1,010,768 |                               |   |            |
| FY 2051                                     | Parks                         | Tucson Wind/Sweet Springs Park Benches                  | \$ 8,854   |
|   |                               | Tucson Wind/Sweet Springs Picnic Tables                 | \$ 7,244   |
|   |                               | Tucson Wind/Sweet Springs Trash Cans                    | \$ 2,415   |
|   | Parks Subtotal = \$ 18,513.00 |   |            |
| FY 2051 Annual Expense Total = \$ 18,513    |                               |   |            |
| FY 2052                                     | Parks                         | South Branch Blvd Basketball Court Color Coat           | \$ 5,199   |
|   | Walls and Fencing             | Concrete Panel Wall Paint Both Sides                    | \$ 145,908 |
| FY 2052 Annual Expense Total = \$ 151,107   |                               |   |            |
| FY 2053                                     | Grounds                       | Stormwater Drainage Repair Allowance                    | \$ 309,052 |
|   | Walls and Fencing             | Concrete Panel Wall Repair Allowance                    | \$ 39,557  |
| FY 2053 Annual Expense Total = \$ 348,609   |                               |   |            |
| FY 2054                                     | Streets                       | Sidewalk Repair Allowance                               | \$ 143,144 |
| Annual Expense Total = \$ 143,144           |                               |   |            |

