



Your Community.  
Our Commitment.

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

### ***Regular Meeting Advanced Agenda Package***

***Date/Time:  
Thursday, May 21, 2026  
4:00 p.m.***

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

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





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

Board of Supervisors  
**The Preserve at South Branch Community Development District**

Dear Board Members:

A Regular Meeting of the Board of Supervisors of The Preserve at South Branch Community Development District is scheduled for **Thursday, May 21, 2026 at 4:00 p.m.** at **Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558.**

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

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

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

CC: Attorney  
Engineer  
District File





**Regular Meeting  
AGENDA**

Meeting Date: Thursday, May 21, 2026  
 Time: 4:00 p.m.  
 Location: Residence Inn Tampa Suncoast Parkway  
 at NorthPointe Village  
 2101 Northpointe Parkway  
 Lutz, FL 33558

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

Full agenda package is available on the District’s website: [www.thepreserveatsouthbranchcdd.org](http://www.thepreserveatsouthbranchcdd.org)  
 Or contact [scolley@vestapropertyservices.com](mailto:scolley@vestapropertyservices.com)

**FIRST ORDER OF BUSINESS: ROLL CALL**

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

**Staff/Vendors**

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

**SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS**

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

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

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*
- B. Review of Field Services Requests/Responses (4/2 – 4/28) **EXHIBIT 1**
- C. Aquatic – *Chuck Burnite, GHS Environmental* **EXHIBIT 2**
- D. Landscape – *Ted Katina, Cepra* **EXHIBIT 3**
  - 1. Consideration of Cepra Proposals
    - a. #56620 – Trim Overgrowth Along Fenceline Behind 15566 Sweet Springs Bend - \$1,050.00 [Service Request #327] **EXHIBIT 4**
- E. Fountains – *Fountain Kings*
  - 1. Discussion on Fountain Schedule **EXHIBIT 5**
  - 2. Consideration of Fountain Kings Proposals

**THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)**

- F. Field Services – *Michael Bush, Vesta District Services*
- G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- H. District Manager – *Heath Beckett, Vesta District Services*
- 1. Consideration of **Resolution 2026-04, Approving Proposed FY 2027 Budget and Setting Public Hearing (August 6, 2026)** **EXHIBIT 6**
  - Proposed FY 2027 Budget

**FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

- A. Approval of the Minutes of the Regular Meeting Held April 8, 2026 **EXHIBIT 7**
- B. Acceptance of the Minutes of the Workshop Held April 8, 2026 **EXHIBIT 8**
- C. Acceptance of the March 2026 Unaudited Financial Report **EXHIBIT 9**
- D. Acceptance of Pasco County Supervisor of Elections Qualified Elector Count as of April 15, 2026 – 1,299 **EXHIBIT 10**
- E. Ratification of Approval of Cepra Proposal # 56968 for Clock 2 and Valve Irrigation Repairs - \$2,120.00 **EXHIBIT 11**

**FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS**

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

**SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS**

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

**SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CONFIRMATION**

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

**4 p.m. on Thursday June 4, 2026**  
Springhill Suites Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O'Lakes, FL 34638

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

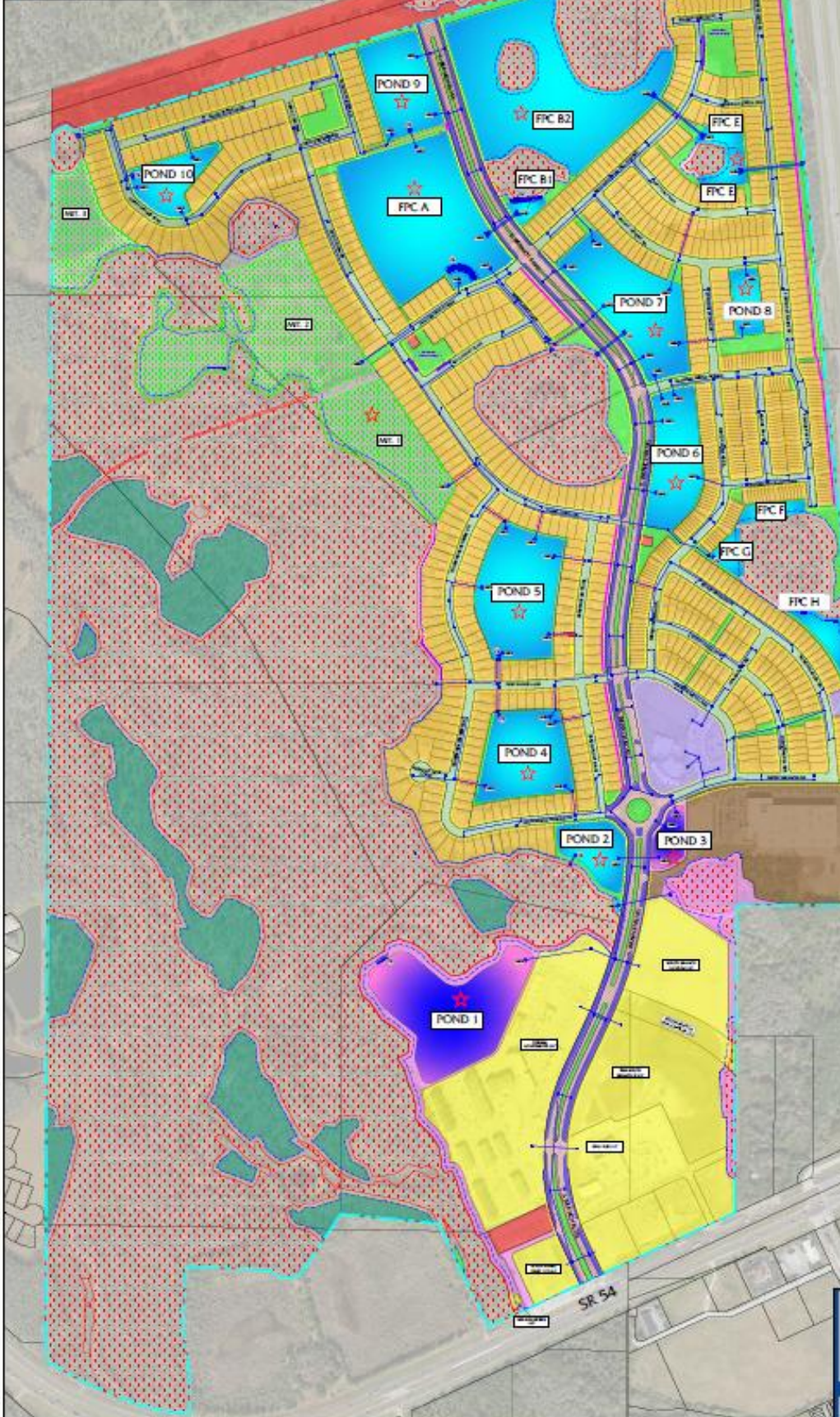
**NINTH ORDER OF BUSINESS: ADJOURNMENT**



**COMMUNITY MAP**

**LEGEND**

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



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



SR 589 / SUNCOAST PARKWAY

SR 54



# EXHIBIT 1



## The Preserve at South Branch CDD Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
327	2026-04-25	Landscaping (of the common areas; includes irrigation issues)	Curry	15566 Sweet Springs Bend	Preserve trees and brush are encroaching on my land. I request tree Trimming and under brush trimming along my property line in the back which butts up against the preserve.
326	2026-04-24	Dog Park (landscaping, fences, dog wash)	Moates	2732 garden Plum Place	Dog park is in abysmal condition and you keep taking money from us and doing nothing with it. Eventually, this is going to turn into a fraud issue if something isn't done to show the CDD actually does anything other than collect money.
325	2026-04-24	Dog Park (landscaping, fences, dog wash)	Rizzotto-Nicolir	16156 Silent Sands Lane	<p>Dear CDD Board Members,</p> <p>I hope this message finds you well.</p> <p>I am writing to inquire about the current condition of the community dog park and to better understand what plans are in place for its repair and ongoing maintenance. Recently, it has become apparent that certain areas of the park may require attention to ensure it remains a safe and enjoyable space for residents and their pets.</p> <p>Could you please provide an update on any scheduled repairs, improvements, or routine upkeep efforts? Additionally, it would be helpful to know if there is a timeline for addressing these concerns or if there are any plans for enhancements to the facility.</p> <p>The dog park is a valued amenity within the community, and maintaining it properly is important to many residents. I appreciate your time and attention to this matter and look forward to your response.</p>
324	2026-04-21	Pond Fountains	Palumbo	16137 Soft Fern Trace	The fountain behind soft fern has a broken cable, the fountain has drifted toward my house and when on is spraying everything on the patio. This is an ongoing issue they fixed it last year.



## The Preserve at South Branch CDD Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
321	2026-04-06	Street Signs	Bistreich	16172 GLOWING GROVE AVE	<p>Good morning,</p> <p>Would just like to inform you that the street signs on Beluga Bay and Glowing Grove Avenue in the Preserve in Odessa, FL seem as though they are loose. They move pretty easily with the wind and have not fallen yet. Thank you for looking into this when you have time. Have a blessed day.</p> <p>Many Blessings, Brian Bistreich</p>

---



# EXHIBIT 2





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

Project: The Preserve at South Branch CDD  
 No. of Ponds/FPC: 19 (See BDI Community Map)  
 Year: 2026

**Action Performed At Time of Service**  
 G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattail, alligatorweed, primrose, pennywort, etc.)  
 A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)  
 F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)  
 S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)  
 L = Treated Lilies (ie fragrant waterlily, spatterdock)  
 T = Trash/debris removed  
 W = Treated Woody Species (primrose, Carolina willow, sesbania)  
 M = Mowing or Brushcutting  
 WM = Wetland Mitigation Maintenance  
 \* = See Note

Notes: Pond numbers updated to match BDI community map on 1/23/24.

Service Date	Pond 2 (22.0 Ac.)	Pond 4 (24.7 Ac.)	Pond 5 (22.2 Ac.)	Pond 6 (23.9 Ac.)	Pond 7 (26.4 Ac.)	Pond 8 (21.0 Ac.)	Pond 9 (25.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (112.0 Ac.)	FPC B1 (29.4 Ac.)	FPC B2 (23.6 Ac.)	FPC C (20.9 Ac.)	FPC D (20.9 Ac.)	FPC E (21.3 Ac.)	FPC F (20.6 Ac.)	FPC G (20.6 Ac.)	FPC H (21.0 Ac.)	Mit 1 (2.2 Ac.)	Mit 3 (2.3 Ac.)	Maintenance Area 1 (22.28 Ac.)	Maintenance Area 2 (20.77 Ac.)	Maintenance Area 3 (22.85 Ac.)	Maintenance Area 4 (21.23 Ac.)	Maintenance Area 5 (22.54 Ac.)	Field Notes		
1/8/2026																											
1/23/2026																											Reviewed area behind townhomes to prepare proposal for treatment of Brazilian pepper per CDD request. Field checks.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
1/29/2026																											Prepare and submit midge fly and mosquito options with pricing.
2/3/2026																											Field checks.
2/4/2026																											Attended CDD meeting.
2/5/2026																											Field checks.
2/12/2026																											* Pick up 19 dead tilapia from cold weather swings.
2/13/2026																											Trash pickup all ponds.
2/25/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		Field checks.
2/27/2026																											Field checks.
3/5/2026																											Field checks.
3/18/2026																											
3/27/2026	G, A	G, A		G	G	G, A																					
3/30/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		Trash pickup all ponds.
4/6/2026			G								A, S					G											
4/17/2026																											Field checks.
4/27/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		Trash pickup all ponds.
5/6/2026	G										G				G	G	G										



# EXHIBIT 3





---

## The Preserve CDD

---

From Ted Katina <TKatina@cepralandscape.com>

Date Mon 4/27/2026 5:40 PM

To Heath Beckett <hbeckett@vestapropertyservices.com>

Cc Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>

---

**External Sender - From: (Ted Katina <TKatina@cepralandscape.com>)**

This message came from outside your organization.

Heath,

We installed new shrubs from entrance to roundabout. We have roundabout mulch scheduled for the 6th. I will look at work order I received this weekend about some overgrowth tomorrow. Thanks.

Thanks,

**Ted Katina**

[tkatina@cepralandscape.com](mailto:tkatina@cepralandscape.com)



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

## Shirley M. Conley

---

**From:** Ted Katina <TKatina@cepralandscape.com>  
**Sent:** Monday, May 4, 2026 7:17 AM  
**To:** Heath Beckett  
**Cc:** Michael P. Bush; Shirley M. Conley  
**Subject:** The Preserve CDD

**External Sender** - From: (Ted Katina  
<TKatina@cepralandscape.com>)  
This message came from outside your organization.

Heath,

We had a report a water running in the front entrance for a few days so will look to repair it this morning. Also clock 2 at clubhouse is down so back turf on Blvd is very dry.

Thanks,

**Ted Katina**

[tkatina@cepralandscape.com](mailto:tkatina@cepralandscape.com)



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



## Shirley M. Conley

---

**From:** Ted Katina <TKatina@cepralandscape.com>  
**Sent:** Monday, May 11, 2026 9:16 AM  
**To:** Heath Beckett; Michael P. Bush; Shirley M. Conley  
**Subject:** The Preserve CDD

**External Sender** - From: (Ted Katina  
<TKatina@cepralandscape.com>)  
This message came from outside your organization.

Good morning Heath we still having a few issues at the entrance on Irrigation. Hope to have it taken care of this week back half of the boulevard has been fixed so things are starting to green up. Let us know if you need anything.

Thanks,

**Ted Katina**

[tkatina@cepralandscape.com](mailto:tkatina@cepralandscape.com)



**CEPRA**  
LANDSCAPE

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



# EXHIBIT 4





**Proposal**

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

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

PROPOSAL #	DATE
56620 (v. 0)	04/30/2026

DESCRIPTION	
Trimming of overgrowth along fence line behind 15566 Sweet Springs Bend.	\$1,050.00

				<b>\$1,050.00</b>
Description	Type	Qty	Unit \$	Total \$
General Enhancement Labor	HR	15.00	\$70.00	\$1,050.00

**Total                    \$1,050.00**



## Terms and Conditions

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

---

Customer Printed Name

---

Customer Signature

---

Date

Job ID: 56620



# EXHIBIT 5



**From:** Anthony Snyder

**Sent:** Thursday, April 23, 2026 1:03 PM

**Subject:** May Agenda Item Request: Reconsideration of Fountain Runtime Schedule

I took some time to dig through the old meeting minutes to see what schedule we had agreed on. I found in this in the December 2023 meeting minutes

103           C.       Discussion of Fountain Schedule

104                               Multiple schedules were discussed. Consensus was reached on 7:30 a.m.

105                               – 10:30 a.m. and 3:30 p.m. – 9:30 p.m.

106    On a MOTION by Mr. Snyder, SECONDED by Dr. Silverstein, WITH ALL IN FAVOR, the  
107    Board approved the fountain schedule, for The Preserve at South Branch Community Development  
108    District.

I had forgotten the actual schedule as in the last year or so - the timers had got out of synch with some running much longer than this schedule.

Now that Fountain Kings is getting the systems squared away - I will say for myself as a pond facing property owner - I hate this schedule! The fountains are off way too long during the daytime and just look ugly... and they go off way too early in the evening.

As I recall - the schedule agreed to in 2023 was a compromise between those of us who wanted them on longer and others who were trying to get them removed altogether.

Personally - I'd like to see them on all day // 6am to at least 11pm or midnight - with no mid-afternoon off time. We did that afternoon break in response to the pond water being over 90 degrees in July of 2023. It was an unusually hot month, and I don't know that it's ever been that hot since. Also, I believe at the time the idea was this would reduce overall utility costs - however since then - with so many systems having such long downtimes - the schedule had little or no impact on the electric bill. Most of the savings we had was due to systems being down for a very long time... specifically the roundabout fountain and fountain 7.

Anyhow - I'd like to get this on next months agenda for board consideration.

Thanks

Anthony



# EXHIBIT 6



**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of The Preserve at South Branch Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the



District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 6, 2026  
HOUR: 4:00 p.m.  
LOCATION: Springhill Suites Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O'Lakes, FL 34638

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County Florida at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF MAY 2026.**

ATTEST:

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

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027



**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 FY26 - FY27
<b>REVENUE</b>					
SPECIAL ASSESSMENTS	\$ 900,691	\$ 1,008,196	\$ 973,905	\$ 1,110,640	\$ 136,735
EXCESS FEES	-	-	-	-	-
MISCELLANEOUS (CONTRIBUTIONS FROM POA)	21,629	6,114	22,125	22,125	-
<b>TOTAL REVENUE</b>	<b>922,320</b>	<b>1,014,309</b>	<b>996,030</b>	<b>1,132,765</b>	<b>136,735</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
SUPERVISORS FEE-REGULAR MEETINGS	10,800	10,400	15,000	15,000	-
MANAGEMENT CONSULTING SERVICES	15,450	15,450	15,450	15,450	-
ADMINISTRATIVE SERVICES	11,330	11,330	11,330	11,330	-
ACCOUNTING SERVICES	11,330	11,330	11,330	11,330	-
DISSEMINATION AGENT	2,500	2,500	2,500	2,500	-
ASSESSMENT ROLL PREPARATION	5,500	5,500	5,500	5,500	-
MASS MAILING	1,488	1,394	1,800	1,800	-
MEETING ROOM RENTAL	1,647	2,333	3,000	3,000	-
BANKING FEES	-	-	375	375	-
AUDITING	7,550	3,600	3,900	3,900	-
REGULATORY AND PERMIT FEES	175	175	175	200	25
TAX COLLECTOR/PROPERTY APPRAISER FEES	810	1,010	600	600	-
LEGAL ADVERTISEMENTS	1,133	1,851	1,500	1,500	-
ENGINEERING SERVICES	19,635	32,213	30,000	30,000	-
ENGINEERING - COMMUNITY MAPPING	10,985	226	-	-	-
COUNTY ROAD CONVEYANCE	-	-	-	-	-
LEGAL SERVICES	16,750	14,198	20,000	20,000	-
TRUSTEE FEES	9,828	12,575	12,500	13,000	500
ARBITRAGE	650	650	1,950	1,950	-
WEBSITE ADMINISTRATION	1,670	1,515	1,600	1,600	-
RESERVE STUDY	-	-	-	-	-
MISCELLANEOUS	310	113	500	500	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>129,541</b>	<b>128,361</b>	<b>139,010</b>	<b>139,535</b>	<b>525</b>
<b>INSURANCE:</b>					
INSURANCE (General Liability)	14,514	15,192	20,000	20,000	-
<b>TOTAL INSURANCE</b>	<b>14,514</b>	<b>15,192</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>
<b>ELECTRIC UTILITY SERVICES:</b>					
ELECTRIC	44,863	35,748	84,000	75,000	(9,000)
STREETLIGHTS	167,158	159,240	193,790	170,000	(23,790)
RECLAIMED WATER	4,733	5,054	7,500	8,500	1,000
<b>TOTAL ELECTRIC UTILITY SERVICES:</b>	<b>216,755</b>	<b>200,042</b>	<b>285,290</b>	<b>253,500</b>	<b>(31,790)</b>
<b>FIELD OPERATIONS:</b>					
FIELD OPERATIONS	3,890	3,890	3,890	3,890	-
AQUATIC MAINTENANCE - CONTRACTED	23,478	131,896	22,500	23,000	500
WETLAND MONITORING CONTRACTED	-	-	9,500	9,500	-
WETLAND MAINTENANCE CONTRACTED	-	-	51,840	51,840	-
WETLAND PRESCRIBED BURNS	-	-	-	125,000	125,000
FOUNTAIN MAINTENANCE CONTRACTED	15,590	32,690	20,200	10,200	(10,000)
FOUNTAIN REPAIRS	-	-	14,000	60,000	46,000
POND FOUNTAIN MAINTENANCE	8,279	1,840	-	-	-
FOUNTAIN MAINTENANCE & REPAIRS	5,923	1,505	-	-	-
ACCESS CONTROL	-	-	-	-	-
PORTER SERVICES CONTRACTED	10,566	-	11,000	13,000	2,000
ENTRANCE, WALL & FENCE MAINTENANCE	6,371	298	7,000	3,500	(3,500)
LANDSCAPE MAINTENANCE	283,796	299,330	310,000	320,000	10,000



**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 FY26 - FY27	
57	LANDSCAPE REPLACEMENT/REPAIRS	5,326	11,186	22,500	22,500	-
58	IRRIGATION REPAIRS	14,820	8,558	4,000	9,000	5,000
59	MULCH	-	12,802	20,000	20,000	-
60	ANNUAL FLOWER ROTATION	5,548	5,982	9,000	9,000	-
61	HOLIDAY LIGHTING	5,000	45,670	5,000	1,000	(4,000)
62	SECURITY	5,249	12,209	-	-	-
63	PRESSURE WASHING	-	3,060	7,000	4,000	(3,000)
64	STORMWATER INFRASTRUCTURE MAINTENANCE	-	-	5,000	5,000	-
65	POND BANK REPAIR, MAINTENANCE & PLANTINGS	-	-	2,800	2,800	-
66	SIDEWALK MAINTENANCE	-	-	3,000	3,000	-
67	ROADWAY & SIGNANCE MAINTENANCE	2,231	17,630	3,000	3,000	-
68	PLAYGROUND & PARK MAINTENANCE	-	56	3,000	3,000	-
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>719,730</b>	<b>168,000</b>
73						
74	<b>TOTAL EXPENDITURES</b>	<b>786,571</b>	<b>971,717</b>	<b>996,030</b>	<b>1,132,765</b>	<b>136,735</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	200	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 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	13,000	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	75,000	Irrigation timers, lift station pumps, fountains, etc. (incorporates potential rate increase in Jan)
STREETLIGHTS	Duke Energy	170,000	Streetlights within the district's boundaries. (DECREASED BASED ON ACTUALS, BUT STILL ALLOWS FOR POTENTIAL RATE INCREASE IN JAN)
RECLAIMED WATER	Pasco County Utilities	8,500	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. (**Adjustments to be determined based on Board decision on staffing)
AQUATIC MAINTENANCE - CONTRACTED	GHS Aquatics	23,000	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
WETLAND PRESCRIBED BURNS		125,000	
FOUNTAIN MAINTENANCE CONTRACTED	Blue Water Aquatics	10,200	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.



**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
FOUNTAIN REPAIRS	Blue Water Aquatics	60,000	Repairs/maintenance (13 pond, entrance & roundabout) - Separate line item as repairs may impact depreciation schedule per Finance
ACCESS CONTROL		-	Basketball court and dog park - not funding in FY 2026
PORTER SERVICES CONTRACTED	Office Pride Communications	13,000	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		3,500	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	Ceptra	320,000	General landscape maintenance, fertilization, pest control, and irrigation. Amounts do not include annuals or mulch.
LANDSCAPE REPLACEMENT/REPAIRS	Ceptra	22,500	Costs associated with repairs and replacement of plants, sod, trees, landscape items, and hurricane damage repairs (*Check w/Ceptra on landscape projects)
IRRIGATION REPAIRS	Ceptra	9,000	For the actual repairs of the irrigation system
MULCH	Ceptra	20,000	Annual Landscape Mulch Replacement & playground mulch replenishment
ANNUAL FLOWER ROTATION	Ceptra	9,000	Annual Flower Rotations
HOLIDAY LIGHTING CONTRACTED	Illuminations Holiday Lighting	1,000	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		4,000	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		17,500	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 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 <b>REVENUES</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,276	\$ 28,436	\$ 250,715	\$ 250,715	\$ -
3 INTEREST & MISCELLANEOUS					-
4 <b>TOTAL REVENUES</b>	<b>27,276</b>	<b>28,436</b>	<b>250,715</b>	<b>250,715</b>	<b>-</b>
5					
6 <b>EXPENDITURES</b>					
7 FUND BALANCE CONTRIBUTION	-	-	250,715	250,715	-
8 CONTINGENCY	-	-	-	-	-
9 <b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>250,715</b>	<b>250,715</b>	<b>-</b>
10					
11 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 27,276</b>	<b>\$ 28,436</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
12					
13 <b>FUND BALANCE</b>					
14 FUND BALANCE - BEGINNING	-	27,276	27,276	55,712	28,436
15 NET CHANGE IN FUND BALANCE	27,276	28,436	-	-	-
16 <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  
DEBT SERVICE REQUIREMENTS**

	<b>SERIES 2018</b>	<b>SERIES 2019</b>	<b>SERIES 2021</b>	<b>FY 2027 TOTAL DS</b>
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	263,313	356,800	434,100	1,054,213
<b>TOTAL REVENUES</b>	<b>263,313</b>	<b>356,800</b>	<b>434,100</b>	<b>1,054,213</b>
<b>EXPENDITURES</b>				
5/1/2027 DEBT SERVICE				
INTEREST	90,200	106,725	128,138	325,063
PRINCIPAL	-	-	180,000	180,000
11/1/2027 DEBT SERVICE				
INTEREST	90,200	106,725	125,438	322,363
PRINCIPAL	80,000	140,000	-	220,000
<b>TOTAL EXPENDITURES</b>	<b>260,400</b>	<b>353,450</b>	<b>433,575</b>	<b>1,047,425</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 2,913</b>	<b>\$ 3,350</b>	<b>\$ 525</b>	<b>\$ 6,788</b>

TOTAL NET MADS	1,054,213
COUNTY COLLECTION & EARLY PAYMENT DISC.	67,290
<b>GROSS DEBT SERVICE</b>	<b>1,121,503</b>



**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2018**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Amount Outstanding</b>
						3,560,000
5/1/2025		4.75%	93,763	93,763		3,560,000
11/1/2025	75,000	4.75%	93,763	168,763	262,525	3,485,000
5/1/2026		4.75%	91,981	91,981		3,485,000
11/1/2026	75,000	4.75%	91,981	166,981	258,963	3,410,000
5/1/2027		4.75%	90,200	90,200		3,410,000
11/1/2027	80,000	4.75%	90,200	170,200	260,400	3,330,000
5/1/2028		4.75%	88,300	88,300		3,330,000
11/1/2028	85,000	4.75%	88,300	173,300	261,600	3,245,000
5/1/2029		4.75%	86,281	86,281		3,245,000
11/1/2029	90,000	4.75%	86,281	176,281	262,563	3,155,000
5/1/2030		5.25%	84,144	84,144		3,155,000
11/1/2030	95,000	5.25%	84,144	179,144	263,288	3,060,000
5/1/2031		5.25%	81,650	81,650		3,060,000
11/1/2031	95,000	5.25%	81,650	176,650	258,300	2,965,000
5/1/2032		5.25%	79,156	79,156		2,965,000
11/1/2032	105,000	5.25%	79,156	184,156	263,313	2,860,000
5/1/2033		5.25%	76,400	76,400		2,860,000
11/1/2033	110,000	5.25%	76,400	186,400	262,800	2,750,000
5/1/2034		5.25%	73,513	73,513		2,750,000
11/1/2034	115,000	5.25%	73,513	188,513	262,025	2,635,000
5/1/2035		5.25%	70,494	70,494		2,635,000
11/1/2035	120,000	5.25%	70,494	190,494	260,988	2,515,000
5/1/2036		5.25%	67,344	67,344		2,515,000
11/1/2036	125,000	5.25%	67,344	192,344	259,688	2,390,000
5/1/2037		5.25%	64,063	64,063		2,390,000
11/1/2037	130,000	5.25%	64,063	194,063	258,125	2,260,000
5/1/2038		5.25%	60,650	60,650		2,260,000
11/1/2038	140,000	5.25%	60,650	200,650	261,300	2,120,000
5/1/2039		5.375%	56,975	56,975		2,120,000
11/1/2039	145,000	5.375%	56,975	201,975	258,950	1,975,000
5/1/2040		5.375%	53,078	53,078		1,975,000
11/1/2040	155,000	5.375%	53,078	208,078	261,156	1,820,000
5/1/2041		5.375%	48,913	48,913		1,820,000
11/1/2041	165,000	5.375%	48,913	213,913	262,825	1,655,000
5/1/2042		5.375%	44,478	44,478		1,655,000
11/1/2042	170,000	5.375%	44,478	214,478	258,956	1,485,000
5/1/2043		5.375%	39,909	39,909		1,485,000
11/1/2043	180,000	5.375%	39,909	219,909	259,819	1,305,000
5/1/2044		5.375%	35,072	35,072		1,305,000
11/1/2044	190,000	5.375%	35,072	225,072	260,144	1,115,000
5/1/2045		5.375%	29,966	29,966		1,115,000
11/1/2045	200,000	5.375%	29,966	229,966	259,931	915,000
5/1/2046		5.375%	24,591	24,591		915,000
11/1/2046	210,000	5.375%	24,591	234,591	259,181	705,000
5/1/2047		5.375%	18,947	18,947		705,000
11/1/2047	225,000	5.375%	18,947	243,947	262,894	480,000
5/1/2048		5.375%	12,900	12,900		480,000
11/1/2048	235,000	5.375%	12,900	247,900	260,800	245,000
5/1/2049		5.375%	6,584	6,584		245,000
11/1/2049	245,000	5.375%	6,584	251,584	258,169	-
<b>Total</b>	<b>3,560,000</b>		<b>2,958,700</b>	<b>6,518,700</b>	<b>6,518,700</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 263,313  
Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						5,675,000
5/1/2025		3.50%	111,363	111,363		5,675,000
11/1/2025	130,000	3.50%	111,363	241,363	352,725	5,545,000
5/1/2026		3.50%	109,088	109,088		5,545,000
11/1/2026	135,000	3.50%	109,088	244,088	353,175	5,410,000
5/1/2027		3.50%	106,725	106,725		5,410,000
11/1/2027	140,000	3.50%	106,725	246,725	353,450	5,270,000
5/1/2028		3.50%	104,275	104,275		5,270,000
11/1/2028	145,000	3.50%	104,275	249,275	353,550	5,125,000
5/1/2029		3.50%	101,738	101,738		5,125,000
11/1/2029	150,000	3.50%	101,738	251,738	353,475	4,975,000
5/1/2030		3.50%	99,113	99,113		4,975,000
11/1/2030	155,000	3.50%	99,113	254,113	353,225	4,820,000
5/1/2031		4.00%	96,400	96,400		4,820,000
11/1/2031	160,000	4.00%	96,400	256,400	352,800	4,660,000
5/1/2032		4.00%	93,200	93,200		4,660,000
11/1/2032	170,000	4.00%	93,200	263,200	356,400	4,490,000
5/1/2033		4.00%	89,800	89,800		4,490,000
11/1/2033	175,000	4.00%	89,800	264,800	354,600	4,315,000
5/1/2034		4.00%	86,300	86,300		4,315,000
11/1/2034	180,000	4.00%	86,300	266,300	352,600	4,135,000
5/1/2035		4.00%	82,700	82,700		4,135,000
11/1/2035	190,000	4.00%	82,700	272,700	355,400	3,945,000
5/1/2036		4.00%	78,900	78,900		3,945,000
11/1/2036	195,000	4.00%	78,900	273,900	352,800	3,750,000
5/1/2037		4.00%	75,000	75,000		3,750,000
11/1/2037	205,000	4.00%	75,000	280,000	355,000	3,545,000
5/1/2038		4.00%	70,900	70,900		3,545,000
11/1/2038	215,000	4.00%	70,900	285,900	356,800	3,330,000
5/1/2039		4.00%	66,600	66,600		3,330,000
11/1/2039	220,000	4.00%	66,600	286,600	353,200	3,110,000
5/1/2040		4.00%	62,200	62,200		3,110,000
11/1/2040	230,000	4.00%	62,200	292,200	354,400	2,880,000
5/1/2041		4.00%	57,600	57,600		2,880,000
11/1/2041	240,000	4.00%	57,600	297,600	355,200	2,640,000
5/1/2042		4.00%	52,800	52,800		2,640,000
11/1/2042	250,000	4.00%	52,800	302,800	355,600	2,390,000
5/1/2043		4.00%	47,800	47,800		2,390,000
11/1/2043	260,000	4.00%	47,800	307,800	355,600	2,130,000
5/1/2044		4.00%	42,600	42,600		2,130,000
11/1/2044	270,000	4.00%	42,600	312,600	355,200	1,860,000
5/1/2045		4.00%	37,200	37,200		1,860,000
11/1/2045	280,000	4.00%	37,200	317,200	354,400	1,580,000
5/1/2046		4.00%	31,600	31,600		1,580,000
11/1/2046	290,000	4.00%	31,600	321,600	353,200	1,290,000
5/1/2047		4.00%	25,800	25,800		1,290,000
11/1/2047	305,000	4.00%	25,800	330,800	356,600	985,000
5/1/2048		4.00%	19,700	19,700		985,000
11/1/2048	315,000	4.00%	19,700	334,700	354,400	670,000
5/1/2049		4.00%	13,400	13,400		670,000
11/1/2049	330,000	4.00%	13,400	343,400	356,800	340,000
5/1/2050		4.00%	6,800	6,800		340,000
11/1/2050	340,000	4.00%	6,800	346,800	353,600	-
<b>Total</b>	<b>5,675,000</b>		<b>3,539,200</b>	<b>9,214,200</b>	<b>9,214,200</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 356,800  
Data herein for the CDD's budgetary process purposes only.

**THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SPECIAL ASSESSMENT BONDS, SERIES 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						7,295,000
5/1/2025	170,000	2.50%	132,450	302,450		7,125,000
11/1/2025		2.50%	130,325	130,325	432,775	7,125,000
5/1/2026	175,000	2.50%	130,325	305,325		6,950,000
11/1/2026		3.00%	128,138	128,138	433,463	6,950,000
5/1/2027	180,000	3.00%	128,138	308,138		6,770,000
11/1/2027		3.00%	125,438	125,438	433,575	6,770,000
5/1/2028	185,000	3.00%	125,438	310,438		6,585,000
11/1/2028		3.00%	122,663	122,663	433,100	6,585,000
5/1/2029	190,000	3.00%	122,663	312,663		6,395,000
11/1/2029		3.00%	119,813	119,813	432,475	6,395,000
5/1/2030	195,000	3.00%	119,813	314,813		6,200,000
11/1/2030		3.00%	116,888	116,888	431,700	6,200,000
5/1/2031	200,000	3.00%	116,888	316,888		6,000,000
11/1/2031		3.50%	113,888	113,888	430,775	6,000,000
5/1/2032	210,000	3.50%	113,888	323,888		5,790,000
11/1/2032		3.50%	110,213	110,213	434,100	5,790,000
5/1/2033	215,000	3.50%	110,213	325,213		5,575,000
11/1/2033		3.50%	106,450	106,450	431,663	5,575,000
5/1/2034	225,000	3.50%	106,450	331,450		5,350,000
11/1/2034		3.50%	102,513	102,513	433,963	5,350,000
5/1/2035	230,000	3.50%	102,513	332,513		5,120,000
11/1/2035		3.50%	98,488	98,488	431,000	5,120,000
5/1/2036	240,000	3.50%	98,488	338,488		4,880,000
11/1/2036		3.50%	94,288	94,288	432,775	4,880,000
5/1/2037	245,000	3.50%	94,288	339,288		4,635,000
11/1/2037		3.50%	90,000	90,000	429,288	4,635,000
5/1/2038	255,000	3.50%	90,000	345,000		4,380,000
11/1/2038		3.50%	85,538	85,538	430,538	4,380,000
5/1/2039	265,000	3.50%	85,538	350,538		4,115,000
11/1/2039		3.50%	80,900	80,900	431,438	4,115,000
5/1/2040	275,000	3.50%	80,900	355,900		3,840,000
11/1/2040		3.50%	76,088	76,088	431,988	3,840,000
5/1/2041	285,000	3.50%	76,088	361,088		3,555,000
11/1/2041		4.00%	71,100	71,100	432,188	3,555,000
5/1/2042	295,000	4.00%	71,100	366,100		3,260,000
11/1/2042		4.00%	65,200	65,200	431,300	3,260,000
5/1/2043	305,000	4.00%	65,200	370,200		2,955,000
11/1/2043	-	4.00%	59,100	59,100	429,300	2,955,000
5/1/2044	320,000	4.00%	59,100	379,100		2,635,000
11/1/2044		4.00%	52,700	52,700	431,800	2,635,000
5/1/2045	335,000	4.00%	52,700	387,700		2,300,000
11/1/2045		4.00%	46,000	46,000	433,700	2,300,000
5/1/2046	345,000	4.00%	46,000	391,000		1,955,000
11/1/2046		4.00%	39,100	39,100	430,100	1,955,000
5/1/2047	360,000	4.00%	39,100	399,100		1,595,000
11/1/2047		4.00%	31,900	31,900	431,000	1,595,000
5/1/2048	375,000	4.00%	31,900	406,900		1,220,000
11/1/2048		4.00%	24,400	24,400	431,300	1,220,000
5/1/2049	390,000	4.00%	24,400	414,400		830,000
11/1/2049		4.00%	16,600	16,600	431,000	830,000
5/1/2050	405,000	4.00%	16,600	421,600		425,000
11/1/2050		4.00%	8,500	8,500	430,100	425,000
5/1/2051	425,000	4.00%	8,500	433,500	433,500	-
<b>Total</b>	<b>7,295,000</b>		<b>4,364,900</b>	<b>11,659,900</b>	<b>11,659,900</b>	

**Footnote:** Maximum Annual Debt Service (MADS): 434,100  
Data herein for the CDD's budgetary process purposes only.

**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>\$1,361,355.00</b>
COLLECTION COSTS	\$28,965.00
EARLY PAYMENT DISCOUNT	\$57,930.00
<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$1,448,250.00</b>

UNIT SIZE & PHASE	UNITS ASSESSED			
	O&M	SERIES 2018 DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 DEBT SERVICE
<b>PHASE 1</b>				
TOWNHOME	86	86		
SINGLE FAMILY 40'	125	125		
SINGLE FAMILY 50'	101	101		
SINGLE FAMILY 60'	1	1		
<b>PHASE 2 &amp; 3</b>				
TOWNHOME	162		162	
SINGLE FAMILY 40'	62		62	
SINGLE FAMILY 50'	163		163	
<b>PHASE 4 &amp; 5</b>				
SINGLE FAMILY 40'	188			188
SINGLE FAMILY 50'	145			145
	<b>1033</b>	<b>313</b>	<b>387</b>	<b>333</b>

ERU FACTOR	ALLOCATION OF O&M ASSESSMENT		
	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M BUDGET
0.4	34.4	4.25%	\$61,551.52
0.8	100.0	12.35%	\$178,928.84
1.0	101.0	12.48%	\$180,718.12
1.2	1.2	0.15%	\$2,147.15
0.4	64.8	8.01%	\$115,945.89
0.8	49.6	6.13%	\$88,748.70
1.0	163.0	20.14%	\$291,654.00
0.8	150.4	18.58%	\$269,108.97
1.0	145.0	17.91%	\$259,446.81
<b>7.4</b>	<b>809.4</b>	<b>100.00%</b>	<b>\$1,448,250.00</b>

O&M	PER UNIT ANNUAL ASSESSMENT <sup>1</sup>			
	SERIES 2018 DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 DEBT SERVICE	TOTAL PER UNIT <sup>2</sup>
\$715.72	\$744.05			<b>\$1,459.77</b>
\$1,431.43	\$903.49			<b>\$2,334.92</b>
\$1,789.29	\$1,009.78			<b>\$2,799.07</b>
\$2,147.15	\$1,009.78			<b>\$3,156.93</b>
\$715.72		\$844.00		<b>\$1,559.72</b>
\$1,431.43		\$1,003.00		<b>\$2,434.43</b>
\$1,789.29		\$1,110.00		<b>\$2,899.29</b>
\$1,431.43			\$1,250.67	<b>\$2,682.10</b>
\$1,789.29			\$1,563.33	<b>\$3,352.62</b>

<b>VARIANCE IN O&amp;M AND CRF BUDGET</b>	
FY 2025-2026	\$1,224,620.05
FY 2026-2027	\$1,361,355.00
VARIANCE	<u>\$136,734.95</u>

UNIT SIZE & PHASE	FY 2026 PER LOT	FY 2027 PER LOT	VARIANCE PER YEAR	VARIANCE PER MONTH	PERCENT VARIANCE
<b>PHASE 1</b>					
TOWNHOME	\$1,387.88	<b>\$1,459.77</b>	\$71.89	\$5.99	5.18%
SINGLE FAMILY 40'	\$2,191.15	<b>\$2,334.92</b>	\$143.77	\$11.98	6.56%
SINGLE FAMILY 50'	\$2,619.35	<b>\$2,799.07</b>	\$179.72	\$14.98	6.86%
SINGLE FAMILY 60'	\$2,941.27	<b>\$3,156.93</b>	\$215.66	\$17.97	7.33%
<b>PHASE 2 &amp; 3</b>					
TOWNHOME	\$1,487.83	<b>\$1,559.72</b>	\$71.89	\$5.99	4.83%
SINGLE FAMILY 40'	\$2,290.66	<b>\$2,434.43</b>	\$143.77	\$11.98	6.28%
SINGLE FAMILY 50'	\$2,719.57	<b>\$2,899.29</b>	\$179.72	\$14.98	6.61%
<b>PHASE 4 &amp; 5</b>					
SINGLE FAMILY 40'	\$2,538.32	<b>\$2,682.10</b>	\$143.77	\$11.98	5.66%
SINGLE FAMILY 50'	\$3,172.90	<b>\$3,352.62</b>	\$179.72	\$14.98	5.66%

<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, 2026 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 7



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

4 The Regular Meeting of the Board of Supervisors of The Preserve at South Branch  
5 Community Development District was held on April 8, 2026 at 3:00 p.m. at Residence Inn Tampa  
6 Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558. The actions  
7 taken are summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Beckett called the meeting to order at 3:01 p.m. and conducted roll call.

10 Present and constituting a quorum were:

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

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Lindsay Moczynski	District Counsel, Kilinski Van Wyk PLLC
19 Ted Katina	Account Manager, Cepra Landscape
20 Kyle Roehm	President, Fountain Kings

21 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items (Limited to**  
22 **3 minutes per individual for agenda items)**

23 There being none, the next item followed.

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

25 A. **WALK-ON EXHIBIT A:** District Engineer – *Jerry Whited, Brletic Dvorak Inc.*

26 A representative of Brletic Dvorak was not in attendance. Mr. Beckett reviewed  
27 the report provided by Mr. Whited.

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

29 Supervisors discussed variances in the scopes of the proposals and Pasco  
30 County requirements for the repair. Ms. Moczynski reminded  
31 Supervisors that Pasco County will not release the maintenance bond to  
32 complete the right-of-way conveyance until the repair is completed.

33 On a MOTION by Supervisor Howard, SECONDED by Supervisor Silverstein, WITH ALL IN FAVOR,  
34 the Board approved Parking Lot Services approval to repair the crosswalk at TouchPointe  
35 entrance in the amount of \$13,061.00, pending Pasco County approval of the scope of work, for  
36 The Preserve at South Branch Community Development District.

- 37 B. **EXHIBIT 1:** Review of Field Services Requests/Responses (2/26 – 4/1)  
38 Mr. Beckett reviewed the field services requests.
- 39 C. **EXHIBIT 2:** Aquatic – *Chuck Burnite, GHS Environmental*  
40 A representative of GHS Environmental was not in attendance.
- 41 1. Update on Willowcreek Fire Co. Fire Management Plan  
42 Mr. Beckett advised that the Willowcreek Fire Co. on-site review had  
43 taken place and the plan is being drafted.
- 44 D. **EXHIBIT 3:** Landscape – *Ted Katina, Cepra*  
45 Mr. Katina presented the Landscape Report. He discussed the bi-annual (not  
46 quarterly) clean-up behind the perimeter wall which was recently completed,  
47 with the next clean-up to be scheduled in September/October. Fertilization,  
48 mulch, and annuals installation were completed and turf areas with chinch bugs  
49 were treated. An irrigation valve repair was discussed.
- 50 Supervisors discussed requesting Office Pride to add monitoring of the dog wash  
51 station and the clearing of debris from the drain as needed to their maintenance  
52 scope.
- 53 1. **EXHIBIT 4:** Consideration of Cepra Proposal #51796 for Phase 1  
54 Enhancements at SR54 Entry - \$9,975.00 – *Previously Presented*  
55 Mr. Katina advised he would revise the proposal to remove the cost for  
56 the mulch which was already installed.
- 57 On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr, WITH ALL IN FAVOR,  
58 the Board approved Cepra proposal #51796 for Phase 1 enhancements at the SR54 entry, without  
59 the cost for mulch installation in the amount of \$8,400.00, for The Preserve at South Branch  
60 Community Development District.
- 61 2. **EXHIBIT 5:** Consideration of Cepra Proposal #55142 for Roundabout  
62 Mulch - \$3,850.00  
63 Mr. Katina advised the cost of the roundabout mulch would be  
64 subtracted from proposal #54912 for the next phase of mulch installation  
65 that originally included this area.
- 66 On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr, WITH ALL IN FAVOR,  
67 the Board approved Cepra proposal #55142 to install mulch at the roundabout in the amount of  
68 \$3,850.00, for The Preserve at South Branch Community Development District.
- 69 3. **EXHIBIT 6:** Consideration of Cepra Proposal #55284 to Replace Dog Park  
70 Sod - \$11,590.00



71 Discussion followed on the scope which includes removal of up to 8,000  
72 ft<sup>2</sup> of existing sod and replacing with Bahia and closing the dog park for a  
73 couple of weeks until the sod is established.

74 On a MOTION by Supervisor Howard, SECONDED by Supervisor Silverstein, OPPOSED by  
75 Supervisor Abercrombie, the Board approved the replacement of 8,000 s.f. of Bahia plus  
76 associated irrigation retrofit at the dog park for an amount not to exceed \$11,590.00, for The  
77 Preserve at South Branch Community Development District.

78 E. Fountains – *Kyle Roehm, Fountain Kings*

79 Mr. Roehm distributed and discussed a report and proposals for various fountain  
80 repairs. The new SWFWMD water usage restrictions, completed repairs on the  
81 roundabout fountain, and the fountain schedule were discussed. Discussion  
82 followed on fountain 3 and prioritization of the various repair proposals.

83 Mr. Roehm will revise the proposal for fountain 6 and complete the repair if it  
84 does not exceed \$1,000.00.

85 On a MOTION by Supervisor Handrick, Jr, SECONDED by Supervisor Silverstein, WITH ALL IN  
86 FAVOR, the Board approved Fountain Kings fountain repair proposals #QU-0751 (Fountain 7  
87 wiring repair - \$765.00) and #QU-0753 (Fountain 8 starter replacement - \$836.00) for a total  
88 amount of \$1,601.00, for The Preserve at South Branch Community Development District.

89 1. **WALK-ON EXHIBIT B:** Consideration of Fuller Electrical Contractors  
90 Proposal #86149 to Install Separate Breaker for Fountain 7 - \$2,074.87  
91 (50% Cost-share w/HOA \$1,037.44)

92 Mr. Beckett explained the separate breaker would address the tripping  
93 issue that occurs when the irrigation and fountain are running are  
94 running concurrently.

95 On a MOTION by Supervisor Howard, SECONDED by Supervisor Abercrombie, WITH ALL IN  
96 FAVOR, the Board approved Fuller Electrical Contractors to proceed with the District's portion of  
97 the scope outlined in proposal #86149, to install a separate breaker for fountain 7 in the amount  
98 of \$1,037.44, for The Preserve at South Branch Community Development District.

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

100 Mr. Bush reviewed the field operations report and responded to Supervisor  
101 questions.

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

103 Ms. Moczynski reviewed legislation recently approved, but not yet signed by the  
104 Governor – increased sovereign immunity caps, e-bike classification, electronic  
105 payments for non-assessment revenue, and a Supervisor recall process, and  
106 provided an update on a recent Pasco County meeting where the Rangeland  
107 Blvd. extension was discussed. She reviewed the potential impact of the extion



108 for the District. Supervisor Silverstein discussed the proposed sidewalks  
109 identified on the project map, and the need for the District to make a formal  
110 request. The Board directed Ms. Moczyński to review the information to be  
111 provided to her by Supervisor Silverstein and prepare a statement on behalf of  
112 the District declining connections to District-owned sidewalks.

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

114 1. **EXHIBIT 7:** Consideration of Landscape and Irrigation RFP Scope and  
115 Schedule and Authorization of Staff to Proceed with Request for  
116 Proposals

117 Mr. Beckett explained that the landscape maintenance agreement was  
118 up for renewal, requiring a Request For Proposals and reviewed the  
119 proposed dates. Board consensus was for the pre-bid meeting to be  
120 mandatory. The scope of services will be adjusted to include the bi-  
121 annual clean-up at the perimeter wall.

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

123 A. **EXHIBIT 8:** Consideration and Approval of the Minutes of the Regular Meeting  
124 Held March 5, 2026

125 B. **EXHIBIT 9 :** Consideration and Acceptance of the February 2026 Unaudited  
126 Financial Report

127 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Handrick, Jr, WITH ALL IN  
128 FAVOR, the Board approved Consent Agenda – items A and B as presented, for The Preserve at  
129 South Branch Community Development District.

130 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS**

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

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

135 Supervisor Abercrombie requested Supervisors consider re-engaging Pasco  
136 County Sheriff's extra duty officer patrols. Ms. Moczyński noted that once South  
137 Branch Blvd is officially turned over to Pasco County, an agreement would not be  
138 required to monitor the County's right-of-way.

139 **SIXTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to**  
140 *3 minutes per individual for non-agenda items)*

141 There being none, the next item followed.

142 **SEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting**  
143 *Agenda Item Requests)*

144 **EIGHTH ORDER OF BUSINESS: Action Items Summary**



145 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Check**

146 *The Preserve at South Branch Community Development District's next meeting is scheduled for*  
147 *4:00 p.m. on May 7, 2026 at Springhill Suites Tampa Suncoast Parkway, located at 16615*  
148 *Crosspointe Run, Land O'Lakes, FL 34638.*

149 Ms. Moczynski requested Supervisors approve the landscape and maintenance Request  
150 for Proposals.

151 On a MOTION by Supervisor Howard, SECONDED by Supervisor Abercrombie, WITH ALL IN  
152 FAVOR, the Board approved the scope of service with the amendment for the bi-annual  
153 perimeter wall clean-up and authorized staff to proceed with the Request for Proposals for  
154 landscape and irrigation maintenance services, for The Preserve at South Branch Community  
155 Development District.

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

157 **TENTH ORDER OF BUSINESS: Adjournment**

158 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Abercrombie, WITH ALL IN  
159 FAVOR, the Board adjourned the meeting at 4:38 p.m., for The Preserve at South Branch  
160 Community Development District.

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

165 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**  
166 **meeting held on May 7, 2026.**

167 \_\_\_\_\_  
168 Heath Beckett, Secretary

\_\_\_\_\_  
Anthony Snyder, Chair



# EXHIBIT 8



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

4 The Workshop of the Board of Supervisors of The Preserve at South Branch Community  
5 Development District was held on April 8, 2026 at 4:50 p.m. at Residence Inn Tampa Suncoast  
6 Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, FL 33558. No decisions were  
7 made, nor action taken, on behalf of the CDD at this workshop.

8 **FIRST ORDER OF BUSINESS: ATTENDANCE**

9 Mr. Beckett called the workshop to order and conducted roll call.

10 Present were:

11	Thomas Handrick, Jr. (S2)	Board Supervisor, Assistant Secretary
12	David Silverstein (S3)	Board Supervisor, Assistant Secretary
13	Rob Howard (S4)	Board Supervisor, Vice Chairman
14	Jules Abercrombie (S5)	Board Supervisor, Assistant Secretary
15	Heath Beckett	District Manager, Vesta District Services

16 **SECOND ORDER OF BUSINESS: FY 2027 BUDGET**

17 A. EXHIBIT 1: Discussion on Proposed FY 2027 Budget Draft

18 Supervisors reviewed the line items on the presented budget draft and discussed  
19 reducing fund allocations for Electric, Streetlights, Fountain Maintenance  
20 Contracted, Entrance, Wall & Fence Maintenance, Holiday Lighting, and Pressure  
21 Washing, and increasing fund allocations for Reclaimed Water, Aquatic  
22 Maintenance, Fountain Repairs, Porter Services Contracted, Landscape  
23 Maintenance, and Irrigation Repairs.

- 24 1. EXHIBIT 2: Review of Current Financial Report
- 25 2. EXHIBIT 3: Review of 12-Month Transaction Detail Report
- 26 3. EXHIBIT 4: Review of Ongoing Maintenance Contracts
  - 27 a. 2026 District Engineer Labor Rates
- 28 4. EXHIBIT 5: Review of Reserve Study
- 29 5. Discussion on Additional Capital Improvement Projects

30 Supervisors discussed funding for the Capital Reserve Fund, the Reserve  
31 Study recommendations, and funding for the required wetland mitigation  
32 project (fire plan).

33 **THIRD ORDER OF BUSINESS: ADJOURNMENT**

34 The workshop was adjourned at 5:55 p.m.

35 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
36 *considered at the meeting is advised that person may need to ensure that a verbatim record of*



37 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
38 *based.*

39 **Workshop minutes were accepted by vote of the Board of Supervisors at a publicly noticed**  
40 **meeting held on May 7, 2026.**

41 \_\_\_\_\_  
42 Heath Beckett, Secretary

\_\_\_\_\_  
Anthony Snyder, Chair

DRAFT



# EXHIBIT 9



*The Preserve at South Branch  
Community Development District*

*Financial Statements  
(Unaudited)*

*March 31, 2026*



**The Preserve at South Branch CDD**  
**Balance Sheet**  
**March 31, 2026**

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
<b>1 ASSETS</b>						
2 OPERATING ACCOUNT	\$ 2,334,599	\$ -	\$ -	\$ -	\$ -	\$ 2,334,599
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	67,201	78,204	38,056	183,462
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	33,101	33,101
11 ACCOUNTS RECEIVABLE	1,280	-	-	-	-	1,280
12 ON ROLL ASSESSMENTS RECEIVABLE	17,973	4,627	4,859	6,584	8,011	42,054
13 DUE FROM OTHER SOURCES	-	301,800	259,563	351,718	427,917	1,340,999
14 PREPAID EXPENSES	1,764	-	-	-	-	1,764
15 DEPOSITS	4,995	-	-	-	-	4,995
<b>16 TOTAL ASSETS</b>	<b>\$ 2,360,611</b>	<b>\$ 306,427</b>	<b>\$ 463,280</b>	<b>\$ 614,378</b>	<b>\$ 724,136</b>	<b>\$ 4,468,832</b>
<b>17 LIABILITIES</b>						
18 ACCOUNTS PAYABLE	\$ 43,137	\$ -	\$ -	\$ -	\$ -	\$ 43,137
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	17,973	4,627	4,859	6,584	8,011	42,054
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	1,340,999	-	-	-	-	1,340,999
<b>24 TOTAL LIABILITIES</b>	<b>1,402,108</b>	<b>4,627</b>	<b>4,859</b>	<b>6,584</b>	<b>8,011</b>	<b>1,426,189</b>
<b>25 FUND BALANCE</b>						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,760	-	-	-	-	6,760
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	951,743	301,800	458,420	607,794	716,125	3,035,883
<b>31 TOTAL FUND BALANCE</b>	<b>958,503</b>	<b>301,800</b>	<b>458,420</b>	<b>607,794</b>	<b>716,125</b>	<b>3,042,643</b>
<b>32 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 2,360,611</b>	<b>\$ 306,427</b>	<b>\$ 463,280</b>	<b>\$ 614,378</b>	<b>\$ 724,136</b>	<b>\$ 4,468,832</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 March 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Month of March	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 9,739	\$ 955,932	\$ (17,973)	98%
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>\$ 9,739</b>	<b>\$ 980,563</b>	<b>\$ (15,467)</b>	<b>98%</b>
<b>7 EXPENDITURES</b>					
<b>8 ADMINISTRATIVE</b>					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 600	\$ 3,600	\$ (11,400)	24%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	7,725	(7,725)	50%
11 ADMINISTRATIVE SERVICES	11,330	944	5,665	(5,665)	50%
12 ACCOUNTING SERVICES	11,330	944	5,665	(5,665)	50%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	2,750	(2,750)	50%
15 MASS MAILING	1,800	18	18	(1,782)	1%
16 MEETING ROOM RENTAL	3,000	183	745	(2,255)	25%
17 BANKING FEES	375	-	-	(375)	0%
18 AUDITING	3,900	-	-	(3,900)	0%
19 REGULATORY AND PERMIT FEES	175	-	199	24	114%
20 TAX COLLECTOR/PROPERTY APPRAISER FEES	600	150	688	88	115%
21 LEGAL ADVERTISEMENTS	1,500	74	328	(1,172)	22%
22 ENGINEERING SERVICES	30,000	3,120	14,100	(15,900)	47%
23 LEGAL SERVICES	20,000	2,115	7,840	(12,160)	39%
24 TRUSTEE FEES	12,500	-	12,952	452	104%
25 ARBITRAGE	1,950	-	650	(1,300)	33%
26 WEBSITE ADMINISTRATION	1,600	-	-	(1,600)	0%
27 MISCELLANEOUS	500	-	1,533	1,033	307%
<b>28 TOTAL ADMINISTRATIVE</b>	<b>139,010</b>	<b>9,894</b>	<b>66,958</b>	<b>(72,052)</b>	<b>48%</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	4,171	31,398	(52,602)	37%
34 STREETLIGHTS	193,790	12,928	78,457	(115,333)	40%
35 RECLAIMED WATER	7,500	266	3,852	(3,648)	51%
<b>36 TOTAL UTILITIES</b>	<b>285,290</b>	<b>17,366</b>	<b>113,707</b>	<b>(171,583)</b>	<b>40%</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 March 31, 2026**

<b>37 FIELD OPERATIONS</b>						
38	FIELD OPERATIONS	3,890	275	1,649	(2,241)	42%
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	3,073	9,735	(10,465)	48%
43	FOUNTAIN REPAIRS	14,000	2,850	8,816	(5,184)	63%
44	PORTER SERVICES CONTRACTED	11,000	875	5,397	(5,603)	49%
45	ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	207	(6,793)	3%
46	LANDSCAPE MAINTENANCE	310,000	24,695	148,170	(161,830)	48%
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	-	15,038	(2,462)	86%
59	<b>TOTAL FIELD OPERATIONS</b>	<b>551,730</b>	<b>31,768</b>	<b>210,842</b>	<b>(340,888)</b>	<b>38%</b>
60	<b>TOTAL EXPENDITURES</b>	<b>\$ 996,030</b>	<b>\$ 59,028</b>	<b>\$ 407,263</b>	<b>\$ (588,767)</b>	<b>41%</b>
61	<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(0)</b>	<b>(49,289)</b>	<b>573,300</b>	<b>573,300</b>	
<b>62 OTHER FINANCING SOURCES &amp; USES</b>						
63	TRANSFERS IN	-	-	-	-	
64	TRANSFERS OUT	-	-	-	-	
65	<b>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)	(49,289)	573,300	573,300	
68	<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 342,611</b>		<b>\$ 958,503</b>	<b>\$ 615,892</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		951,743		
75	<b>TOTAL FUND BALANCE</b>	<b>\$ 342,611</b>		<b>\$ 958,503</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 March 31, 2026**

	<b>FY 2026 Amended Budget</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,715	\$ 246,088	\$ (4,627)
3 INTEREST & MISCELLANEOUS	-	-	-
<b>4 TOTAL REVENUE</b>	<b>250,715</b>	<b>246,088</b>	<b>(4,627)</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>246,088</b>	<b>(4,627)</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	<b>28,436</b>
15 NET CHANGE IN FUND BALANCE	250,715	246,088	(4,627)
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 277,991</b>	<b>\$ 301,800</b>	<b>\$ 23,809</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	277,991	301,800	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 277,991</b>	<b>\$ 301,800</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 March 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,313	\$ 258,454	\$ (4,859)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-		-
4 INTEREST REVENUE	-	4,813	4,813
<b>5 TOTAL REVENUE</b>	<b>263,313</b>	<b>263,267</b>	<b>(46)</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>94,504</b>	<b>90,153</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	94,504	90,153
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 326,046</b>	<b>\$ 458,420</b>	<b>\$ 132,375</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 March 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 356,800	\$ 350,216	\$ (6,584)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	5,772	5,772
<b>5 TOTAL REVENUE</b>	<b>356,800</b>	<b>355,987</b>	<b>(813)</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>114,625</b>	<b>111,001</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	114,625	111,001
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 448,149</b>	<b>\$ 607,794</b>	<b>\$ 159,645</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 March 31, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	426,089	\$ (8,011)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	5,621	5,621
<b>5 TOTAL REVENUE</b>	<b>434,100</b>	<b>431,711</b>	<b>(2,389)</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>301,386</b>	<b>302,936</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(4,021)	(4,021)
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(4,021)</b>	<b>(4,021)</b>
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	305,407	306,957
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 364,850</b>	<b>683,024</b>	<b>\$ 318,174</b>



The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2025		EOY Balance				\$ 489,837.98
10/01/2025	01ACH100125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 08.06.25-09.04.25		7,056.77	482,781.21
10/01/2025	100505	GHS Environmental	Invoice: 2025-615 (Reference: Aquatic Maintenance Program 2025-2026. )		1,875.00	480,906.21
10/01/2025	100506	Cepra Landscape	Invoice: TPA5984 (Reference: Landscape maintenance Sep. )		24,695.00	456,211.21
10/02/2025	100507	Blue Water Aquatics, Inc.	Invoice: 34264 (Reference: Fountain Inspection & PM Cleaning. ) Invoice: 34263 (Reference: fou...		2,334.59	453,876.62
10/02/2025	100508	Pasco Sheriff's Office	Invoice: I-20259-12118 (Reference: Security. )		2,552.00	451,324.62
10/02/2025	100509	Blue Water Aquatics, Inc.	Invoice: 34310 (Reference: fountain troubleshooting services. )		756.00	450,568.62
10/02/2025	100510	Office Pride Commercial Cleaning Services	Invoice: Inv-285147 (Reference: Day Porter Services 3x per week. )		875.00	449,693.62
10/03/2025	01ACH100325	Duke Energy	000 State Road 54 LITE S Branch RDWY 08.07.25- 09.05.25		3,790.61	445,903.01
10/07/2025	100511	Office Pride Commercial Cleaning Services	Invoice: Inv-285380 (Reference: CC Fees- Avid Pay. )		17.50	445,885.51
10/07/2025	100512	Vesta District Services	Invoice: 428941 (Reference: Oct25 Management fees. )		3,909.00	441,976.51
10/08/2025	1509	Site Masters of Florida, LLC	Replaced broken curb and remediate the infiltration at curb inlet		4,800.00	437,176.51
10/08/2025	1510	Egis Insurance & Risk Advisors	Insurance FY Policy #100125331 10/01/25 - 10/01/26		15,756.00	421,420.51
10/09/2025	01ACH100925	Duke Energy	00000 S Branch Blvd 4B 08.15.25- 09.15.25		638.99	420,781.52
10/09/2025	02ACH100925	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 08.15.25- 09.15.25		840.16	419,941.36
10/09/2025	03ACH100925	Duke Energy	00 South Branch Blvd. LITE 08.15.25- 09.15.25		806.64	419,134.72
10/14/2025	1511	David H. Silverstein	BOS Meeting 10/2/25		200.00	418,934.72
10/14/2025	1512	Robert Howard	BOS Meeting 10/2/25		200.00	418,734.72
10/14/2025	1513	Thomas Handrick, Jr.	BOS Meeting 10/2/25		200.00	418,534.72
10/14/2025	100513	Cepra Landscape	Invoice: TPA6124 (Reference: Light Mulching of South Branch Blvd. ) Invoice: TPA6182 (Referenc...		5,190.50	413,354.22
10/14/2025	100514	Briette Dvorak, Inc	Invoice: 2139 (Reference: Engineering service. )		2,775.00	410,579.22
10/14/2025	100515	Vesta District Services	Invoice: 428984 (Reference: FY2026 Dismination Agent Fee. ) Invoice: 429039 (Reference: Bill...		4,890.23	405,688.99
10/14/2025	100516	Kilinski Van Wyk PLLC	Invoice: 13345 (Reference: Legal services. )		1,567.58	404,121.41
10/22/2025	01ACH102225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.18.25- 09.17.25		49.48	404,071.93
10/22/2025	02ACH102225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.18.25- 09.17.25		204.93	403,867.00
10/22/2025	03ACH102225	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.18.25- 09.17.25		10.60	403,856.40
10/22/2025	04ACH102225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 08.18.25- 09.17.25		339.39	403,517.01
10/27/2025	01ACH102725	Duke Energy	2069 S Branch Blvd- Entrance 09.03.25- 10.01.25		40.85	403,476.16
10/27/2025	02ACH102725	Duke Energy	16159 SOFT FERN TRCE 09.03.25- 10.01.25 (Fountain)		175.15	403,301.01
10/27/2025	03ACH102725	Duke Energy	3234 LIVING CORAL DR 09.03.25- 10.01.25 (Fountain)		30.80	403,270.21
10/27/2025	04ACH102725	Duke Energy	16236 Weathered Windmill TE- Irrigation 09.03.25- 10.01.25		30.80	403,239.41
10/27/2025	05ACH102725	Duke Energy	3003 S Branch Blvd Access and Ball Ct 09.03.25- 10.01.25		30.80	403,208.61
10/27/2025	06ACH102725	Duke Energy	2574 Stonybrook Preserve Dr- Fountain 09.03.25- 10.01.25		30.80	403,177.81
10/27/2025	07ACH102725	Duke Energy	3000 Living Coral Dr - irrigation 09.03.25- 10.01.25		30.80	403,147.01
10/27/2025	08ACH102725	Duke Energy	3246 Living Coral Dr- Irrigation 09.03.25- 10.01.25		30.80	403,116.21
10/27/2025	09ACH102725	Duke Energy	16080 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		30.80	403,085.41
10/27/2025	10ACH102725	Duke Energy	16108 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		218.32	402,867.09
10/27/2025	11ACH102725	Duke Energy	2887 Living Coral Dr- Fountain 09.03.25- 10.01.25		398.44	402,468.65
10/27/2025	12ACH102725	Duke Energy	2853 Suncoast Blend Dr- Fountain 09.03.25- 10.01.25		385.38	402,083.27
10/27/2025	13ACH102725	Duke Energy	2539 S Branch Blvd- Fountain 09.03.25- 10.01.25		2,277.56	399,805.71
10/27/2025	14ACH102725	Duke Energy	15935 Deep Ravine Ln - Fountain 09.03.25- 10.01.25		295.41	399,510.30
10/27/2025	15ACH102725	Duke Energy	16090 Secret Meadow Dr- Fountain 09.03.25- 10.01.25		197.24	399,313.06
10/27/2025	16ACH102725	Duke Energy	3410 S BRANCH BLVD 09.03.25- 10.01.25 (Fountain)		259.78	399,053.28
10/27/2025	17ACH102725	Duke Energy	15883 Deep Ravine Ln- Fountain 09.03.25- 10.01.25		209.94	398,843.34
10/27/2025	18ACH102725	Duke Energy	3194 TUSCON WIND PL 09.03.25- 10.01.25 (Fountain)		229.51	398,613.83
10/29/2025	01ACH102925	Duke Energy	15501 SWEET SPRINGS BN 09.03.25- 10.01.25 (Fountain)		153.93	398,459.90
10/30/2025	100517	Business Observer	Invoice: 25-02285P (Reference: Public board meeting- legal Advertisement. )		70.00	398,389.90
10/30/2025	100518	Cepra Landscape	Invoice: TPA6217 (Reference: Work Order: 51483 Natural Area Pruning. )		10,218.60	388,171.30
10/30/2025	100519	SchoolNow	Invoice: INV-SN-1096 (Reference: Website Hosting. )		1,515.00	386,656.30
10/30/2025	100520	GHS Environmental	Invoice: 2025-669 (Reference: Aquatic Maintenance Program 2025-2026. )		1,875.00	384,781.30
10/31/2025	01ACH103125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 09.05.25- 10.03.25		7,056.77	377,724.53
10/31/2025		End of Month		\$ -	\$ 112,113.45	\$ 377,724.53
11/03/2025			Deposit	9,598.00		387,322.53
11/03/2025	100521	Cepra Landscape	Invoice: TPA6126 (Reference: OCTOBER BILLING Landscape Maintenance. ) Invoice: TPA6247 (Refere...		26,795.00	360,527.53
11/03/2025	01ACH10325	Duke Energy	000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25		3,790.61	356,736.92
11/06/2025	100522	Cepra Landscape	Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half...		3,515.00	353,221.92
11/06/2025	100523	Office Pride Commercial Cleaning Services	Invoice: Inv-289775 (Reference: Day Porter Services 3x per week. )		875.00	352,346.92
11/06/2025			Deposit	76.48		352,423.40
11/06/2025			Deposit	21,584.96		374,008.36
11/10/2025	1514	Anthony Snyder	BOS Meeting 11/6/25		200.00	373,808.36
11/10/2025	1515	David H. Silverstein	BOS Meeting 11/6/25		200.00	373,608.36
11/10/2025	1516	Robert Howard	BOS Meeting 11/6/25		200.00	373,408.36
11/10/2025	1517	Thomas Handrick, Jr.	BOS Meeting 11/6/25		200.00	373,208.36
11/10/2025	100524	Briette Dvorak, Inc	Invoice: 2175 (Reference: Engineering service. )		2,175.00	371,033.36
11/10/2025	100525	Vesta District Services	Invoice: 429509 (Reference: Monthly Management fees. )		3,909.00	367,124.36
11/10/2025	100526	Blue Water Aquatics, Inc.	Invoice: 34436 (Reference: Fountain inspection and cleaning. )		1,000.00	366,124.36



The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/10/2025	01ACH11025	Duke Energy	00 South Branch Blvd. LITE 9.16.25- 10.15.25		806.64	365,317.72
11/10/2025	02ACH11025	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 09.16.25- 10.15.25		840.16	364,477.56
11/10/2025	03ACH11025	Duke Energy	00000 S Branch Blvd 4B 09.16.25- 10.15.25		638.99	363,838.57
11/10/2025			Deposit	0.03		363,838.60
11/12/2025	100527	GHS Environmental	Invoice: 2025-700 (Reference: Control Structure Maintenance. )		2,000.00	361,838.60
11/14/2025			Deposit	62,130.74		423,969.34
11/14/2025			Deposit	17.50		423,986.84
11/17/2025	100528	Business Observer	Invoice: 25-02438P (Reference: Legal Advertising - Board Meeting. )		61.25	423,925.59
11/20/2025			Deposit	76,783.70		500,709.29
11/21/2025	1518	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District State Fee		175.00	500,534.29
11/21/2025	1519	Mike Fasano, Pasco County Tax Collector			538.08	499,996.21
11/24/2025	01ACH112425	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 09.17.25- 10.16.25		86.75	499,909.46
11/24/2025	02ACH112425	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.25- 10.16.25		200.99	499,708.47
11/24/2025	03ACH112425	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 09.17.25- 10.16.25		367.64	499,340.83
11/24/2025	05ACH112425	Pasco County - Utilities Services	16546 Secret Meadow Dr 09.17.25- 10.16.25		11.00	499,329.83
11/25/2025	100529	Vesta District Services	Invoice: 429444 (Reference: billable Expenses Oct25- meeting room. )		195.81	499,134.02
11/25/2025	100530	Kilinski Van Wyk PLLC	Invoice: 13553 (Reference: legal services. )		2,526.16	496,607.86
11/25/2025	100531	GHS Environmental	Invoice: 2025-705 (Reference: Aquatic Maintenance. ) Invoice: 2025-702 (Reference: Control Str...		2,000.00	494,607.86
11/25/2025	100532	GHS Environmental	Invoice: 2025-737 (Reference: Aquatic Maintenance Program 2025-2026. )		1,875.00	492,732.86
11/26/2025			Deposit	24,902.76		517,635.62
11/28/2025	01ACH112825	Duke Energy	2069 S Branch Blvd- Entrance 10.02.25- 11.03.25		66.44	517,569.18
11/28/2025	02ACH112825	Duke Energy	16159 SOFT FERN TRCE 10.02.25- 11.03.25 (Fountain)		195.91	517,373.27
11/28/2025	03ACH112825	Duke Energy	16236 Weathered Windmill TE- Irrigation 10.02.25- 11.03.25		30.80	517,342.47
11/28/2025	04ACH112825	Duke Energy	3003 S Branch Blvd Access and BBall Ct 10.02.25- 11.03.25		30.80	517,311.67
11/28/2025	05ACH112825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 10.02.25- 11.03.25		30.80	517,280.87
11/28/2025	06ACH112825	Duke Energy	3000 Living Coral Dr - Irrigation 10.02.25- 11.03.25		30.80	517,250.07
11/28/2025	07ACH112825	Duke Energy	3246 Living Coral Dr- Irrigation 10.02.25- 11.03.25		30.80	517,219.27
11/28/2025	08ACH112825	Duke Energy	16080 Tuscan Hillside Rd- Fountain 10.02.25- 11.03.25		30.80	517,188.47
11/28/2025	09ACH112825	Duke Energy	16108 Tuscan Hillside Rd- Fountain 10.02.25- 11.03.25		246.55	516,941.92
11/28/2025	10ACH112825	Duke Energy	2887 Living Coral Dr.- Fountain 10.02.25- 11.03.25		451.46	516,490.46
11/28/2025	11ACH112825	Duke Energy	2853 Suncoast Blend Dr- Fountain 10.02.25- 11.03.25		407.78	516,082.68
11/28/2025	12ACH112825	Duke Energy	2539 S Branch Blvd- Fountain 10.02.25- 11.03.25		1,893.41	514,189.27
11/28/2025	13ACH112825	Duke Energy	15935 Deep Ravine Ln - Fountain 10.02.25- 11.03.25		335.70	513,853.57
11/28/2025	14ACH112825	Duke Energy	16090 Secret Meadow Dr- Fountain 10.02.25- 11.03.25		222.14	513,631.43
11/28/2025	15ACH112825	Duke Energy	3234 LIVING CORAL DR 10.02.25- 11.03.25 (Fountain)		282.68	513,348.75
11/28/2025	16ACH112825	Duke Energy	3410 S BRANCH BLVD 10.02.25- 11.03.25 (Fountain)		296.57	513,052.18
11/28/2025	17ACH112825	Duke Energy	15883 Deep Ravine Ln- Fountain 10.02.25- 11.03.25		237.54	512,814.64
11/28/2025	19ACH112825	Duke Energy	15501 SWEET SPRINGS BN 10.02.25- 11.03.25 (Fountain)		245.91	512,568.73
11/28/2025	20ACH112825	Duke Energy	3194 TUSCON WIND PL 10.01.25- 11.03.25 (Fountain)		261.63	512,307.10
11/30/2025		<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 ABB SL 10.04.25- 11.05.25		7,056.77	474,889.72
12/05/2025			Deposit	1,835,236.71		2,310,126.43
12/08/2025	01ACG120825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 10.16.25- 11.13.25		840.16	2,309,286.27
12/08/2025	02ACH120825	Duke Energy	00000 S Branch Blvd 4B 10.16.25- 11.13.25		638.99	2,308,647.28
12/08/2025	03ACH120825	Duke Energy	00 South Branch Blvd. LITE 10.16.25- 11.13.25		806.64	2,307,840.64
12/09/2025	1520	Anthony Snyder	BOS Meeting 12/4/25		200.00	2,307,640.64
12/09/2025	1521	David H. Silverstein	BOS Meeting 12/4/25		200.00	2,307,440.64
12/09/2025	1522	Robert Howard	BOS Meeting 12/4/25		200.00	2,307,240.64
12/09/2025	1523	Thomas Handrick, Jr.	BOS Meeting 12/4/25		200.00	2,307,040.64
12/10/2025	100536	Bretic Dvorak, Inc	Invoice: 2218 (Reference: Engineering Services. )		1,620.00	2,305,420.64
12/10/2025	100537	Cepra Landscape	Invoice: TPA6460 (Reference: Repair of broken valve. )		635.00	2,304,785.64
12/11/2025	100538	LLS Tax Solutions, Inc	Invoice: 003957 (Reference: Arbitrage Services. )		650.00	2,304,135.64
12/11/2025			Deposit	118,944.99		2,423,080.63
12/11/2025			Deposit	1,238.58		2,424,319.21
12/15/2025	100539	Cepra Landscape	Invoice: TPA6471 (Reference: Remove Dead Palm. )		1,775.00	2,422,544.21
12/15/2025	100540	Vesta District Services	Invoice: 429997 (Reference: Management Fees Dec 25. )		3,909.00	2,418,635.21
12/17/2025	100541	Cepra Landscape	Invoice: TPA6477 (Reference: Repair broken mainline. )		700.00	2,417,935.21
12/18/2025	100542	Cepra Landscape	Invoice: TPA6480 (Reference: Stump Grinding. )		350.00	2,417,585.21
12/18/2025			Deposit	1,226.76		2,418,811.97
12/18/2025			Deposit	17,774.41		2,436,586.38
12/19/2025	100543	Kilinski Van Wyk PLLC	Invoice: 13788 (Reference: Legal Services Nov 25. )		1,350.00	2,435,236.38
12/22/2025	01ACH122225	Pasco County - Utilities Services	16546 Secret Meadow Dr 10.16.25- 11.14.25		11.00	2,435,225.38



The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/22/2025	02ACH122225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 10.16.25- 11.14.25		63.52	2,435,161.88
12/22/2025	03ACH122225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 10.16.25- 11.14.25		127.26	2,435,034.60
12/22/2025	04ACH122225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 10.16.25- 11.14.25		414.10	2,434,620.50
12/23/2025	100544	Romaner Graphics	Invoice: 22940 (Reference: Replace lap splice kit on Left Curve sign. )		159.00	2,434,461.50
12/29/2025	01ACH122925	Duke Energy	2069 S Branch Blvd- Entrance 11.03.25 - 12.1.25		60.59	2,434,400.91
12/29/2025	02ACH122925	Duke Energy	16159 SOFT FERN TRCE 11.03.25 - 12.1.25 (Fountain)		168.30	2,434,232.61
12/29/2025	03ACH122925	Duke Energy	3246 Living Coral Dr- Irrigation 11.03.25 - 12.1.25		30.80	2,434,201.81
12/29/2025	04ACH122925	Duke Energy	16236 Weathered Windmill TE- Irrigation 11.03.25 - 12.1.25		30.80	2,434,171.01
12/29/2025	05ACH122925	Duke Energy	3000 Living Coral Dr - Irrigation 11.03.25 - 12.1.25		30.80	2,434,140.21
12/29/2025	06ACH122925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		30.80	2,434,109.41
12/29/2025	07ACH122925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 11.03.25 - 12.1.25		30.80	2,434,078.61
12/29/2025	08ACH122925	Duke Energy	3003 S Branch Blvd Access and BBall Ct 11.03.25 - 12.1.25		30.80	2,434,047.81
12/29/2025	09ACH122925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		212.95	2,433,834.86
12/29/2025	10ACH122925	Duke Energy	2887 Living Coral Dr- Fountain 11.03.25 - 12.1.25		388.23	2,433,446.63
12/29/2025	11ACH122925	Duke Energy	2853 Suncoast Blend Dr- Fountain 11.03.25 - 12.1.25		397.11	2,433,049.52
12/29/2025	12ACH122925	Duke Energy	2539 S Branch Blvd- Fountain 11.03.25 - 12.1.25		1,959.29	2,431,090.23
12/29/2025	13ACH122925	Duke Energy	15935 Deep Ravine Ln - Fountain 11.03.25 - 12.1.25		285.86	2,430,804.37
12/29/2025	15ACH122925	Duke Energy	16090 Secret Meadow Dr- Fountain 11.03.25 - 12.1.25		192.04	2,430,612.33
12/29/2025	16ACH122925	Duke Energy	3234 LIVING CORAL DR 11.03.25 - 12.1.25 (Fountain)		446.27	2,430,166.06
12/29/2025	17ACH122925	Duke Energy	3410 S BRANCH BLVD 11.03.25 - 12.1.25 (Fountain)		256.59	2,429,909.47
12/29/2025	18ACH122925	Duke Energy	15803 Deep Ravine Ln- Fountain 11.03.25 - 12.1.25		204.76	2,429,704.71
12/29/2025	19ACH122925	Duke Energy	3194 TUSCON WIND PL 11.03.25 - 12.1.25(Fountain)		226.84	2,429,477.87
12/29/2025	20ACH122925	Duke Energy	15501 SWEET SPRINGS BN 11.03.25 - 12.1.25 (Fountain)		213.28	2,429,264.59
12/30/2025	100545	Capra Landscape	Invoice: TPA6395 (Reference: Landscape Maintenance Dec 25. )		24,695.00	2,404,569.59
12/31/2025	01ACH123125	Duke Energy	000 State Road 54 LITE S Branch RDWY 11.07.25- 12.04.25		3,790.61	2,400,778.98
12/31/2025	02ACH123125	Duke Energy	000 State Road 54 LITE Sbranch PH1 ABB 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	Brletic 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: 26-00069P (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



The Preserve at South Branch CDD  
Check Register - FY 2026

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/29/2026	15ACH012926	Duke Energy	3234 LIVING CORAL DR 12.02.25- 01.02.26 (Fountain)		530.37	2,390,480.62
01/29/2026	16ACH012926	Duke Energy	3410 S BRANCH BLVD 12.02.25- 01.02.26 (Fountain)		300.92	2,390,179.70
01/29/2026	17ACH012926	Duke Energy	3194 TUSCON WIND PL 12.02.25- 01.02.26 (Fountain)		267.21	2,389,912.49
01/29/2026	19ACH012926	Duke Energy	15501 SWEET SPRINGS BN 12.02.25- 01.02.26 (Fountain)		251.17	2,389,661.32
01/29/2026	100557	GHS Environmental	Invoice: 2026-159 (Reference: JAN26 Aquatic Maintenance Program 2025- 2026. )		1,875.00	2,387,786.32
01/30/2026	01ACH013026	Duke Energy	15883 Deep Ravine Ln- Fountain 12.02.25- 01.02.26		240.33	2,387,545.99
01/30/2026	100558	Cepra Landscape	Invoice: TPA6521 (Reference: JAN26 Landscape Maintenance. )		24,695.00	2,362,850.99
<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: 430680 (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 LITE 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	Bretic Dvorak, Inc	Invoice: 2311 (Reference: Engineering services. )		3,570.00	2,339,995.53
02/10/2026	1528	Anthony Snyder	BOS Meeting 2/05/26		200.00	2,339,795.53
02/10/2026	1529	David H. Silverstein	BOS Meeting 2/05/26		200.00	2,339,595.53
02/10/2026	1530	Robert Howard	BOS Meeting 2/05/26		200.00	2,339,395.53
02/10/2026	1531	Thomas Handrick, Jr.	BOS Meeting 2/05/26		200.00	2,339,195.53
02/11/2026			Deposit	16,028.55		2,355,224.08
02/11/2026			Deposit	659.01		2,355,883.09
02/17/2026	100564	Business Observer	Invoice: 26-00325P (Reference: Meeting Notice- Legal Advertising. )		61.25	2,355,821.84
02/19/2026			Deposit	17.50		2,355,839.34
02/23/2026	01ACH022326	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 12.16.25- 01.14.26		589.84	2,355,249.50
02/23/2026	02ACH022326	Pasco County - Utilities Services	16546 Secret Meadow Dr 12.16.25- 01.14.26		11.00	2,355,238.50
02/23/2026	03ACH022326	Pasco County - Utilities Services	3048 Suncoast Blend Dr 12.16.25- 01.14.26		74.74	2,355,163.76
02/23/2026	04ACH022326	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 12.16.25- 01.14.26		77.66	2,355,086.10
02/23/2026	100565	Kilinski Van Wyk PLLC	Invoice: 14277 (Reference: legal services. )		307.50	2,354,778.60
02/26/2026	100566	Cepra Landscape	Invoice: TPA6654 (Reference: FEBRUARY BILLING Landscape Maintenance. )		24,695.00	2,330,083.60
02/27/2026	01ACH022726	Duke Energy	2069 S Branch Blvd- Entrance 01.03.26- 02.02.26		67.45	2,330,016.15
02/27/2026	02ACH022726	Duke Energy	16159 SOFT FERN TRCE 01.03.26- 02.02.26 (Fountain)		163.85	2,329,852.30
02/27/2026	03ACH022726	Duke Energy	16236 Weathered Windmill TE- Irrigation 01.03.26- 02.02.26		30.80	2,329,821.50
02/27/2026	04ACH022726	Duke Energy	3003 S Branch Blvd Access and B&B Ct 01.03.26- 02.02.26		30.80	2,329,790.70
02/27/2026	05ACH022726	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.26- 02.02.26		30.80	2,329,759.90
02/27/2026	06ACH022726	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,729.10
02/27/2026	07ACH022726	Duke Energy	3246 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,698.30
02/27/2026	08ACH022726	Duke Energy	16080 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		30.80	2,329,667.50
02/27/2026	09ACH022726	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		206.91	2,329,460.59
02/27/2026	10ACH022726	Duke Energy	2887 Living Coral Dr - Fountain 01.03.26- 02.02.26		286.98	2,329,173.61
02/27/2026	11ACH022726	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.26- 02.02.26		396.04	2,328,777.57
02/27/2026	12ACH022726	Duke Energy	2539 S Branch Blvd- Fountain 01.03.26- 02.02.26		1,156.99	2,327,620.58
02/27/2026	13ACH022726	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		224.83	2,327,395.75
02/27/2026	14ACH022726	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.26- 02.02.26		185.68	2,327,210.07
02/27/2026	15ACH022726	Duke Energy	3234 LIVING CORAL DR 1.3.26- 2.02.26 (Fountain)		434.34	2,326,775.73
02/27/2026	16ACH022726	Duke Energy	3410 S BRANCH BLVD 01.03.26- 02.02.26 (Fountain)		246.53	2,326,529.20
02/27/2026	17ACH022726	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.26- 02.02.26		198.92	2,326,330.28
02/27/2026	18ACH022726	Duke Energy	3194 TUSCON WIND PL 01.03.26- 02.02.26 (Fountain)		219.16	2,326,111.12
02/27/2026	19ACH022726	Duke Energy	15501 SWEET SPRINGS BN 01.03.26- 02.02.26 (Fountain)		206.91	2,325,904.21
<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>
03/02/2026	100567	Office Pride Commercial Cleaning Services	Invoice: Inv-304073 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 M...		129.92	2,325,774.29
03/02/2026	100568	Vesta District Services	Invoice: 431105 (Reference: Management fee services Mar26. )		3,909.00	2,321,865.29
03/02/2026	100569	Blue Water Aquatics, Inc.	Invoice: 35059 (Reference: Fountain Inspection & PM Cleaning. )		500.00	2,321,365.29
03/03/2026	100570	Office Pride Commercial Cleaning Services	Invoice: 35122 (Reference: Fountain Repair Services FOUNTAIN FCC-A. ) Invoice: 35124 (Referenc...		3,073.40	2,318,291.89
03/03/2026	100571	Office Pride Commercial Cleaning Services	Invoice: Inv-307846 (Reference: Day Porter Services 3x per week. )		875.00	2,317,416.89
03/04/2026	01ACH030426	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 01.07.26- 02.04.26		6,944.39	2,310,472.50
03/04/2026	02ACH030426	Duke Energy	000 State Road 54 LITE S Branch RDWY 01.08.26- 02.05.26		3,723.72	2,306,748.78
03/04/2026	100572	Tampa Swap LLC	Invoice: 0028 (Reference: Install sign and Basketball post matting. )		250.00	2,306,498.78
03/06/2026	100573	Bretic Dvorak, Inc	Invoice: 2355 (Reference: Engineering services. )		2,265.00	2,304,233.78
03/09/2026	1532	US Bank	Series 2021 (Phase 3) 2/1/26 - 1/31/27		4,256.13	2,299,977.65
03/09/2026	100574	Blue Water Aquatics, Inc.	Invoice: 35129 (Reference: Fountain Repair Services - FOUNTAIN #7 Replaced unground aluminum wir...		2,245.63	2,297,732.02
03/09/2026	01ACH030926	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 01.16.26- 02.12.26		831.06	2,296,900.96
03/09/2026	02ACH030926	Duke Energy	00 South Branch Blvd. LITE 01.16.26- 02.12.26		797.92	2,296,103.04
03/09/2026	03ACH030926	Duke Energy	00000 S Branch Blvd 4B 01.16.26- 02.12.26		632.08	2,295,470.96



The Preserve at South Branch CDD  
Check Register - FY 2026

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
03/10/2026	1533	Pasco County Property Appraiser	Annual renewal Fee		150.00	2,295,320.98
03/11/2026	100575	Vesta District Services	Invoice: 431344 (Reference: Billable Expenses - Feb 2026. )		914.36	2,294,406.60
03/12/2026			Deposit	22,152.34		2,316,558.94
03/12/2026			Deposit	634.96		2,317,193.90
03/23/2026	1202	South Branch Town Center Property Owners.		24,630.99		2,341,824.89
03/23/2026	100576	Business Observer	Invoice: 26-00568P (Reference: Public Board Meeting 4/8/26. )		74.38	2,341,750.51
03/23/2026	100577	Kilinski Van Wyk PLLC	Invoice: 14470 (Reference: legal services Feb26. )		2,114.63	2,339,635.88
03/24/2026	01ACH032426	Pasco County - Utilities Services	16546 Secret Meadow Dr 01.14.26- 02.12.26		11.00	2,339,624.88
03/24/2026	02ACH032426	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 01.14.26- 02.12.26		123.22	2,339,501.66
03/24/2026	03ACH032426	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 01.14.26- 02.12.26		57.46	2,339,444.20
03/24/2026	04ACH032426	Pasco County - Utilities Services	3048 Suncoast Blend Dr 01.14.26- 02.12.26		74.74	2,339,369.46
03/24/2026	1534	David H. Silverstein	BOS Meeting 3/05/26		200.00	2,339,169.46
03/24/2026	1535	Thomas Handrick, Jr.	BOS Meeting 3/05/26		200.00	2,338,969.46
03/24/2026	1536	Robert Howard	BOS Meeting 3/05/26		200.00	2,338,769.46
03/26/2026	01ACH032626	Duke Energy	2069 S Branch Blvd- Entrance 02.03.26- 03.02.26		54.50	2,338,714.96
03/26/2026	02ACH032626	Duke Energy	16159 SOFT FERN TRCE 02.03.26- 03.02.26 (Fountain)		150.31	2,338,564.65
03/26/2026	03ACH032626	Duke Energy	16236 Weathered Windmill TE- Irrigation 02.03.26- 03.02.26		30.80	2,338,533.85
03/26/2026	04ACH032626	Duke Energy	3003 S Branch Blvd Access and BBall Ct 02.03.26- 03.02.26		30.80	2,338,503.05
03/26/2026	06ACH032626	Duke Energy	2574 Storybrook Preserve Dr- Fountain 02.03.26- 03.02.26		30.80	2,338,472.25
03/26/2026	07ACH032626	Duke Energy	3000 Living Coral Dr - irrigation 02.03.26- 03.02.26		30.80	2,338,441.45
03/26/2026	08ACH032626	Duke Energy	3246 Living Coral Dr- Irrigation 02.03.26- 03.02.26		30.80	2,338,410.65
03/26/2026	09ACH032626	Duke Energy	16080 Tuscany Hillside Rd- Fountain 02.03.26- 03.02.26		30.80	2,338,379.85
03/26/2026	10ACH032626	Duke Energy	16108 Tuscany Hillside Rd- Fountain 02.03.26- 03.02.26		276.52	2,338,103.33
03/26/2026	11ACH032626	Duke Energy	2887 Living Coral Dr - Fountain 02.03.26- 03.02.26		236.21	2,337,867.12
03/26/2026	12ACH032626	Duke Energy	2853 Suncoast Blend Dr- Fountain 02.03.26- 03.02.26		550.54	2,337,316.58
03/26/2026	13ACH032626	Duke Energy	2539 S Branch Blvd- Fountain 02.03.26- 03.02.26		1,066.08	2,336,250.50
03/26/2026	14ACH032626	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		303.47	2,335,947.03
03/26/2026	15ACH032626	Duke Energy	16090 Secret Meadow Dr- Fountain 02.03.26- 03.02.26		169.36	2,335,777.67
03/26/2026	16ACH032626	Duke Energy	3234 LIVING CORAL DR 02.03.26- 03.02.26 (Fountain)		393.58	2,335,384.09
03/26/2026	18ACH032626	Duke Energy	3410 S BRANCH BLVD 02.03.26- 03.02.26 (Fountain)		216.10	2,335,167.99
03/26/2026	19ACH032626	Duke Energy	15883 Deep Ravine Ln- Fountain 02.03.26- 03.02.26		181.61	2,334,986.38
03/26/2026	20ACH032626	Duke Energy	3194 TUSCON WIND PL 02.03.26- 03.02.26 (Fountain)		198.93	2,334,787.45
03/26/2026	21ACH032626	Duke Energy	15501 SWEET SPRINGS BN 02.03.26- 03.02.26 (Fountain)		188.73	2,334,598.72
3/31/2026		End of Month		\$ 47,418.29	\$ 38,723.78	\$ 2,334,598.72



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
Check Detail  
March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100567	03/02/2026	Office Pride Commerci...		1101000 - Cash- Operating Accou...		-129.92
Bill	Inv-304073	02/26/2026			1560080 - Pet Waste Removal	-129.92	129.92
TOTAL						-129.92	129.92
Bill Pmt -Check	100568	03/02/2026	Vesta District Services		1101000 - Cash- Operating Accou...		-3,909.00
Bill	431105	03/01/2026			1560010 - Field Operations Manag...	-274.84	274.84
					1510020 - District Management Ser...	-1,287.50	1,287.50
					1510030 - Administrative Services	-944.17	944.17
					1510040 - Accounting Services	-944.16	944.16
					1530020 - Assessment Roll	-458.33	458.33
TOTAL						-3,909.00	3,909.00
Bill Pmt -Check	100569	03/02/2026	Blue Water Aquatics, Inc.		1101000 - Cash- Operating Accou...		-500.00
Bill	35059	02/27/2026			1560030 - Decorative Fountain Mai...	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	100570	03/03/2026	Blue Water Aquatics, Inc.		1101000 - Cash- Operating Accou...		-3,073.40
Bill	35125	03/02/2026			1560032 - Pond Fountain Maintena...	-2,236.50	2,236.50
Bill	35124	03/02/2026			1560032 - Pond Fountain Maintena...	-136.00	136.00
Bill	35122	03/02/2026			1560032 - Pond Fountain Maintena...	-287.90	287.90
Bill	35123	03/02/2026			1560032 - Pond Fountain Maintena...	-413.00	413.00
TOTAL						-3,073.40	3,073.40
Bill Pmt -Check	100571	03/03/2026	Office Pride Commerci...		1101000 - Cash- Operating Accou...		-875.00
Bill	Inv-307846	03/01/2026			1560080 - Pet Waste Removal	-875.00	875.00
TOTAL						-875.00	875.00
Bill Pmt -Check	01ACH030426	03/04/2026	Duke Energy		1101000 - Cash- Operating Accou...		-6,944.39
Bill	88574963 -JAN26	02/09/2026			1540010 - Utilities - Streetlights	-6,944.39	6,944.39
TOTAL						-6,944.39	6,944.39



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
**Check Detail**  
 March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	02ACH030426	03/04/2026	Duke Energy		1101000 - Cash- Operating Accou...		-3,723.72
Bill	88593156 - JAN26	02/09/2026			1540010 - Utilities - Streetlights	-3,723.72	3,723.72
TOTAL						-3,723.72	3,723.72
Bill Pmt -Check	100572	03/04/2026	Tampa Swap LLC		1101000 - Cash- Operating Accou...		-250.00
Bill	0028	02/28/2026			1560150 - Miscellaneous Field Exp...	-250.00	250.00
TOTAL						-250.00	250.00
Bill Pmt -Check	100573	03/06/2026	Brletic Dvorak, Inc		1101000 - Cash- Operating Accou...		-2,265.00
Bill	2355	02/27/2026			1510130 - Engineering Services	-2,265.00	2,265.00
TOTAL						-2,265.00	2,265.00
Bill Pmt -Check	1532	03/09/2026	US Bank		1101000 - Cash- Operating Accou...		-4,256.13
Bill	8086943	02/25/2026			1530010 - Trustee Fees 1155000 - Prepaid Items	-3,192.10 -1,064.03	3,192.10 1,064.03
TOTAL						-4,256.13	4,256.13
Bill Pmt -Check	100574	03/09/2026	Blue Water Aquatics, Inc.		1101000 - Cash- Operating Accou...		-2,245.63
Bill	35129	03/05/2026			1560033 - Pond Fountain Repairs	-2,245.63	2,245.63
TOTAL						-2,245.63	2,245.63
Bill Pmt -Check	01ACH030926	03/09/2026	Duke Energy		1101000 - Cash- Operating Accou...		-831.06
Bill	88573582 - FEB26	02/13/2026			1540010 - Utilities - Streetlights	-831.06	831.06
TOTAL						-831.06	831.06
Bill Pmt -Check	02ACH030926	03/09/2026	Duke Energy		1101000 - Cash- Operating Accou...		-797.92
Bill	88592212 - FEB26	02/13/2026			1540010 - Utilities - Streetlights	-797.92	797.92
TOTAL						-797.92	797.92



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
**Check Detail**  
 March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	03ACH030926	03/09/2026	Duke Energy		1101000 - Cash- Operating Accou...		-632.08
Bill	88574400 - FEB26	02/13/2026			1540010 - Utilities - Streetlights	-632.08	632.08
TOTAL						-632.08	632.08
Bill Pmt -Check	1533	03/10/2026	Pasco County Property ...		1101000 - Cash- Operating Accou...		-150.00
Bill	26082	03/09/2026			1510110 - Tax Collector/Property A...	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	100575	03/11/2026	Vesta District Services		1101000 - Cash- Operating Accou...		-914.36
Bill	431344	02/28/2026			1510100 - Regulatory Permit Filing ... 1560071 - Fence 1560031 - Decorative Fountain Rep... 1510050 - Meeting Room Rental	-24.36 -207.00 -500.00 -183.00	24.36 207.00 500.00 183.00
TOTAL						-914.36	914.36
Bill Pmt -Check	100576	03/23/2026	Business Observer		1101000 - Cash- Operating Accou...		-74.38
Bill	26-00568P	03/20/2026			1510120 - Legal Advertising	-74.38	74.38
TOTAL						-74.38	74.38
Bill Pmt -Check	100577	03/23/2026	Kilinski Van Wyk PLLC		1101000 - Cash- Operating Accou...		-2,114.63
Bill	14470	03/19/2026			1510140 - Legal Services	-2,114.63	2,114.63
TOTAL						-2,114.63	2,114.63
Bill Pmt -Check	01ACH032426	03/24/2026	Pasco County - Utilities...		1101000 - Cash- Operating Accou...		-11.00
Bill	1030820-24058206	03/03/2026			1540020 - Utilities - Water	-11.00	11.00
TOTAL						-11.00	11.00



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
**Check Detail**  
 March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	02ACH032426	03/24/2026	Pasco County - Utilities...		1101000 - Cash- Operating Accou...		-123.22
Bill	0999505-24057512	03/03/2026			1540030 - Utilities - Water Reclaimed	-123.22	123.22
TOTAL						-123.22	123.22
Bill Pmt -Check	03ACH032426	03/24/2026	Pasco County - Utilities...		1101000 - Cash- Operating Accou...		-57.46
Bill	1144390-24059116	03/03/2026			1540020 - Utilities - Water	-57.46	57.46
TOTAL						-57.46	57.46
Bill Pmt -Check	04ACH032426	03/24/2026	Pasco County - Utilities...		1101000 - Cash- Operating Accou...		-74.74
Bill	1060520-24058461	03/03/2026			1540020 - Utilities - Water	-74.74	74.74
TOTAL						-74.74	74.74
Bill Pmt -Check	1534	03/24/2026	David H. Silverstein		1101000 - Cash- Operating Accou...		-200.00
Bill	30525 MTG	03/24/2026			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1535	03/24/2026	Thomas Handrick, Jr.		1101000 - Cash- Operating Accou...		-200.00
Bill	30525 MTG	03/24/2026			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1536	03/24/2026	Robert Howard		1101000 - Cash- Operating Accou...		-200.00
Bill	30525 MTG	03/24/2026			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	01ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-54.50
Bill	88619000 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-54.50	54.50
TOTAL						-54.50	54.50



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
Check Detail  
March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	02ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-150.31
Bill	88594769 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-150.31	150.31
TOTAL						-150.31	150.31
Bill Pmt -Check	03ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-30.80
Bill	88592957 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	04ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-30.80
Bill	88593346 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	06ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-30.80
Bill	88593932 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	07ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-30.80
Bill	88594082 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	08ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-30.80
Bill	88594272 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	09ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-30.80
Bill	88594529 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
**Check Detail**  
 March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-276.52
Bill	88593700 -FEB26	03/04/2026			1540000 - Utilities - Electricity	-276.52	276.52
TOTAL						-276.52	276.52
Bill Pmt -Check	11ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-236.21
Bill	88592767 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-236.21	236.21
TOTAL						-236.21	236.21
Bill Pmt -Check	12ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-550.54
Bill	88592402 -FEB26	03/04/2026			1540000 - Utilities - Electricity	-550.54	550.54
TOTAL						-550.54	550.54
Bill Pmt -Check	13ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-1,066.08
Bill	88592022 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-1,066.08	1,066.08
TOTAL						-1,066.08	1,066.08
Bill Pmt -Check	14ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-303.47
Bill	88591823 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-303.47	303.47
TOTAL						-303.47	303.47
Bill Pmt -Check	15ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-169.36
Bill	88591584 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-169.36	169.36
TOTAL						-169.36	169.36
Bill Pmt -Check	16ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-393.58
Bill	88591344 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-393.58	393.58
TOTAL						-393.58	393.58



4:17 PM  
04/10/26

The Preserve at South Branch CDD  
**Check Detail**  
March 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	18ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-216.10
Bill	88574731 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-216.10	216.10
TOTAL						-216.10	216.10
Bill Pmt -Check	19ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-181.61
Bill	88574137 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-181.61	181.61
TOTAL						-181.61	181.61
Bill Pmt -Check	20ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-198.93
Bill	88573904 -FEB26	03/04/2026			1540000 - Utilities - Electricity	-198.93	198.93
TOTAL						-198.93	198.93
Bill Pmt -Check	21ACH032626	03/26/2026	Duke Energy		1101000 - Cash- Operating Accou...		-188.73
Bill	88573342 - FEB26	03/04/2026			1540000 - Utilities - Electricity	-188.73	188.73
TOTAL						-188.73	188.73



# INVOICE



Customer Number: **THEP0014**  
 Invoice Number: **Inv-304073**  
 Invoice Date: **02-26-2026**  
 Due Date: **03/27/2026**

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	03/27/2026	F0214

Quantity	Description	Rate	Amount
2	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$129.92
<b>Subtotal</b>			<b>\$129.92</b>
<b>Sales Tax</b>			<b>\$0.00</b>
<b>Total</b>			<b>\$129.92</b>
<b>PAYMENT/CREDIT APPLIED</b>			<b>\$0.00</b>
<b>AMOUNT DUE</b>			<b>\$129.92</b>
<p><b>Reference Inv-304073 with your payment to ensure prompt and accurate application.</b></p> <p><b>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</b></p>			

**BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM**

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$129.92	\$0.00	\$0.00	\$0.00	\$0.00	\$129.92

**Each Office Pride franchise is independently owned and operated.**

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





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## *Invoice*

**Bill To**

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

**Date** 03/01/2026

**Invoice #** 431105

**In Reference To:**

**Monthly contracted management fees, as follows:**

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

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

**Total** 3,909.00



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



**BILL TO**

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

**INVOICE 35059**

**DATE 02/27/2026 TERMS Net 45**

**DUE DATE 04/13/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
02/03/2026	<b>Fountain Inspection &amp; PM Cleaning</b>	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00
02/16/2026	<b>Fountain Inspection &amp; PM Cleaning</b>	Fountain Inspection & Preventative Maintenance Cleaning Services ROUNDABOUT Service Report Emailed to PM	1	250.00	250.00

Pay invoice

SUBTOTAL 500.00  
TAX 0.00  
TOTAL 500.00

**TOTAL DUE \$500.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!





# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

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



# Aquatic Services Report





# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

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



## Aquatic Services Report



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



**BILL TO**

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

**INVOICE 35125**

**DATE 03/02/2026 TERMS Net 45**

**DUE DATE 04/16/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
05/07/2025	Fountain Repair	Fountain Repair Services FOUNTAIN #7 Removed Bad Motor for Warranty Return and Reinstalled New Motor (BWA Covered the Labor Charges) Service Report Emailed to PM	1	0.00	0.00
10/07/2025	Fountain Repair	Fountain Repair Services FOUNTAIN #7 - MOTOR Replaced Shakti Motor 7.5 HP/230V/1PH (Not Covered Under Warranty) Customer Charged for Motor Only (BWA Covered Labor Charges) Service Report Emailed to PM	1	2,236.50	2,236.50

Pay invoice

SUBTOTAL 2,236.50  
 TAX 0.00  
 TOTAL 2,236.50

**TOTAL DUE \$2,236.50**

THANK YOU for choosing Blue Water Aquatics, Inc.!



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



**BILL TO**

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

**INVOICE 35124**

**DATE 03/02/2026 TERMS Net 45**

**DUE DATE 04/16/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/21/2026	<b>Fountain Troubleshooting Services</b>	Fountain Troubleshooting Services FOUNTAIN #7 Service Report Emailed to PM	1	136.00	136.00

Pay invoice

SUBTOTAL	136.00
TAX	0.00
TOTAL	136.00
<b>TOTAL DUE</b>	<b>\$136.00</b>

THANK YOU for choosing Blue Water Aquatics, Inc.!



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



**BILL TO**

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

**INVOICE 35122**

**DATE 03/02/2026 TERMS Net 45**

**DUE DATE 04/16/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/13/2025	Fountain Repair	Fountain Repair Services FOUNTAIN FPC-A Replaced Motor Start Contactor Per Approved Estimate #FA-2025- 1119 Service Report Emailed to PM	1	287.90	287.90

Pay invoice

SUBTOTAL	287.90
TAX	0.00
TOTAL	287.90
<b>TOTAL DUE</b>	<b>\$287.90</b>

THANK YOU for choosing Blue Water Aquatics, Inc.!



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



**BILL TO**

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

**INVOICE 35123**

**DATE 03/02/2026 TERMS Net 45**

**DUE DATE 04/16/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/18/2025	Fountain Repair	Fountain Repair Services FOUNTAIN #7 Replaced just the Start Contactor in the control box Per Approved Estimate #FA-2025- 1111 Service Report Emailed to PM	1	413.00	413.00

Pay invoice

SUBTOTAL	413.00
TAX	0.00
TOTAL	413.00
<b>TOTAL DUE</b>	<b>\$413.00</b>

THANK YOU for choosing Blue Water Aquatics, Inc.!





# Order report

## Service details

**Technician:**

**Randy Mitchell**

**Client:**

**Preserve at South Branch CDD**

Service Date	7/18/2025
Request Warranted	Yes
Action Taken	Installed new start contactor. Fountain is activating now but still having problems. I troubleshoot as much as possible today. I will have to return and check splices underwater.
Service Date	7/18/2025
Customer	Preserve at South Branch CDD
Weather Conditions	Cloudy
Wind	N 5mph
Temperature	90
Multiple Sites Treated	No
Pond Number	Fountain 7
Service Performed	Repairs
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Need to inspect splices underwater



# INVOICE



**Customer Number:** THEP0014  
**Invoice Number:** Inv-307846  
**Invoice Date:** 03-01-2026  
**Due Date:** 03/31/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	03/31/2026	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$875.00	\$875.00
<b>Subtotal</b>			<b>\$875.00</b>
<b>Sales Tax</b>			<b>\$0.00</b>
<b>Total</b>			<b>\$875.00</b>
<b>PAYMENT/CREDIT APPLIED</b>			<b>\$0.00</b>
<b>AMOUNT DUE</b>			<b>\$875.00</b>
<p><b>Reference Inv-307846 with your payment to ensure prompt and accurate application.</b></p> <p><b>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</b></p>			

**BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM**

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,004.92	\$0.00	\$0.00	\$0.00	\$0.00	\$1,004.92

**Each Office Pride franchise is independently owned and operated.**

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





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

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

Bill date Feb 9, 2026  
For service Jan 7 - Feb 4  
29 days

Account number **9100 8857 4963**

## Billing summary

Previous Amount Due	\$7,093.38
<i>Payment Received Jan 30</i>	-7,093.38
Current Lighting Charges	6,926.82
Taxes	17.57
<b>Total Amount Due Mar 02</b>	<b>\$6,944.39</b>

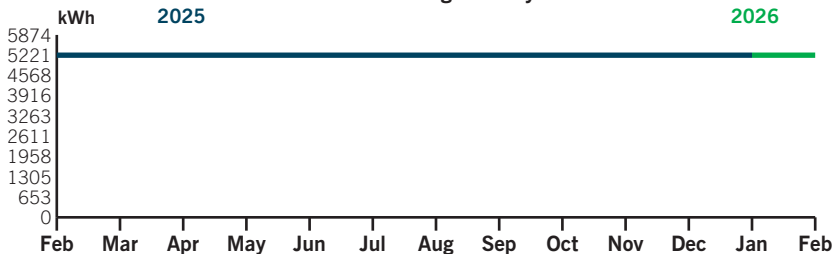


Thank you for your payment.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 44°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,221	5,221	62,652	5,221
Avg. Daily (kWh)	180	174	172	

12-month usage based on most recent history

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

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

### Amount of automatic draft



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

Account number  
**9100 8857 4963**

**\$6,944.39**  
by Mar 2

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

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

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

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

88910088574963000660000000000000000000069443900006944396





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 07 - Feb 04</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
Sanibel Black Type III 4000K	1	17 kWh
50W SAN III 3K BLK	10	170 kWh
50W LED BLK SANIBEL 3K	1	17 kWh
50W LED BLK SANIBEL 4K	1	17 kWh
70W LED SANIBEL	200	5,000 kWh
<b>Total</b>	<b>213</b>	<b>5,221 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 07 26 to Feb 04 26</b>	
Customer Charge	\$1.92
Energy Charge	
5,221.000 kWh @ 4.188c	218.66
Fuel Charge	
5,221.000 kWh @ 4.325c	225.81
Asset Securitization Charge	
5,221.000 kWh @ 0.062c	3.24
Fixture Charge	
Sanibel Black Type III 4000K	16.53
70W LED SANIBEL	3,306.00
50W SAN III 3K BLK	178.20
50W LED BLK SANIBEL 4K	16.40
50W LED BLK SANIBEL 3K	16.40
Maintenance Charge	
Sanibel Black Type III 4000K	2.04
70W LED SANIBEL	408.00
50W SAN III 3K BLK	20.40
50W LED BLK SANIBEL 4K	2.04
50W LED BLK SANIBEL 3K	2.04
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
213 Pole(s) @ \$11.780	2,509.14
<b>Total Current Charges</b>	<b>\$6,926.82</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$6.03
Gross Receipts Tax	11.54
<b>Total Taxes</b>	<b>\$17.57</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Feb 9, 2026  
**For service** Jan 8 - Feb 5  
29 days

**Account number** 9100 8859 3156

## Billing summary

Previous Amount Due	\$3,812.42
<i>Payment Received Feb 02</i>	-3,812.42
Current Lighting Charges	3,713.60
Taxes	10.12
<b>Total Amount Due Mar 02</b>	<b>\$3,723.72</b>

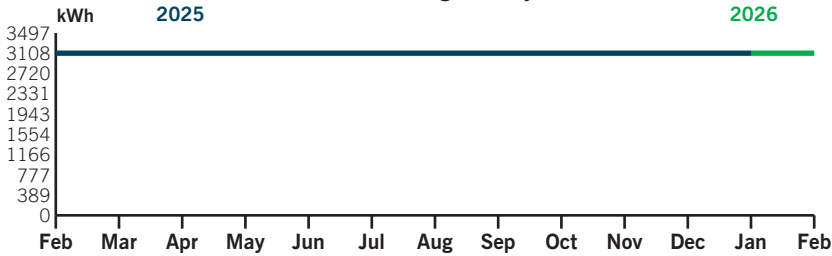


Thank you for your payment.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 47°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,108	3,108	37,296	3,108
Avg. Daily (kWh)	107	104	102	

12-month usage based on most recent history

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

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



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

Account number  
9100 8859 3156

### Amount of automatic draft

**\$3,723.72**  
by Mar 2

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

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

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

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

889100885931560006600000000000000000000037237200003723720





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 08 - Feb 05</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVLТ	58	3,016 kWh
<b>Total</b>	<b>62</b>	<b>3,108 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 08 26 to Feb 05 26</b>	
Customer Charge	\$1.92
Energy Charge	
3,108.000 kWh @ 4.188c	130.15
Fuel Charge	
3,108.000 kWh @ 4.325c	134.42
Asset Securitization Charge	
3,108.000 kWh @ 0.062c	1.93
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVLТ	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVLТ	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
<b>Total Current Charges</b>	<b>\$3,713.60</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$3.23
Gross Receipts Tax	6.89
<b>Total Taxes</b>	<b>\$10.12</b>



# INVOICE

**Company:** Tampa S.W.A.P LLC

**Billed To:** Preserve At South Branch  
16087 Secret Meadow Dr  
Odessa, FL 33556

**Invoice Date:** February 28, 2026

**Invoice #:** 0028

---

## Scope of Work

1. Install Sign – \$150.00
  2. Install Basketball Post Matting – \$100.00
- 

**Total Due: \$250.00**

Payment due upon receipt.



**Brletic Dvorak Inc**

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



**INVOICE**

**BILL TO**

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

INVOICE 2355  
DATE 02/27/2026  
TERMS Net 30  
DUE DATE 03/29/2026

**PROJECT NAME**

Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[February 03 - February 27]	8:00	180.00	1,440.00
Project Manager	[February 04 - February 13]	2:30	210.00	525.00
Project Engineer	[February 11]	2:00	150.00	300.00

BALANCE DUE **\$2,265.00**





PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT  
Feb-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	3.00	\$180	J. Whited	\$540.00
Maintenance Bond Release for South Branch	0.00	\$210	S. Brletic	\$0.00
Blvd. County and Vendor Communication for	4.00	\$180	J. Whited	\$720.00
Proposals and Site Visit.				
FPC-E Design and SWFWMD Communication.	2.00	\$150	S. Brletic	\$300.00
	0.00	\$100	S. Ferguson	\$0.00
	2.50	\$210	R. Dvorak	\$525.00
	1.00	\$180	J. Whited	\$180.00
<b>INVOICE TOTAL</b>	<b>12.50</b>			<b>\$2,265.00</b>

---





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

Invoice Number: 8086943  
Account Number: 236379000  
Invoice Date: 02/25/2026  
Direct Inquiries To: Audette, James J  
Phone: (407)-835-3820

Preserve South Branch 2021 Int  
C/O Vesta  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746

RECEIVED MAR 07 2026

United States  
THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT  
REVENUE BONDS,SERIES 2021 (PHASE 3)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

THE PRESERVE AT SOUTH BRANCH COMMUNITY  
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT  
REVENUE BONDS,SERIES 2021 (PHASE 3)

Invoice Number: 8086943  
Account Number: 236379000  
Current Due: \$4,256.13  
  
Direct Inquiries To: Audette, James J  
Phone: (407)-835-3820

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 236379000  
Invoice # 8086943  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 8086943  
 Invoice Date: 02/25/2026  
 Account Number: 236379000  
 Direct Inquiries To: Audette, James J  
 Phone: (407)-835-3820

THE PRESERVE AT SOUTH BRANCH COMMUNITY  
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT  
 REVENUE BONDS, SERIES 2021 (PHASE 3)

Accounts Included 236379000 236379001 236379002 236379003 236379004 236379005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027</b>				<b>\$3,950.00</b>
Incidental Expenses 02/01/2026 to 01/31/2027	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>



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



**BILL TO**

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

**INVOICE 35129**

**DATE 03/05/2026 TERMS Net 45**

**DUE DATE 04/19/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/19/2026	<b>Fountain Repair</b>	Fountain Repair Services - FOUNTAIN #7 Replaced unground aluminum wire from panel to junction box. Replaced the relay for the capacitor box Service Report Attached	1	2,245.63	2,245.63

Per Estimate FA-2025-1151

Pay invoice

SUBTOTAL	2,245.63
TAX	0.00
TOTAL	2,245.63
<b>TOTAL DUE</b>	<b>\$2,245.63</b>

THANK YOU for choosing Blue Water Aquatics, Inc.!





# Order report

Service details	
Technician:	Client:
<b>Randy Mitchell</b>	<b>Preserve at South Branch CDD</b>
Service Date	1/19/2026
Request Warranted	Yes
Action Taken	Installed 140' of 2 1/2" schedule 80 conduit. Ran new 6/4 cable inderground.
Service Date	1/19/2026
Customer	Preserve at South Branch CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	62
Multiple Sites Treated	No
Pond Number	Fountain 7
Service Performed	Repairs
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Installed new coduit
Pictures:	



## Order report





# Order report

## Service details

<b>Technician:</b> <b>Randy Mitchell</b>	<b>Client:</b> <b>Preserve at South Branch CDD</b>
---	---

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

Pictures:



## Order report







## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 16 - Feb 12</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W SAN III 3K BLK	25	425 kWh
<b>Total</b>	<b>25</b>	<b>425 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 16 26 to Feb 12 26</b>	
Customer Charge	\$1.92
Energy Charge	
425.000 kWh @ 4.188c	17.80
Fuel Charge	
425.000 kWh @ 4.325c	18.38
Asset Securitization Charge	
425.000 kWh @ 0.062c	0.26
Fixture Charge	
50W SAN III 3K BLK	445.50
Maintenance Charge	
50W SAN III 3K BLK	51.00
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
25 Pole(s) @ \$11.780	294.50
<b>Total Current Charges</b>	<b>\$829.36</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	0.98
<b>Total Taxes</b>	<b>\$1.70</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

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

Bill date Feb 13, 2026

For service Jan 16 - Feb 12  
28 days

Account number **9100 8859 2212**

## Billing summary

Previous Amount Due	\$809.56
<i>Payment Received Feb 06</i>	-809.56
Current Lighting Charges	796.28
Taxes	1.64
<b>Total Amount Due Mar 06</b>	<b>\$797.92</b>

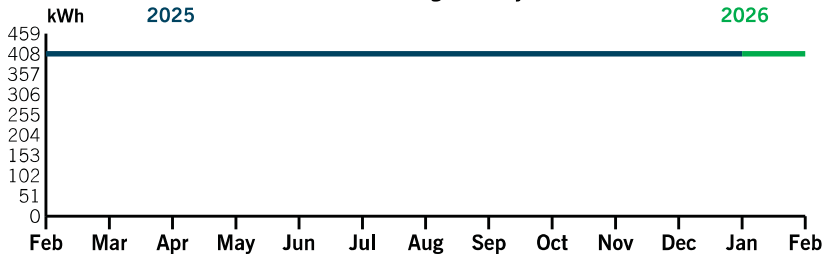


Thank you for your payment.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 53°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	408	408	4,896	408
Avg. Daily (kWh)	15	14	13	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8859 2212**

### Amount of automatic draft

**\$797.92**  
by Mar 6

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

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

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

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

8891008859221200066000000000000000007979200000797928





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 16 - Feb 12</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W SAN III 3K BLK	24	408 kWh
<b>Total</b>	<b>24</b>	<b>408 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 16 26 to Feb 12 26</b>	
Customer Charge	\$1.92
Energy Charge	
408.000 kWh @ 4.188c	17.10
Fuel Charge	
408.000 kWh @ 4.325c	17.65
Asset Securitization Charge	
408.000 kWh @ 0.062c	0.25
Fixture Charge	
50W SAN III 3K BLK	427.68
Maintenance Charge	
50W SAN III 3K BLK	48.96
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
24 Pole(s) @ \$11.780	282.72
<b>Total Current Charges</b>	<b>\$796.28</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.69
Gross Receipts Tax	0.95
<b>Total Taxes</b>	<b>\$1.64</b>







## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 16 - Feb 12</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W SAN III 3K BLK	19	323 kWh
<b>Total</b>	<b>19</b>	<b>323 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 16 26 to Feb 12 26</b>	
Customer Charge	\$1.92
Energy Charge	
323.000 kWh @ 4.188c	13.52
Fuel Charge	
323.000 kWh @ 4.325c	13.97
Asset Securitization Charge	
323.000 kWh @ 0.062c	0.20
Fixture Charge	
50W SAN III 3K BLK	338.58
Maintenance Charge	
50W SAN III 3K BLK	38.76
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
19 Pole(s) @ \$11.780	223.82
<b>Total Current Charges</b>	<b>\$630.77</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.55
Gross Receipts Tax	0.76
<b>Total Taxes</b>	<b>\$1.31</b>





# INVOICE

Pasco County Property Appraiser  
PO Box 401  
Dade City, FL 33526-0401

Date Issued: 3/9/2026  
Invoice Number: 26082  
Due Date: 4/9/2026

Billed To:  
The Preserve at South Branch  
C/O Vesta  
Logan Muether  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

DESCRIPTION	AMOUNT
The Preserve at South Branch Annual renewal fee	\$150.00
<b>TOTAL</b>	<b>\$150.00</b>

Remit payment to:

Pasco County Property Appraiser  
Information Services Department  
PO Box 401  
Dade City, FL 33526-0401





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## *Invoice*

### **Bill To**

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

**Date** 02/28/2026

**Invoice #** 431344

### **In Reference To:**

**Billable Expenses - Feb 2026**

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

Description	Quantity	Rate	Amount
Billable Expenses			
Yearli - 2025 1099 Filings			24.36
Michael Bush - 2026-02-05 - SQ *UNLEASHED FENCING - Billable to			207.00
Preserve at South Branch - fence repair			
Michael Bush - 2026-02-14 - AQUA EXPORTERS - Billable to Preserve at			500.00
South Branch - outlet install			
Heath Beckett - 2026-02-10 - RESIDENCE INN BY MARRI - Preserve at			183.00
South Branch meeting room rental			
Total Billable Expenses			914.36

**Total** 914.36





Aqua Exporters

\$500.00

Transaction Details

Merchant Category: Miscellaneous Business Services
Authorization Time: February 13, 2026 at 10:01 PM
Posted Time: February 14, 2026 at 11:17 AM

Payment Method

Card Type: Physical
Last 4 Digits: 5254
Name on Card: Michael Bush
Issued On: November 19, 2024
Expiration Date: October 1, 2028

#1T0grLFM1cPWL0EeO3bSSH0
Electronic Receipt

Transaction Purpose

Filled by Traveler

Description: -
Expense Type: 15510 Due From DPGF
Participants: Michael Bush

Cardholder: Michael Bush

Job Title: Operations Manager
Department: District Services
Region: Northeast
Subsidiary: Vesta
Cost Center: Lake Mary
Phone Number: +17274038981
Email: mbush@vestapropertyservices.com





# Residence Inn by Marriott Tampa Suncoast Parkway at NorthPointe Village

## \$183.00

### Transaction Details

Merchant Category	Hotels, Motels, and Resorts
Authorization Time	February 9, 2026 at 04:42 PM
Posted Time	February 10, 2026 at 10:16 PM

### Payment Method

Card Type	Physical
Last 4 Digits	••• 3247
Name on Card	Heath Beckett
Issued On	December 12, 2024
Expiration Date	November 1, 2028

#1SzPEZFM1cPWL0EsCepw5Mn  
**Electronic Receipt**

### Transaction Purpose

*Filled by Traveler*

Description	-
Expense Type	15510 Due From DPG
Participants	Heath Beckett

Cardholder  
**Heath Beckett**

Job Title	Management
Department	District Services
Region	Northeast
Subsidiary	Vesta
Cost Center	Lake Mary
Phone Number	+15132009504
Email	hbeckett@vestapropertyservices.com





# Unleashed Fencing

# \$207.00

### Transaction Details

Merchant Category	Professional Services
Authorization Time	February 5, 2026 at 01:15 AM
Posted Time	February 5, 2026 at 08:31 AM

### Payment Method

Card Type	Physical
Last 4 Digits	••• 5254
Name on Card	Michael Bush
Issued On	November 19, 2024
Expiration Date	October 1, 2028

## #1SxNyBFM1cPWLa0EIwzquIOd Electronic Receipt

### Transaction Purpose

*Last updated by Navan*

Description	-
Expense Type	15510 Due From DPGG
Participants	Michael Bush

**Cardholder**  
**Michael Bush**

Job Title	Operations Manager
Department	District Services
Region	Northeast
Subsidiary	Vesta
Cost Center	Lake Mary
Phone Number	+17274038981
Email	mbush@vestapropertyservices.com





Payment Method		Payment Summary	
<b>Card Number:</b>	****_****_****-6501	<b>Subtotal:</b>	\$673.96
<b>Type:</b>	Visa	<b>(FL) Sales Tax:</b>	\$0.00
<b>Name:</b>	Johanna Lee		
<b>Expires:</b>	03/2028		
		<b>Order Total:</b>	<b>\$673.96</b>

### Order Summary Receipt

<b>Confirmation #:</b>	<b>9606005</b>	<b>24 Forms</b>
<b>Payer:</b>	Marshall Creek\Community Development District	<b>\$97.44</b>
<b>Form:</b>	2025 1099-NEC / 1096	4.06/form
<b>Services:</b>	Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b>	<b>9606007</b>	<b>6 Forms</b>
<b>Payer:</b>	Saddle Creek Preserve of Polk County\Community Development District	<b>\$24.36</b>
<b>Form:</b>	2025 1099-NEC / 1096	4.06/form
<b>Services:</b>	Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b>	<b>9606010</b>	<b>10 Forms</b>
<b>Payer:</b>	Panther Trace III\Community Development District	<b>\$40.60</b>
<b>Form:</b>	2025 1099-NEC / 1096	4.06/form
<b>Services:</b>	Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b>	<b>9606011</b>	<b>8 Forms</b>
<b>Payer:</b>	Fleming Island\Community Development District	<b>\$32.48</b>
<b>Form:</b>	2025 1099-NEC / 1096	4.06/form
<b>Services:</b>	Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b>	<b>9606014</b>	<b>13 Forms</b>
<b>Payer:</b>	Grand Haven\Community Development District	<b>\$52.78</b>
<b>Form:</b>	2025 1099-NEC / 1096	4.06/form
<b>Services:</b>	Federal Filing Recipient Mailing Online Retrieval	



<b>Confirmation #:</b> 9606015	<b>6 Forms</b>
<b>Payer:</b> Beach\Community Development District	<b>\$24.36</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 9606018	<b>10 Forms</b>
<b>Payer:</b> The Preserve at Wilderness Lake\Community Development District	<b>\$40.60</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 9606020	<b>6 Forms</b>
<b>Payer:</b> Epperson Ranch\Community Development District	<b>\$24.36</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 9606022	<b>6 Forms</b>
<b>Payer:</b> The Preserve at South Branch\Community Development District	<b>\$24.36</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 9606024	<b>5 Forms</b>
<b>Payer:</b> Parkland Preserve\Community Development District	<b>\$20.30</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 9606027	<b>3 Forms</b>
<b>Payer:</b> Union Park East\Community Development District	<b>\$12.18</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 9606029	<b>1 Forms</b>
<b>Payer:</b> City Center\Community Development District	<b>\$4.06</b>
<b>Form:</b> 2025 1099-NEC / 1096	4.06/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	



# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00568P

Date 03/20/2026

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

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

### Description

### Amount

Serial # 26-00568P <b>Public Board Meetings</b> RE: Preserve at South Branch Board of Supervisors Meeting on April 8, 2026 Published: 3/20/2026	\$74.38
--	---------

### Important Message

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

Paid	( )
<b>Total</b>	<b>\$74.38</b>

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

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

### NOTICE

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



# Business Observer

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

## INVOICE

Legal Advertising

---

### **PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP**

The Board of Supervisors (the "Board") of The Preserve at South Branch Community Development District (the "District") will hold a regular Board meeting and public workshop on Wednesday, April 8, 2026, at 3:00 p.m. at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Pkwy, Lutz, FL 33558. The regular Board meeting is expected to start at 3:00 p.m. The public workshop is expected to start immediately after the conclusion of the regular Board meeting. The purpose of the regular Board meeting is to conduct any and all business coming before the Board. The purpose of the public workshop is to discuss the District's Fiscal Year 2026-2027 budget and other business of the District.

The workshop and regular meeting are open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agendas for the regular meeting and workshop may be obtained by contacting the office of the District Manager, c/o Vesta Property Services, by mail at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132 (the "District Manager's Office"), during normal business hours. The regular meeting and/or public workshop may be continued to a date, time, and place to be specified on the record at the workshop or the meeting, respectively. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at a regular meeting or public workshop or because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the workshop. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the regular meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heath Beckett, District Manager

The Preserve at South Branch Community Development District  
March 20, 2026

26-00568P

---

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

#### **NOTICE**

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



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 14470  
Date: 03/19/2026  
Due On: 04/18/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$2,114.63	)- ( \$0.00	<b>\$2,114.63</b>

### PSBCDD-01

#### Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	02/02/2026	Confer with J. Whited re: sidewalk and crosswalk; Confer with District Staff re: Touchpoint assertions, meeting preparation, fire plan	0.30	\$275.00	-	\$82.50
Service	LM	02/03/2026	Confer with J. Whited re: sidewalk and crosswalk; Confer with H. Beckett re: agenda items, drainage, fountain maintenance; Confer with C. Burnite re: prescribed burn plan	0.80	\$275.00	-	\$220.00
Service	LM	02/03/2026	Continue to review agenda package and prepare for Board meeting	0.70	\$275.00	-	\$192.50
Service	LM	02/04/2026	Confer with J. Mitchell re: sidewalk and crosswalk to Touchpoint	0.10	\$275.00	-	\$27.50
Service	LM	02/05/2026	Confer with S. Conley re:	0.30	\$275.00	-	\$82.50



			additional agenda materials; Review revised agenda, proposal from Cepra, and field operations report				
Service	LM	02/05/2026	Prepare for and attend Board meeting	3.50	\$275.00	-	\$962.50
Expense	KB	02/05/2026	Travel: Mileage - LM.	25.00	\$0.725	-	\$18.13
Service	LM	02/16/2026	Prepare amendment to engineering agreement with BDi to reflect new rates; Prepare additional service order for GHS; Prepare additional service order and addendum to agreement for Cepra; Prepare notice for April meeting and workshop	0.90	\$275.00	-	\$247.50
Service	LM	02/19/2026	Confer with J. Abercrombie re: authority of Fish and Wildlife Commission	0.10	\$275.00	-	\$27.50
Service	LM	02/23/2026	Confer with J. Abercrombie and H. Beckett re: concern about possible vendor	0.10	\$275.00	100.0%	\$0.00
Service	JK	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$390.00	-	\$78.00
Service	LM	02/25/2026	Confer with H. Beckett and J. Whited re: crosswalk and sidewalk	0.10	\$275.00	-	\$27.50
Service	LM	02/26/2026	Confer with H. Beckett and J. Whited re: crosswalk and sidewalk and not-to-exceed approval	0.10	\$275.00	-	\$27.50
Service	LM	02/27/2026	Confer with S. Conley and review agenda package with multiple proposals from Cepra and for a new fountain vendor	0.30	\$275.00	-	\$82.50
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$385.00	-	\$38.50
<b>Line Item Discount Subtotal</b>							<b>-\$27.50</b>



**Total      \$2,114.63**

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

Please pay within 30 days.





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

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

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



23 0 1  
 42-52576

PRESERVE OF PASCO CO. - SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**  
 Bill Number: 24058206  
 Billing Date: 3/3/2026  
 Billing Period: 1/14/2026 to 2/12/2026

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190410080	1/14/2026	0	2/12/2026	0	29	0

Usage History

Month	Water
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0

Transactions

Previous Bill	11.00
Payment 02/20/26	-11.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	11.00
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>

RECEIVED MAR 05 2026

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

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

<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>3/20/2026</b>

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

The Total Due will be electronically transferred on 03/20/2026.



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

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

013958015103082042405820650000011002



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

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



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

24 0 1  
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: 15953 STATE ROAD 54 & SOUTH BRANCH RECLAIM

Bill Number: 24057512

Billing Date: 3/3/2026

Billing Period: 1/14/2026 to 2/12/2026

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18035597	1/14/2026	44945	2/12/2026	45067	29	122

Usage History  
 Reclaimed

February 2026	122
January 2026	584
December 2025	762
November 2025	410
October 2025	364
September 2025	419
August 2025	386
July 2025	380
June 2025	384
May 2025	362
April 2025	278
March 2025	383

Transactions

Previous Bill	589.84
Payment 02/20/26	-589.84 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	122 Thousand Gals X \$1.01 123.22
<b>Total Current Transactions</b>	123.22
<b>TOTAL BALANCE DUE</b>	<b>\$123.22</b>

RECEIVED MAR 05 2026

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

Account # 0999505  
 Customer # 01390145  
 Balance Forward 0.00  
 Current Transactions 123.22

<b>Total Balance Due</b>	<b>\$123.22</b>
<b>Due Date</b>	<b>3/20/2026</b>

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

**The Total Due will be electronically transferred on 03/20/2026.**



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

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

013901457099950512405751200000123226



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 42-52576

THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 24059116

Billing Date: 3/3/2026

Billing Period: 1/14/2026 to 2/12/2026

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210125093	1/14/2026	14	2/12/2026	14	29	0
Reclaim	201161114	1/14/2026	3223	2/12/2026	3269	29	46

Usage History

	Water	Reclaimed
February 2026	0	46
January 2026	0	66
December 2025	0	74
November 2025	0	52
October 2025	0	75
September 2025	0	48
August 2025	0	47
July 2025	0	64
June 2025	0	91
May 2025	0	71
April 2025	0	38
March 2025	0	56

Transactions

Previous Bill	77.66
Payment 02/20/26	-77.66 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed 46 Thousand Gals X \$1.01	46.46
<b>Total Current Transactions</b>	57.46
<b>TOTAL BALANCE DUE</b>	<b>\$57.46</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 1144390  
 Customer # 01420479  
 Balance Forward 0.00  
 Current Transactions 57.46

<b>Total Balance Due</b>	<b>\$57.46</b>
<b>Due Date</b>	<b>3/20/2026</b>

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

**The Total Due will be electronically  
 transferred on 03/20/2026.**

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

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





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

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

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



22 0 1  
 42-52576

THE PRESERVE AT SOUTH BRANCH CDD  
 Service Address: **3048 SUNCOAST BLEND DR**  
 Bill Number: 24058461  
 Billing Date: 3/3/2026  
 Billing Period: 1/14/2026 to 2/12/2026

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190101953	1/14/2026	6519	2/12/2026	6593	29	74

Usage History	
Month	Reclaimed
February 2026	74
January 2026	74
December 2025	79
November 2025	126
October 2025	199
September 2025	253
August 2025	253
July 2025	245
June 2025	197
May 2025	118
April 2025	34
March 2025	64

Transactions	
Previous Bill	74.74
Payment 02/20/26	-74.74 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	74 Thousand Gals X \$1.01 74.74
<b>Total Current Transactions</b>	74.74
<b>TOTAL BALANCE DUE</b>	<b>\$74.74</b>

RECEIVED MAR 08 2026

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

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

<b>Total Balance Due</b>	<b>\$74.74</b>
<b>Due Date</b>	<b>3/20/2026</b>

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

**The Total Due will be electronically transferred on 03/20/2026.**



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

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

013901457106052002405846160000074740





## Your usage snapshot - Continued

<b>Current electric usage for meter number 164224</b>	
Actual reading on Mar 2	168137
Previous reading on Feb 3	- 167889
<hr/>	
Energy Used	248 kWh
Billed kWh	248.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 164224</b>	
Customer Charge	\$17.92
Energy Charge	
248.000 kWh @ 9.566c	23.72
Fuel Charge	
248.000 kWh @ 4.422c	10.97
Asset Securitization Charge	
248.000 kWh @ 0.195c	0.48
<hr/>	
<b>Total Current Charges</b>	<b>\$53.09</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.36
<hr/>	
<b>Total Taxes</b>	<b>\$1.41</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 8255839</b>	
Actual reading on Mar 2	86846
Previous reading on Feb 3	- 85940
<hr/>	
Energy Used	906 kWh
Billed kWh	906.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8255839</b>	
Customer Charge	\$17.92
Energy Charge	
906.000 kWh @ 9.566c	86.67
Fuel Charge	
906.000 kWh @ 4.422c	40.06
Asset Securitization Charge	
906.000 kWh @ 0.195c	1.77
<hr/>	
<b>Total Current Charges</b>	<b>\$146.42</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.76
<hr/>	
<b>Total Taxes</b>	<b>\$3.89</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 4307180</b>	
Actual reading on Mar 2	261
Previous reading on Feb 3	- 257
Energy Used	4 kWh
Billed kWh	4.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4307180</b>	
Customer Charge	\$17.92
Energy Charge	
4.000 kWh @ 9.566c	0.37
Fuel Charge	
4.000 kWh @ 4.422c	0.18
Asset Securitization Charge	
4.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.52
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

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







## Your usage snapshot - Continued

<b>Current electric usage for meter number 1049461</b>	
Actual reading on Mar 2	823
Previous reading on Feb 3	- 808
<hr/>	
Energy Used	15 kWh
Billed kWh	15.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 1049461</b>	
Customer Charge	\$17.92
Energy Charge	
15.000 kWh @ 9.566c	1.44
Fuel Charge	
15.000 kWh @ 4.422c	0.66
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.95
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

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







## Your usage snapshot - Continued

<b>Current electric usage for meter number 8037821</b>	
Actual reading on Mar 2	49896
Previous reading on Feb 3	- 49896
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8037821</b>	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

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







## Your usage snapshot - Continued

<b>Current electric usage for meter number 4514175</b>	
Actual reading on Mar 2	310
Previous reading on Feb 3	- 306
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4514175</b>	
Customer Charge	\$17.92
Energy Charge	
4.000 kWh @ 9.566c	0.37
Fuel Charge	
4.000 kWh @ 4.422c	0.18
Asset Securitization Charge	
4.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.52
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

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







## Your usage snapshot - Continued

<b>Current electric usage for meter number 3286494</b>	
Actual reading on Mar 2	290
Previous reading on Feb 3	- 285
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3286494</b>	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.37
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

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







## Your usage snapshot - Continued

<b>Current electric usage for meter number 3547206</b>	
Actual reading on Mar 2	127072
Previous reading on Feb 3	- 127072
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3547206</b>	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

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





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

THE PRESERVE AT S BRANCH CDD  
16108 TUSCANY HILLSIDE RD  
FOUNTAIN

Bill date Mar 4, 2026

For service Feb 3 - Mar 2  
28 days

Account number **9100 8859 3700**

## Billing summary

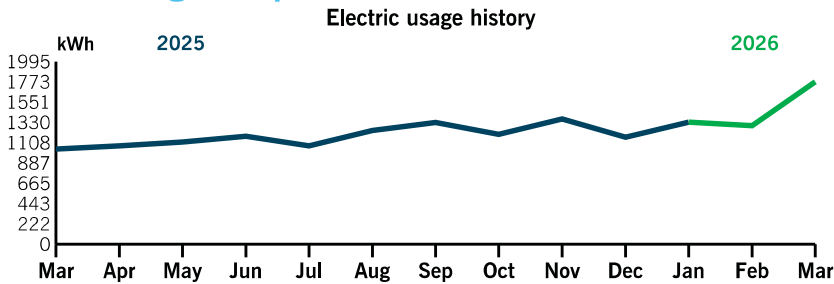
Previous Amount Due	\$206.91
<i>Payment Received Feb 25</i>	-206.91
Current Electric Charges	269.38
Taxes	7.14
<b>Total Amount Due Mar 25</b>	<b>\$276.52</b>



Thank you for your payment.

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

## Your usage snapshot



### Average temperature in degrees

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

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,773	1,037	15,141	1,262
Avg. Daily (kWh)	63	37	42	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8859 3700**

### Amount of automatic draft

**\$276.52**  
by Mar 25

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

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

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

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

88910088593700000660000000000000002765200000276523





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3408638</b>	
Actual reading on Mar 2	97663
Previous reading on Feb 3	- 95890
<hr/>	
Energy Used	1,773 kWh
Billed kWh	1,773.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3408638</b>	
Customer Charge	\$17.92
Energy Charge	
1,773.000 kWh @ 9.566c	169.60
Fuel Charge	
1,773.000 kWh @ 4.422c	78.40
Asset Securitization Charge	
1,773.000 kWh @ 0.195c	3.46
<hr/>	
<b>Total Current Charges</b>	<b>\$269.38</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.23
Gross Receipts Tax	6.91
<hr/>	
<b>Total Taxes</b>	<b>\$7.14</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

THE PRESERVE AT S BRANCH CDD  
2887 LIVING CORAL DR  
FOUNTAIN

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8859 2767**

## Billing summary

Previous Amount Due	\$286.98
Payment Received Feb 25	-286.98
Current Electric Charges	230.10
Taxes	6.11
<b>Total Amount Due Mar 25</b>	<b>\$236.21</b>

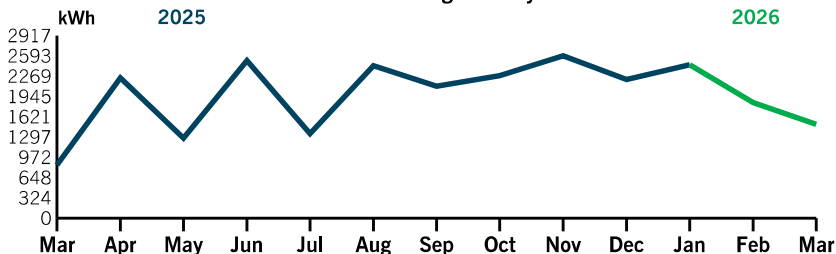


Thank you for your payment.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

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

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,496	848	24,802	2,067
Avg. Daily (kWh)	53	30	68	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8859 2767**

### Amount of automatic draft

**\$236.21**  
by Mar 25

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

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

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

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

8891008859276700066000000000000000002362100000236218





## Your usage snapshot - Continued

<b>Current electric usage for meter number 4516185</b>	
Actual reading on Mar 2	164928
Previous reading on Feb 3	- 163432
<hr/>	
Energy Used	1,496 kWh
Billed kWh	1,496.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4516185</b>	
Customer Charge	\$17.92
Energy Charge	
1,496.000 kWh @ 9.566c	143.11
Fuel Charge	
1,496.000 kWh @ 4.422c	66.15
Asset Securitization Charge	
1,496.000 kWh @ 0.195c	2.92
<hr/>	
<b>Total Current Charges</b>	<b>\$230.10</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.20
Gross Receipts Tax	5.91
<hr/>	
<b>Total Taxes</b>	<b>\$6.11</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

THE PRESERVE AT S BRANCH CDD  
2853 SUNCOAST BLEND DR  
FOUNTAIN

Bill date Mar 4, 2026

For service Feb 3 - Mar 2  
28 days

Account number **9100 8859 2402**

## Billing summary

Previous Amount Due	\$396.04
<i>Payment Received Feb 25</i>	-396.04
Current Electric Charges	536.31
Taxes	14.23
<b>Total Amount Due Mar 25</b>	<b>\$550.54</b>

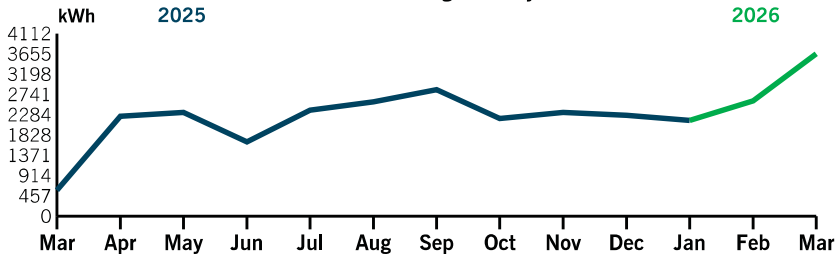


Thank you for your payment.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

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

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,655	579	29,254	2,438
Avg. Daily (kWh)	131	21	80	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8859 2402**

### Amount of automatic draft

**\$550.54**  
by Mar 25

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

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

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

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

8891008859240200066000000000000000005505400000550547





## Your usage snapshot - Continued

<b>Current electric usage for meter number 1018357</b>	
Actual reading on Mar 2	187436
Previous reading on Feb 3	- 183781
<hr/>	
Energy Used	3,655 kWh
Billed kWh	3,655.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 1018357</b>	
Customer Charge	\$17.92
Energy Charge	
3,655.000 kWh @ 9.566c	349.64
Fuel Charge	
3,655.000 kWh @ 4.422c	161.62
Asset Securitization Charge	
3,655.000 kWh @ 0.195c	7.13
<hr/>	
<b>Total Current Charges</b>	<b>\$536.31</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.47
Gross Receipts Tax	13.76
<hr/>	
<b>Total Taxes</b>	<b>\$14.23</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**

THE PRESERVE AT S BRANCH CDD  
2539 S BRANCH BLVD  
FOUNTAIN

Bill date Mar 4, 2026

For service Feb 3 - Mar 2  
28 days

Account number **9100 8859 2022**

## Billing summary

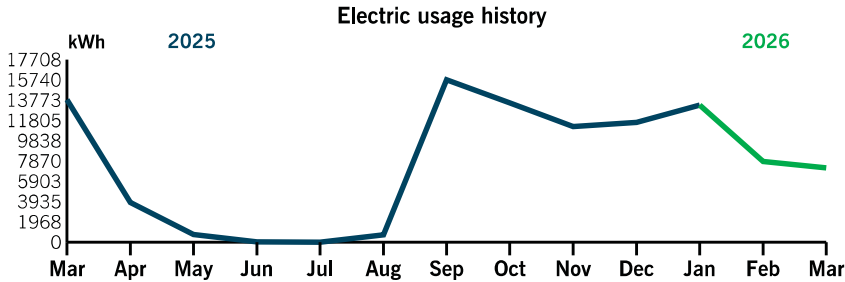
Previous Amount Due	\$1,156.99
<i>Payment Received Feb 25</i>	-1,156.99
Current Electric Charges	1,038.53
Taxes	27.55
<b>Total Amount Due Mar 25</b>	<b>\$1,066.08</b>



Thank you for your payment.

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

## Your usage snapshot



**Average temperature in degrees**

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

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,196	13,800	85,634	7,136
Avg. Daily (kWh)	257	493	235	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8859 2022**

### Amount of automatic draft

**\$1,066.08**  
*by Mar 25*

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

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

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

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

8891008859202200066000000000000000010660800001066080





## Your usage snapshot - Continued

<b>Current electric usage for meter number 197896</b>	
Actual reading on Mar 2	590538
Previous reading on Feb 3	- 583342
<hr/>	
Energy Used	7,196 kWh
Billed kWh	7,196.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 197896</b>	
Customer Charge	\$17.92
Energy Charge	
7,196.000 kWh @ 9.566c	688.37
Fuel Charge	
7,196.000 kWh @ 4.422c	318.21
Asset Securitization Charge	
7,196.000 kWh @ 0.195c	14.03
<hr/>	
<b>Total Current Charges</b>	<b>\$1,038.53</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.90
Gross Receipts Tax	26.65
<hr/>	
<b>Total Taxes</b>	<b>\$27.55</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

THE PRESERVE AT S BRANCH CDD  
15935 DEEP RAVINE LN  
FOUNTAIN

Bill date Mar 4, 2026

For service Feb 3 - Mar 2  
28 days

Account number **9100 8859 1823**

## Billing summary

Previous Amount Due	\$224.83
<i>Payment Received Feb 25</i>	-224.83
Current Electric Charges	295.62
Taxes	7.85
<b>Total Amount Due Mar 25</b>	<b>\$303.47</b>

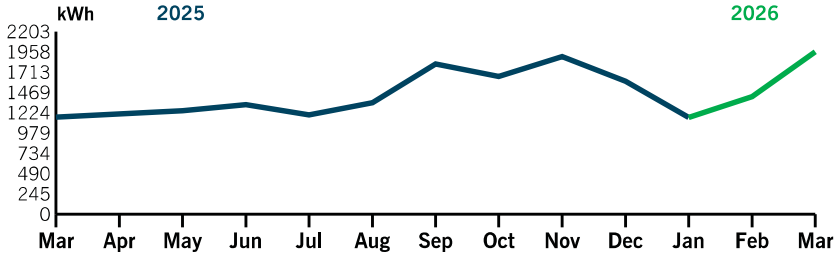


Thank you for your payment.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

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

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,958	1,169	17,831	1,486
Avg. Daily (kWh)	70	42	49	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8859 1823**

### Amount of automatic draft

**\$303.47**  
by Mar 25

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

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

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

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

8891008859182300066000000000000000003034700000303473





## Your usage snapshot - Continued

<b>Current electric usage for meter number 1035423</b>	
Actual reading on Mar 2	162747
Previous reading on Feb 3	- 160789
<hr/>	
Energy Used	1,958 kWh
Billed kWh	1,958.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 1035423</b>	
Customer Charge	\$17.92
Energy Charge	
1,958.000 kWh @ 9.566c	187.30
Fuel Charge	
1,958.000 kWh @ 4.422c	86.58
Asset Securitization Charge	
1,958.000 kWh @ 0.195c	3.82
<hr/>	
<b>Total Current Charges</b>	<b>\$295.62</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.26
Gross Receipts Tax	7.59
<hr/>	
<b>Total Taxes</b>	<b>\$7.85</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 2771446</b>	
Actual reading on Mar 2	138508
Previous reading on Feb 3	- 137471
<hr/>	
Energy Used	1,037 kWh
Billed kWh	1,037.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 2771446</b>	
Customer Charge	\$17.92
Energy Charge	
1,037.000 kWh @ 9.566c	99.19
Fuel Charge	
1,037.000 kWh @ 4.422c	45.86
Asset Securitization Charge	
1,037.000 kWh @ 0.195c	2.02
<hr/>	
<b>Total Current Charges</b>	<b>\$164.99</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.23
<hr/>	
<b>Total Taxes</b>	<b>\$4.37</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 8170801</b>	
Actual reading on Mar 2	93055
Previous reading on Feb 3	- 90478
<hr/>	
Energy Used	2,577 kWh
Billed kWh	2,577.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8170801</b>	
Customer Charge	\$17.92
Energy Charge	
2,577.000 kWh @ 9.566c	246.51
Fuel Charge	
2,577.000 kWh @ 4.422c	113.95
Asset Securitization Charge	
2,577.000 kWh @ 0.195c	5.03
<hr/>	
<b>Total Current Charges</b>	<b>\$383.41</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	9.84
<hr/>	
<b>Total Taxes</b>	<b>\$10.17</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

THE PRESERVE AT S BRANCH CDD  
3410 S BRANCH BLVD  
FOUNTAIN

Bill date Mar 4, 2026

For service Feb 3 - Mar 2  
28 days

Account number **9100 8857 4731**

## Billing summary

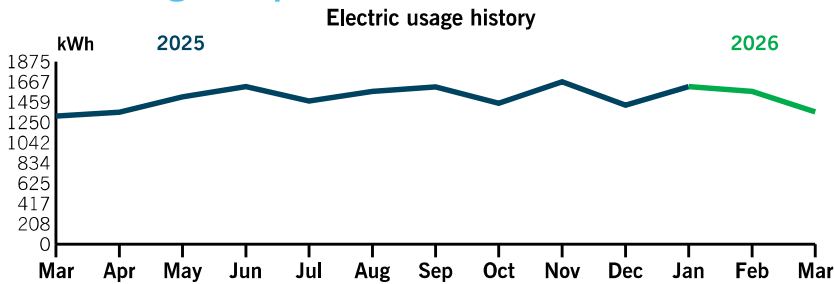
Previous Amount Due	\$246.53
<i>Payment Received Feb 25</i>	-246.53
Current Electric Charges	210.52
Taxes	5.58
<b>Total Amount Due Mar 25</b>	<b>\$216.10</b>



Thank you for your payment.

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

## Your usage snapshot



### Average temperature in degrees

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

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,358	1,316	18,223	1,519
Avg. Daily (kWh)	49	47	50	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8857 4731**

### Amount of automatic draft

**\$216.10**  
by Mar 25

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

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

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

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

889100885747310006600000000000000002161000000216100





## Your usage snapshot - Continued

<b>Current electric usage for meter number 4520461</b>	
Actual reading on Mar 2	106715
Previous reading on Feb 3	- 105357
<hr/>	
Energy Used	1,358 kWh
Billed kWh	1,358.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4520461</b>	
Customer Charge	\$17.92
Energy Charge	
1,358.000 kWh @ 9.566c	129.90
Fuel Charge	
1,358.000 kWh @ 4.422c	60.05
Asset Securitization Charge	
1,358.000 kWh @ 0.195c	2.65
<hr/>	
<b>Total Current Charges</b>	<b>\$210.52</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.40
<hr/>	
<b>Total Taxes</b>	<b>\$5.58</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 1020089</b>	
Actual reading on Mar 2	95585
Previous reading on Feb 3	- 94464
<hr/>	
Energy Used	1,121 kWh
Billed kWh	1,121.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 1020089</b>	
Customer Charge	\$17.92
Energy Charge	
1,121.000 kWh @ 9.566c	107.24
Fuel Charge	
1,121.000 kWh @ 4.422c	49.57
Asset Securitization Charge	
1,121.000 kWh @ 0.195c	2.19
<hr/>	
<b>Total Current Charges</b>	<b>\$176.92</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.15
Gross Receipts Tax	4.54
<hr/>	
<b>Total Taxes</b>	<b>\$4.69</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 4520493</b>	
Actual reading on Mar 2	83044
Previous reading on Feb 3	- 81804
<hr/>	
Energy Used	1,240 kWh
Billed kWh	1,240.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4520493</b>	
Customer Charge	\$17.92
Energy Charge	
1,240.000 kWh @ 9.566c	118.62
Fuel Charge	
1,240.000 kWh @ 4.422c	54.83
Asset Securitization Charge	
1,240.000 kWh @ 0.195c	2.42
<hr/>	
<b>Total Current Charges</b>	<b>\$193.79</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	4.97
<hr/>	
<b>Total Taxes</b>	<b>\$5.14</b>







## Your usage snapshot - Continued

<b>Current electric usage for meter number 366660705</b>	
Actual reading on Mar 2	7186
Previous reading on Feb 3	- 6016
Energy Used	1,170 kWh
Billed kWh	1,170.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 366660705</b>	
Customer Charge	\$17.92
Energy Charge	
1,170.000 kWh @ 9.566c	111.91
Fuel Charge	
1,170.000 kWh @ 4.422c	51.74
Asset Securitization Charge	
1,170.000 kWh @ 0.195c	2.28
<b>Total Current Charges</b>	<b>\$183.85</b>

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

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.72
<b>Total Taxes</b>	<b>\$4.88</b>



# EXHIBIT 10



April 17, 2026

Shirley Conley  
Administrator  
Vesta District Services  
250 International Pkwy Suite 208  
Lake Mary FL 32746

Dear Shirley Conley:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Preserve at South Branch Community Development District 1,299

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer



# EXHIBIT 11





**Proposal**

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

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

PROPOSAL #	DATE
56968 (v. 0)	05/08/2026

DESCRIPTION	
Preserve CDD - Clock 2 - Irrigation Repair - Decoder Issue  - Performed wire tracking, and electrical diagnosis services to determine multiple stations not operating from the controller.  - Located (4) ICD-100 decoders that need replacement (Stations included: 51,57,59, and 86 ) - Located (3) solenoid for replacement - Respliced each wire connection with waterproof connectors (DBY-R) - utilized (25) linear feet of 16 gauge - 2wire (jacketed)	\$2,120.00



## Terms and Conditions

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

---

Customer Printed Name

---

Customer Signature

---

Date

Job ID: 56968

