



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

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

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

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





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

Board of Supervisors
The Preserve at South Branch Community Development District

Dear Board Members:

A Regular Meeting of the Board of Supervisors of The Preserve at South Branch Community Development District is scheduled for **Thursday, June 4, 2026 at 4:00 p.m. at Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, FL 34638.**

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District File





**Regular Meeting
AGENDA**

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

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

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

FIRST ORDER OF BUSINESS: ROLL CALL

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

Staff/Vendors

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

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS

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

THIRD ORDER OF BUSINESS: GUEST PRESENTATION: Deferred

- A. Fire Management Plan - *Thadeus Penfield, Willowcreek Fire Co.*

EXHIBIT 1

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*
- B. Review of Field Services Requests/Responses (4/29 – 5/28)
- C. Aquatic – *Chuck Burnite, GHS Environmental*
- D. Landscape – *Ted Katina, Cepra*
 - 1. Consideration of Cepra Proposals
- E. Fountains – *Fountain Kings*
 - 1. Consideration of Fountain Kings Proposals

EXHIBIT 2

EXHIBIT 3

EXHIBIT 4

EXHIBIT 5

EXHIBIT 6

EXHIBIT 7



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*

EXHIBIT 8

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting Held May 21, 2026
- B. Acceptance of the April 2026 Unaudited Financial Report

EXHIBIT 9

EXHIBIT 10

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS

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

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS

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

EIGHTH 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 July 2, 2026

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

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

TENTH ORDER OF BUSINESS: ADJOURNMENT

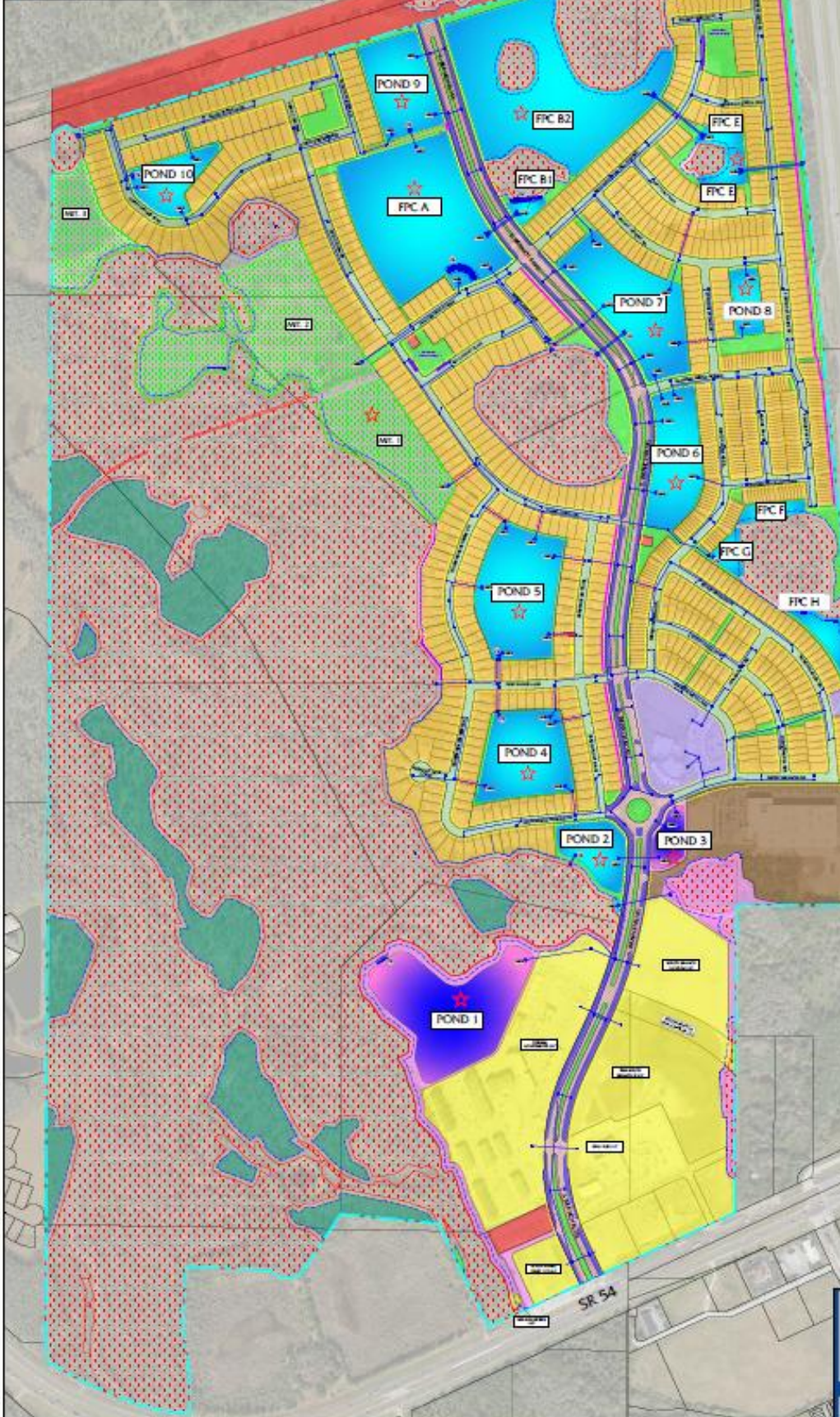




COMMUNITY MAP

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
SCALE: 1" = 200'
JULY 2024

N

SR 589 /
SUNCOAST
PARKWAY

SR 54



EXHIBIT 1 DEFERRED



EXHIBIT 2



The Preserve at South Branch CDD

Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
330	2026-05-27	Pond Fountains	Sammartino	2628 StoryBrook Preserve Dr	The fountain behind StoryBrook and Deep Ravine has not been working for weeks. I bought a house to have a fountain to look at.
329	2026-05-26	Landscaping (of the common areas; includes irrigation issues)	Handrick	3157 Living Coral Dr	There appears to be a significant irrigation leak on South Branch between Living Coral and Deep Ravine
328	2026-05-12	Ponds (water quality, trash, vegetation, NOT fountains)	Egan	16255 Weathered Windmill Terrace	Behind my house, there is a brush area. I have attached a snip of the area. Is something the CDD is supposed to maintain and trim back? When I first bought the house, the bushes were much shorter and the landscaping company used to trim pretty far into it, then one day they stopped. This little brush area is filled with weeds that constantly blow into my yard and the surrounding houses' backyards. Is this something the CDD could trim down and treat like the other common areas of the neighborhood?



From: Shirley M. Conley
Sent: Thursday, May 28, 2026 5:38 PM
To: 'sammartinos@verizon.net' <sammartinos@verizon.net>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: RE: CDD - The Preserve at South Branch Contact [#330]

Thank you Nadine,

The vendor has advised this fountain requires a major repair or replacement, and the estimates provided exceed the remaining balance in the combined Fountain Repairs and Contingency line items for this fiscal year (ending September 2026).

Fountain repairs are prioritized alongside the District's other infrastructure and resource maintenance obligations and the Board will consider proposals for the repairs once adequate funds are available.

Thank you,

Board members should not respond to this e-mail with a "reply to all", "cc", or "bcc" other Board members on emails to avoid possible non-compliance with the Sunshine Law.



Your Community.
Our Commitment.

Shirley Conley

Administrator

P. 321.263.0132 ext. 749

Vesta District Services

250 International Parkway, Suite 208,

Lake Mary, FL 32746

www.VestaDistrictServices.com

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

www.VestaPropertyServices.com



From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Tuesday, May 26, 2026 10:51 AM
To: Tjhandrick@gmail.com; TKatina@cepralandscape.com; Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com
Subject: RE: CDD - The Preserve at South Branch Contact [#329]

Thank you, TJ. Ted will get this checked out for us.

Board members should not respond to this e-mail with a "reply all", "cc" or "bcc" other Board members on emails to avoid possible non-compliance with the Sunshine Law.



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Heath Beckett

District Manager

P. 321.263.0132 x536

Vesta District Services

250 International Pkwy Suite 208,
Lake Mary, FL 32746

www.VestaPropertyServices.com



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Wednesday, May 13, 2026 11:12 AM
To: Heath Beckett; Chuck Burnite; Michael P. Bush; Shirley M. Conley; anthonyjsnyderii@yahoo.com
Subject: Re: CDD - The Preserve at South Branch Contact [#328]
Attachments: Image.jpeg

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

Good morning Heath we do not do any work behind this house. If it comes over into residence property it's their responsibility to prune it back unless the CDD wants to take care of it.

Thanks,
Ted Katina
tkatina@cepralandscape.com



CEPRA
LANDSCAPE

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



From: Ted Katina <TKatina@cepralandscape.com>
Sent: Tuesday, May 12, 2026 12:26 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Chuck Burnite <chuck@ghsenvironmental.com>; Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com <anthonyjsnyderii@yahoo.com>
Subject: Re: CDD - The Preserve at South Branch Contact [#328]

Yes, I will look at it this week and let you know

Thanks,
Ted Katina
tkatina@cepralandscape.com



From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Tuesday, May 12, 2026 12:25 PM
To: Ted Katina <tkatina@cepralandscape.com>; Chuck Burnite <chuck@ghsenvironmental.com>; Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com <anthonyjsnyderii@yahoo.com>
Subject: RE: CDD - The Preserve at South Branch Contact [#328]

Good afternoon, Ted

Will you please look at this area. It looks like this area is right on the line of what Cepra takes care of and what is left alone. If you would look at this for us and let me know, that would be awesome.

Thanks,



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

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



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From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Tuesday, May 12, 2026 11:51 AM
To: Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Re: CDD - The Preserve at South Branch Contact [#328]

Happy Tuesday all. This property appears to sit on a wetland, not a pond. This is not under contract by GHS. Not sure if Cepra is supposed to do any maintenance back there?

Let me know if you need me to look at it next time I am on property to see if any cutback can occur per SWFWMD.

Have a great day!

Chuck



EXHIBIT 3 PENDING



EXHIBIT 4



Shirley M. Conley

From: Ted Katina <TKatina@cepralandscape.com>
Sent: Monday, May 18, 2026 7:18 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.

Gm Heath,

Back turf on Blvd is looking better with the rain we have been receiving. We pruned all shrubs along the Blvd. I will be sending a proposal for the summer annuals today. Hope to get them on this week's agenda for approval for June.

Thanks,

Ted Katina

tkatina@cepralandscape.com



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



EXHIBIT 5 PENDING



EXHIBIT 6 PENDING



EXHIBIT 7 PENDING



EXHIBIT 8

PENDING



EXHIBIT 9



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

4 The Regular Meeting of the Board of Supervisors of The Preserve at South Branch
5 Community Development District was held on May 21, 2026 at 4:00 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 and conducted roll call.

10 Present and constituting a quorum were:

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

16 Also present were:

17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Lindsay Moczynski	District Counsel, Kilinski Van Wyk PLLC
20 Jerry Whited	District Engineer, BDI
21 Ted Katina	Landscape Account Manager, Cepra
22 Chuck Burnite	Aquatics Account Manager, GHS Environmental
23 Kyle Roehm	President, Fountain Kings

24 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS**
25 *(Limited to 3 minutes per individual for agenda*
26 *items)*

27 There being none, the next item followed.

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

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

30 Mr. Whited presented the District Engineer Report. He advised that the
31 TouchPointe sidewalk/crosswalk repair project was scheduled for June 14-16,
32 2026, the Environmental Resource Permit inspection was completed with no
33 compliance issues, and the Wetland 11 project received a positive pre-application
34 review from SWFWMD. He requested the Board consider approving a topographic
35 survey to stake the wetland boundary.



36 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the
37 Board approved a topographic survey of the wetlands in an amount not to exceed \$5,000.00, for
38 The Preserve at South Branch Community Development District.

39 B. EXHIBIT 1: Review of Field Services Requests/Responses (4/2 – 4/28)
40 Discussion followed regarding the conservation area tree encroachment request.
41 The Board determined maintenance behind homes for encroaching wetland
42 vegetation was homeowners' responsibility to trim back to their property
43 perimeter or wetland setback boundary if it overlapped their property.
44 Supervisors also discussed the ongoing maintenance issues at the dog park and
45 directed staff to proceed with turf replacement utilizing the lowest responsive
46 bid under the Not to Exceed previously approved.

47 C. EXHIBIT 2: Aquatic – *Chuck Burnite, GHS Environmental*
48 Mr. Burnite presented the Aquatic Report.

49 D. EXHIBIT 3: Landscape – *Ted Katina, Cebra*
50 Mr. Katina presented the Landscape report, noting the drought-related stress to
51 turf and plant materials, the fertilization and phased plant material replacement
52 planned.

53 1. Consideration of Cebra Proposals
54 a. EXHIBIT 4: #56620 – Trim Overgrowth Along Fenceline Behind
55 15566 Sweet Springs Bend - \$1,050.00 [Service Request #327]
56 Supervisors declined to consider this item stating the area was the
57 homeowner's responsibility to maintain.
58 b. WALK-ON EXHIBIT A: #57105 – Spring Annuals Installation -
59 \$2,158.73

60 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the
61 Board approved Cebra proposal #57105 for Spring annuals installation in the amount of
62 \$2,158.73, for The Preserve at South Branch Community Development District.

63 E. WALK-ON EXHIBIT B: Fountains – *Fountain Kings*
64 Mr. Roehm presented the Fountains Report. The Board requested a plan for
65 phased maintenance and repairs for all fountains.

66 1. EXHIBIT 5: Discussion on Fountain Schedule
67 It was noted that the roundabout fountain was subject to SWFWMD
68 drought restrictions, limiting operation to four hours a day.

69 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Handrick, Jr., OPPOSED by
70 Supervisor Abercrombie, the Board approved fountain operation schedule from 7:30 a.m. to 10
71 p.m., for The Preserve at South Branch Community Development District.



72 The draining of the roundabout fountain due to algae buildup was
73 discussed. A sand filter replacement was recommended and a proposal
74 will be presented.

75 2. WALK-ON EXHIBIT C: Consideration of Fountain Kings Proposal #0778 to
76 Replace Motor and Pump on Fountain 7 - \$7,475.32

77 On a MOTION by Supervisor Howard, SECONDED by Supervisor Silverstein, WITH ALL IN FAVOR,
78 the Board approved Fountain Kings proposal #0778 to replace the motor and pump on fountain
79 7 in the amount of \$7,475.32, for The Preserve at South Branch Community Development District.

80 F. WALK-ON EXHIBIT D: Field Services – *Michael Bush, Vesta District Services*

81 Mr. bush reviewed the Field Services Report and discussed replacement signage.
82 Corrective action was directed for an exposed metal post.

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

84 Ms. Moczynski reminded Supervisors their financial disclosure (Form 1) for
85 calendar year 2025 was due July 1, 2026, and the required four hours of annual
86 ethics training should be completed by December 31, 2026.

87 1. Discussion on Landscape and Irrigation RFP

88 Ms. Moczynski discussed items related to the current Landscape and
89 Irrigation RFP and recommended the current RFP be canceled and
90 reissued with a revised timeline.

91 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR,
92 the Board approved canceling the current Landscape and Irrigation RFP, for The Preserve at South
93 Branch Community Development District.

94 On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Handrick, Jr., WITH ALL IN
95 FAVOR, the Board approved resubmitting the Landscape and Irrigation RFP as amended, for The
96 Preserve at South Branch Community Development District.

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

98 1. EXHIBIT 6: Consideration of **Resolution 2026-04, Approving Proposed FY**
99 **2027 Budget and Setting Public Hearing (August 6, 2026)**

100 ➤ Proposed FY 2027 Budget

101 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the
102 Board approved the adoption of **Resolution 2026-04, Approving Proposed FY 2027 Budget and**
103 **Setting Public Hearing (August 6, 2026)**, for The Preserve at South Branch Community
104 Development District.

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

106 A. EXHIBIT 7: Approval of the Minutes of the Regular Meeting Held April 8, 2026



- 107 A fountain reference was corrected.
- 108 B. EXHIBIT 8: Acceptance of the Minutes of the Workshop Held April 8, 2026
- 109 C. EXHIBIT 9: Acceptance of the March 2026 Unaudited Financial Report
- 110 D. EXHIBIT 10: Acceptance of Pasco County Supervisor of Elections Qualified Elector
- 111 Count as of April 15, 2026 – 1,299
- 112 E. EXHIBIT 11: Ratification of Approval of Cepra Proposal # 56968 for Clock 2 and
- 113 Valve Irrigation Repairs - \$2,120.00

114 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Abercrombie, WITH ALL IN

115 FAVOR, the Board approved Consent Agenda – Item A as corrected and items B-E as presented,

116 for The Preserve at South Branch Community Development District.

117 **FIFTH ORDER OF BUSINESS:** **SUPERVISOR REQUESTS** *(Includes Next Meeting*

118 *Agenda Item Requests)*

119 It was requested that Fuller Electric Contractors be included in future proposal solicitation

120 for the District’s electrical work.

121 It was noted that the billing memo line was not updated.

122 **SIXTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – NEW BUSINESS**

123 *(Limited to 3 minutes per individual for non-*

124 *agenda items)*

125 There being none, the next item followed.

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

127 *The Preserve at South Branch Community Development District’s next meeting is scheduled for*

128 *4:00 p.m. on June 4, 2026 at Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run,*

129 *Land O’Lakes, FL 34638.*

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

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

132 **District Manager**

- 133 • Request HOA issue an e-blast regarding dog park improvements and
- 134 maintenance, wetland policy, and the SWFWMD restrictions on the roundabout
- 135 fountain operations

136 **NINTH ORDER OF BUSINESS:** **ADJOURNMENT**

137 On a MOTION by Supervisor Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the

138 Board adjourned the meeting at 5:27 p.m., for The Preserve at South Branch Community

139 Development District.

140 **Each person who decides to appeal any decision made by the Board with respect to any matter*

141 *considered at the meeting is advised that person may need to ensure that a verbatim record of*



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

144 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
145 **meeting held on June 4, 2026.**

146 _____
147 Heath Beckett, Secretary

Anthony Snyder, Chair

DRAFT



EXHIBIT 10



*The Preserve at South Branch
Community Development District*

*Financial Statements
(Unaudited)*

April 30, 2026



The Preserve at South Branch CDD
Balance Sheet
April 30, 2026

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 1,269,753	\$ -	\$ -	\$ -	\$ -	\$ 1,269,753
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	327,355	430,684	466,087	1,224,126
7 RESERVE FUND	-	-	131,656	177,872	216,405	525,933
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	33,844	33,844
11 ACCOUNTS RECEIVABLE	1,280	-	-	-	-	1,280
12 ON ROLL ASSESSMENTS RECEIVABLE	4,882	1,257	1,320	1,789	2,176	11,424
13 DUE FROM OTHER SOURCES	-	305,170	3,539	4,796	5,835	319,340
14 PREPAID EXPENSES	1,764	-	-	-	-	1,764
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 1,282,675	\$ 306,427	\$ 463,870	\$ 615,140	\$ 724,347	\$ 3,392,459
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 69,467	\$ -	\$ -	\$ -	\$ -	\$ 69,467
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	4,882	1,257	1,320	1,789	2,176	11,424
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	319,340	-	-	-	-	319,340
24 TOTAL LIABILITIES	393,690	1,257	1,320	1,789	2,176	400,231
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,760	-	-	-	-	6,760
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	882,225	305,170	462,550	613,352	722,171	2,985,468
31 TOTAL FUND BALANCE	888,985	305,170	462,550	613,352	722,171	2,992,228
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,282,675	\$ 306,427	\$ 463,870	\$ 615,140	\$ 724,347	\$ 3,392,459



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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of April	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 13,091	\$ 969,023	\$ (4,882)	99%
3 SPECIAL ASSESSMENT EXCESS FEES	-	-	-	-	0%
4 DEVELOPER FUNDING	-	-	-	-	0%
5 MISCELLANEOUS (CONTRIBUTIONS FROM POA)	22,125	-	24,631	2,506	111%
6 TOTAL REVENUE	\$ 996,030	\$ 13,091	\$ 993,654	\$ (2,376)	100%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 1,000	\$ 4,600	\$ (10,400)	31%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	9,013	(6,438)	58%
11 ADMINISTRATIVE SERVICES	11,330	944	6,609	(4,721)	58%
12 ACCOUNTING SERVICES	11,330	944	6,609	(4,721)	58%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	3,208	(2,292)	58%
15 MASS MAILING	1,800	-	18	(1,782)	1%
16 MEETING ROOM RENTAL	3,000	183	928	(2,072)	31%
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	-	688	88	115%
21 LEGAL ADVERTISEMENTS	1,500	61	389	(1,111)	26%
22 ENGINEERING SERVICES	30,000	-	14,100	(15,900)	47%
23 LEGAL SERVICES	20,000	2,386	10,226	(9,774)	51%
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	19	1,551	1,051	310%
28 TOTAL ADMINISTRATIVE	139,010	7,283	74,241	(64,769)	53%
29 INSURANCE					
30 INSURANCE - GENERAL LIABILITY	20,000	-	15,756	(4,244)	79%
31 TOTAL INSURANCE	20,000	-	15,756	(4,244)	79%
32 ELECTRIC UTILITY SERVICES					
33 ELECTRIC	84,000	3,809	35,207	(48,793)	42%
34 STREETLIGHTS	193,790	12,928	91,385	(102,405)	47%
35 RECLAIMED WATER	7,500	815	4,667	(2,833)	62%
36 TOTAL UTILITIES	285,290	17,552	131,259	(154,031)	46%



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 April 30, 2026

37	FIELD OPERATIONS					
38	FIELD OPERATIONS	3,890	275	1,924	(1,966)	49%
39	AQUATIC MAINTENANCE	22,500	3,750	15,987	(6,513)	71%
40	WETLAND MONITORING CONTRACTED	9,500	-	-	(9,500)	0%
41	WETLAND MAINTENANCE CONTRACTED	51,840	-	-	(51,840)	0%
42	FOUNTAIN MAINTENANCE CONTRACTED	20,200	-	9,735	(10,465)	48%
43	FOUNTAIN REPAIRS	14,000	-	8,816	(5,184)	63%
44	PORTER SERVICES CONTRACTED	11,000	875	6,272	(4,728)	57%
45	ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	207	(6,793)	3%
46	LANDSCAPE MAINTENANCE	310,000	29,695	177,865	(132,135)	57%
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	-	18,942	(1,058)	95%
50	ANNUAL FLOWER ROTATION	9,000	-	6,563	(2,438)	73%
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	TOTAL FIELD OPERATIONS	551,730	34,595	268,616	(283,114)	49%
60	TOTAL EXPENDITURES	\$ 996,030	\$ 59,430	\$ 489,872	\$ (506,158)	49%
61	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	(46,339)	503,782	503,782	
62	OTHER FINANCING SOURCES & USES					
63	TRANSFERS IN	-	-	-	-	
64	TRANSFERS OUT	-	-	-	-	
65	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
66	FUND BALANCE - BEGINNING - UNAUDITED	342,611		385,203	42,592	
67	NET CHANGE IN FUND BALANCE	(0)	(46,339)	503,782	503,782	
68	FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 888,985	\$ 546,374	
69	ANALYSIS OF FUND BALANCE					
70	NONSPENDABLE					
71	PREPAID & DEPOSITS	6,760		6,760		
72	CAPITAL RESERVES					
73	OPERATING CAPITAL	-		-		
74	UNASSIGNED	335,851		882,225		
75	TOTAL FUND BALANCE	\$ 342,611		\$ 888,985		



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 April 30, 2026

	FY 2026 Amended Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,715	\$ 249,458	\$ (1,257)
3 INTEREST & MISCELLANEOUS	-	-	-
4 TOTAL REVENUE	250,715	249,458	(1,257)
5 EXPENDITURES			
6 FUND BALANCE CONTRIBUTION	250,715	-	-
7 CONTINGENCY	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,715	249,458	(1,257)
10 OTHER FINANCING SOURCES & USES			
11 TRANSFERS IN	-	-	-
12 TRANSFERS OUT	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 FUND BALANCE - BEGINNING	27,276	55,712	28,436
15 NET CHANGE IN FUND BALANCE	250,715	249,458	(1,257)
16 FUND BALANCE - ENDING	\$ 277,991	\$ 305,170	\$ 27,179
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	277,991	305,170	
22 FUND BALANCE - ENDING	\$ 277,991	\$ 305,170	



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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,313	\$ 261,993	\$ (1,320)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	5,403	5,403
5 TOTAL REVENUE	263,313	267,396	4,083
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	91,981	93,763	(1,782)
9 May 1, 2026	-	-	-
10 November 1, 2026	91,981	-	91,981
11 PRINCIPAL RETIREMENT			
12 November 1, 2025	75,000	75,000	-
13 TOTAL EXPENDITURES	258,962	168,763	(90,200)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,351	98,634	94,283
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	321,695	363,916	42,221
20 NET CHANGE IN FUND BALANCE	4,351	98,634	94,283
21 FUND BALANCE - ENDING	\$ 326,046	\$ 462,550	\$ 136,504



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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 356,800	\$ 355,011	\$ (1,789)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	6,534	6,534
5 TOTAL REVENUE	356,800	361,545	4,745
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	109,088	-	109,088
9 May 1, 2026	-	-	-
10 November 1, 2026	109,088	-	109,088
11 PRINCIPAL RETIREMENT			
12 November 1, 2025	135,000	241,363	(106,363)
13 TOTAL EXPENDITURES	353,176	241,363	(111,814)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,624	120,183	116,559
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
19 FUND BALANCE - BEGINNING	444,525	493,169	48,644
20 NET CHANGE IN FUND BALANCE	3,624	120,183	116,559
21 FUND BALANCE - ENDING	\$ 448,149	\$ 613,352	\$ 165,203



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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	431,924	\$ (2,176)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	5,734	5,734
5 TOTAL REVENUE	434,100	437,658	3,558
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	130,325	130,325	-
9 May 1, 2026		-	-
10 November 1, 2026	130,325	-	130,325
11 PRINCIPAL RETIREMENT			
12 May 1, 2026	175,000	-	175,000
13 TOTAL EXPENDITURES	435,650	130,325	(305,325)
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(1,550)	307,333	308,883
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(4,666)	(4,666)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(4,666)	(4,666)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	311,999	313,549
21 FUND BALANCE - ENDING	\$ 364,850	688,327	\$ 323,477



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...		5,180.50	413,354.22
10/14/2025	100514	Brietic Dvorak, Inc	Invoice: 2139 (Reference: Engineering service.)		2,775.00	410,579.22
10/14/2025	100515	Vesta District Services	Invoice: 428984 (Reference: FY2026 Dismination Agent Fee.) Invoice: 429039 (Reference: Bill...		4,890.23	405,689.99
10/14/2025	100516	Kilinski Van Wyk PLLC	Invoice: 13345 (Reference: Legal services.)		1,567.58	404,121.41
10/22/2025	01ACH102225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.18.25- 09.17.25		49.48	404,071.93
10/22/2025	02ACH102225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.18.25- 09.17.25		204.93	403,867.00
10/22/2025	03ACH102225	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.18.25- 09.17.25		10.60	403,856.40
10/22/2025	04ACH102225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 08.18.25- 09.17.25		339.39	403,517.01
10/27/2025	01ACH102725	Duke Energy	2069 S Branch Blvd- Entrance 09.03.25- 10.01.25		40.85	403,476.16
10/27/2025	02ACH102725	Duke Energy	16159 SOFT FERN TRCE 09.03.25- 10.01.25 (Fountain)		175.15	403,301.01
10/27/2025	03ACH102725	Duke Energy	3234 LIVING CORAL DR 09.03.25- 10.01.25 (Fountain)		30.80	403,270.21
10/27/2025	04ACH102725	Duke Energy	16236 Weathered Windmill TE- Irrigation 09.03.25- 10.01.25		30.80	403,239.41
10/27/2025	05ACH102725	Duke Energy	3003 S Branch Blvd Access and B&B CI 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
11/03/2025		End of Month				\$ 377,724.53
11/03/2025	100521	Cepra Landscape	Deposit	9,598.00		387,322.53
11/03/2025	01ACH10325	Duke Energy	Invoice: TPA6126 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Refere...		26,795.00	360,527.53
11/06/2025	100522	Cepra Landscape	000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25		3,790.61	356,736.92
11/06/2025	100523	Office Pride Commercial Cleaning Services	Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half...		3,515.00	353,221.92
11/06/2025			Invoice: Inv-289775 (Reference: Day Porter Services 3x per week.)		875.00	352,346.92
11/06/2025			Deposit	76.48		352,423.40
11/06/2025			Deposit	21,584.96		374,008.36
11/10/2025	1514	Anthony Snyder	BOS Meeting 11/6/25		200.00	373,808.36
11/10/2025	1515	David H. Silverstein	BOS Meeting 11/6/25		200.00	373,608.36
11/10/2025	1516	Robert Howard	BOS Meeting 11/6/25		200.00	373,408.36
11/10/2025	1517	Thomas Handrick, Jr.	BOS Meeting 11/6/25		200.00	373,208.36
11/10/2025	100524	Brietic Dvorak, Inc	Invoice: 2175 (Reference: Engineering service.)		2,175.00	371,033.36
11/10/2025	100525	Vesta District Services	Invoice: 429509 (Reference: Monthly Management fees.)		3,909.00	367,124.36
11/10/2025	100526	Blue Water Aquatics, Inc.	Invoice: 34436 (Reference: Fountain inspection and cleaning.)		1,000.00	366,124.36



The Preserve at South Branch CDD
Check Register - FY 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			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 Tuscany Hillside Rd- Fountain 10.02.25- 11.03.25		30.80	517,188.47
11/28/2025	09ACH112825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 10.02.25-11.03.25		246.55	516,941.92
11/28/2025	10ACH112825	Duke Energy	2887 Living Coral Dr. - Fountain 10.02.25- 11.03.25		451.46	516,490.46
11/28/2025	11ACH112825	Duke Energy	2853 Suncoast Blend Dr- Fountain 10.02.25- 11.03.25		407.78	516,082.68
11/28/2025	12ACH112825	Duke Energy	2539 S Branch Blvd- Fountain 10.02.25- 11.03.25		1,893.41	514,189.27
11/28/2025	13ACH112825	Duke Energy	15935 Deep Ravine Ln - Fountain 10.02.25- 11.03.25		335.70	513,853.57
11/28/2025	14ACH112825	Duke Energy	16090 Secret Meadow Dr- Fountain 10.02.25- 11.03.25		222.14	513,631.43
11/28/2025	15ACH112825	Duke Energy	3234 LIVING CORAL DR 10.02.25- 11.03.25 (Fountain)		282.68	513,348.75
11/28/2025	16ACH112825	Duke Energy	3410 S BRANCH BLVD 10.02.25- 11.03.25 (Fountain)		296.57	513,052.18
11/28/2025	17ACH112825	Duke Energy	15883 Deep Ravine Ln- Fountain 10.02.25- 11.03.25		237.54	512,814.64
11/28/2025	19ACH112825	Duke Energy	15501 SWEET SPRINGS BN 10.02.25- 11.03.25 (Fountain)		245.91	512,568.73
11/28/2025	20ACH112825	Duke Energy	3194 TUSCON WIND PL 10.01.25- 11.03.25 (Fountain)		261.63	512,307.10
11/30/2025		End of Month		\$ 195,094.17	\$ 60,511.60	\$ 512,307.10
12/02/2025	100533	Cepra Landscape	Invoice: TPA6293 (Reference: Nov Landscape billing.)		24,695.00	487,612.10
12/02/2025	100534	Blue Water Aquatics, Inc.	Invoice: 34590 (Reference: Fountain Inspection & PM Cleaning.)		1,000.00	486,612.10
12/02/2025	100535	Office Pride Commercial Cleaning Services	Invoice: Inv-293363 (Reference: Day Porter Services 3x per week.)		875.00	485,737.10
12/03/2025	01ACH120325	Duke Energy	000 State Road 54 LITE S Branch RDWY 10.07.25- 11.06.25		3,790.61	481,946.49
12/03/2025	02ACH120325	Duke Energy	000 State Road 54 LITE Sbranch PH1 ABB SL 10.04.25- 11.05.25		7,056.77	474,889.72
12/05/2025			Deposit	1,835,236.71		2,310,126.43
12/08/2025	01ACG120825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 10.16.25- 11.13.25		840.16	2,309,286.27
12/08/2025	02ACH120825	Duke Energy	00000 S Branch Blvd 4B 10.16.25- 11.13.25		638.99	2,308,647.28
12/08/2025	03ACH120825	Duke Energy	00 South Branch Blvd. LITE 10.16.25- 11.13.25		806.64	2,307,840.64
12/09/2025	1520	Anthony Snyder	BOS Meeting 12/4/25		200.00	2,307,640.64
12/09/2025	1521	David H. Silverstein	BOS Meeting 12/4/25		200.00	2,307,440.64
12/09/2025	1522	Robert Howard	BOS Meeting 12/4/25		200.00	2,307,240.64
12/09/2025	1523	Thomas Handrick, Jr.	BOS Meeting 12/4/25		200.00	2,307,040.64
12/10/2025	100536	Bretic Dvorak, Inc	Invoice: 2218 (Reference: Engineering Services.)		1,620.00	2,305,420.64
12/10/2025	100537	Cepra Landscape	Invoice: TPA6460 (Reference: Repair of broken valve.)		635.00	2,304,785.64
12/11/2025	100538	LLS Tax Solutions, Inc	Invoice: 003957 (Reference: Arbitrage Services.)		650.00	2,304,135.64
12/11/2025			Deposit	118,944.99		2,423,080.63
12/11/2025			Deposit	1,238.58		2,424,319.21
12/15/2025	100539	Cepra Landscape	Invoice: TPA6471 (Reference: Remove Dead Palm.)		1,775.00	2,422,544.21
12/15/2025	100540	Vesta District Services	Invoice: 429997 (Reference: Management Fees Dec 25.)		3,909.00	2,418,635.21
12/17/2025	100541	Cepra Landscape	Invoice: TPA6477 (Reference: Repair broken mainline.)		700.00	2,417,935.21
12/18/2025	100542	Cepra Landscape	Invoice: TPA6480 (Reference: Stump Grinding.)		350.00	2,417,585.21
12/18/2025			Deposit	1,226.76		2,418,811.97
12/18/2025			Deposit	17,774.41		2,436,586.38
12/19/2025	100543	Kilinski Van Wyk PLLC	Invoice: 13788 (Reference: Legal Services Nov 25.)		1,350.00	2,435,236.38
12/22/2025	01ACH122225	Pasco County - Utilities Services	16546 Secret Meadow Dr 10.16.25- 11.14.25		11.00	2,435,225.38



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/22/2025	02ACH122225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 10.16.25- 11.14.25		63.52	2,435,161.88
12/22/2025	03ACH122225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 10.16.25- 11.14.25		127.26	2,435,034.60
12/22/2025	04ACH122225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 10.16.25- 11.14.25		414.10	2,434,620.50
12/23/2025	100544	Romaner Graphics	Invoice: 22940 (Reference: Replace lap splice kit on Left Curve sign.)		159.00	2,434,461.50
12/29/2025	01ACH122925	Duke Energy	2069 S Branch Blvd- Entrance 11.03.25 - 12.1.25		60.59	2,434,400.91
12/29/2025	02ACH122925	Duke Energy	16159 SOFT FERN TRCE 11.03.25 - 12.1.25 (Fountain)		168.30	2,434,232.61
12/29/2025	03ACH122925	Duke Energy	3246 Living Coral Dr- Irrigation 11.03.25 - 12.1.25		30.80	2,434,201.81
12/29/2025	04ACH122925	Duke Energy	16236 Weathered Windmill TE- Irrigation 11.03.25 - 12.1.25		30.80	2,434,171.01
12/29/2025	05ACH122925	Duke Energy	3000 Living Coral Dr - irrigation 11.03.25 - 12.1.25		30.80	2,434,140.21
12/29/2025	06ACH122925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		30.80	2,434,109.41
12/29/2025	07ACH122925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 11.03.25 - 12.1.25		30.80	2,434,078.61
12/29/2025	08ACH122925	Duke Energy	3003 S Branch Blvd Access and BBall Ct 11.03.25 - 12.1.25		30.80	2,434,047.81
12/29/2025	09ACH122925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		212.95	2,433,834.86
12/29/2025	10ACH122925	Duke Energy	2887 Living Coral Dr- Fountain 11.03.25 - 12.1.25		388.23	2,433,446.63
12/29/2025	11ACH122925	Duke Energy	2853 Suncoast Blend Dr- Fountain 11.03.25 - 12.1.25		397.11	2,433,049.52
12/29/2025	12ACH122925	Duke Energy	2539 S Branch Blvd- Fountain 11.03.25 - 12.1.25		1,959.29	2,431,090.23
12/29/2025	13ACH122925	Duke Energy	15935 Deep Ravine Ln - Fountain 11.03.25 - 12.1.25		285.86	2,430,804.37
12/29/2025	15ACH122925	Duke Energy	16090 Secret Meadow Dr- Fountain 11.03.25 - 12.1.25		192.04	2,430,612.33
12/29/2025	16ACH122925	Duke Energy	3234 LIVING CORAL DR 11.03.25 - 12.1.25 (Fountain)		446.27	2,430,166.06
12/29/2025	17ACH122925	Duke Energy	3410 S BRANCH BLVD 11.03.25 - 12.1.25 (Fountain)		256.59	2,429,909.47
12/29/2025	18ACH122925	Duke Energy	15883 Deep Ravine Ln- Fountain 11.03.25 - 12.1.25		204.76	2,429,704.71
12/29/2025	19ACH122925	Duke Energy	3194 TUSCON WIND PL 11.03.25 - 12.1.25(Fountain)		226.84	2,429,477.87
12/29/2025	20ACH122925	Duke Energy	15501 SWEET SPRINGS BN 11.03.25 - 12.1.25 (Fountain)		213.28	2,429,264.59
12/30/2025	100545	Capra Landscape	Invoice: TPA6395 (Reference: Landscape Maintenance Dec 25.)		24,695.00	2,404,569.59
12/31/2025	01ACH123125	Duke Energy	000 State Road 54 LITE S Branch RDWY 11.07.25- 12.04.25		3,790.61	2,400,778.98
12/31/2025	02ACH123125	Duke Energy	000 State Road 54 LITE Sbranch PH1 ABB SL 11.06.25- 12.03.25		7,056.77	2,393,722.21
12/31/2025		End of Month		\$ 1,974,421.45	\$ 93,006.34	\$ 2,393,722.21
01/06/2026	100546	Office Pride Commercial Cleaning Services	Invoice: Inv-298710 (Reference: Day Porter Services 3x per week- Pet waste removal.)		875.00	2,392,847.21
01/06/2026	100547	Blue Water Aquatics, Inc.	Invoice: 34792 (Reference: Fountain Repair Services - REPLACE POLARIS INSULATED TAP CONNECTORS. ...		4,380.93	2,388,466.28
01/07/2026	01ACH010726	Duke Energy	00 South Branch Blvd. LITE 11.14.25-12.12.25		806.64	2,387,659.64
01/07/2026	02ACH010726	Duke Energy	0000 S Branch Blvd Lite Prsvr 5B- 11.14.25- 12.12.25		840.16	2,386,819.48
01/07/2026	03ACH010726	Duke Energy	00000 S Branch Blvd 4B 11.14.25- 12.12.25		638.99	2,386,180.49
01/07/2026	1524	US Bank	Series 2018 11/01/25-10/31/26		4,148.38	2,382,032.11
01/07/2026	1525	US Bank	Series 2019 PHASE 2 11/01/25-10/31/2026		4,256.13	2,377,775.98
01/09/2026	100548	GHS Environmental	Invoice: 2026-110 (Reference: Aquatic Maintenance Program Dec25.)		1,875.00	2,375,900.98
01/09/2026	100549	Brietic Dvorak, Inc	Invoice: 2272 (Reference: December Engineering services.)		1,350.00	2,374,550.98
01/09/2026	100550	Vesta District Services	Invoice: 430315 (Reference: JAN26 District Management services.)		3,909.00	2,370,641.98
01/09/2026	100551	Office Pride Commercial Cleaning Services	Invoice: Inv-299091 (Reference: CC Fees- Avid Pay.)		17.50	2,370,624.48
01/09/2026			Deposit	26,549.84		2,397,174.32
01/09/2026			Deposit	9,225.93		2,406,400.25
01/09/2026			Deposit	1,628.13		2,408,028.38
01/13/2026	1526	Site Masters of Florida, LLC	Living Coral (2nd) Curb Repair - Final		2,100.00	2,405,928.38
01/15/2026	100552	Blue Water Aquatics, Inc.	Invoice: 34849 (Reference: Fountain Installation.)		4,154.38	2,401,774.00
01/15/2026	100553	Vesta District Services	Invoice: 430404 (Reference: Billable Expenses - Dec 2025.)		597.00	2,401,177.00
01/20/2026	100554	Business Observer	Invoice: 26-000669 (Reference: Legal Advertising - Board Meeting.)		61.25	2,401,115.75
01/20/2026	100555	Kilinski Van Wyk PLLC	Invoice: 14086 (Reference: Dec legal services.)		1,541.52	2,399,574.23
01/26/2026	01ACH012626	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 11/14/25- 12/16/25		769.62	2,398,804.61
01/26/2026	02ACH012626	Pasco County - Utilities Services	3048 Suncoast Blend Dr 11.14.25- 12.16.25		79.79	2,398,724.82
01/26/2026	03ACH012626	Pasco County - Utilities Services	16546 Secret Meadow Dr 11.14.25- 12.16.25		11.00	2,398,713.82
01/26/2026	04ACH012626	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 11.14.25- 12.16.25		85.74	2,398,628.08
01/28/2026	1527	Site Masters of Florida, LLC	Living Coral (2nd) Curb Repair Final		2,100.00	2,396,528.08
01/28/2026	100556	GHS Environmental	Invoice: 2026-139 (Reference: WLP - Pond 12 Tree Services.)		1,195.00	2,395,333.08
01/29/2026	01ACH012926	Duke Energy	2069 S Branch Blvd- Entrance 12.02.25- 01.02.26		64.85	2,395,268.23
01/29/2026	02ACH012926	Duke Energy	16159 SOFT FERN TRCE 12.02.25- 01.02.26 (Fountain)		198.26	2,395,069.97
01/29/2026	03ACH012926	Duke Energy	16236 Weathered Windmill TE- Irrigation 12.02.25- 01.02.26		30.80	2,395,039.17
01/29/2026	04ACH012926	Duke Energy	3003 S Branch Blvd Access and BBall Ct 12.02.25- 01.02.26		30.80	2,395,008.37
01/29/2026	05ACH012926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 12.02.25- 01.02.26		30.80	2,394,977.57
01/29/2026	06ACH012926	Duke Energy	3000 Living Coral Dr - irrigation 12.02.25- 01.02.26		30.80	2,394,946.77
01/29/2026	07ACH012926	Duke Energy	3246 Living Coral Dr- Irrigation 12.02.25- 01.02.26		30.80	2,394,915.97
01/29/2026	08ACH012926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 12.02.25- 01.02.26		30.80	2,394,885.17
01/29/2026	09ACH012926	Duke Energy	16108 Tuscany Hillside Rd- Fountain 12.02.25- 01.02.26		250.98	2,394,634.19
01/29/2026	10ACH012926	Duke Energy	2887 Living Coral Dr- Fountain 12.02.25- 01.02.26		445.85	2,394,188.34
01/29/2026	11ACH012926	Duke Energy	2853 Suncoast Blend Dr- Fountain 12.02.25- 01.02.26		394.69	2,393,793.65
01/29/2026	12ACH012926	Duke Energy	2539 S Branch Blvd- Fountain 12.02.25- 01.02.26		2,336.21	2,391,457.44
01/29/2026	13ACH012926	Duke Energy	15935 Deep Ravine Ln - Fountain 12.02.25- 01.02.26		221.83	2,391,235.61
01/29/2026	14ACH012926	Duke Energy	16090 Secret Meadow Dr- Fountain 12.02.25- 01.02.26		224.62	2,391,010.99



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/29/2026	15ACH012926	Duke Energy	3234 LIVING CORAL DR 12.02.25- 01.02.26 (Fountain)		530.37	2,390,480.62
01/29/2026	16ACH012926	Duke Energy	3410 S BRANCH BLVD 12.02.25- 01.02.26 (Fountain)		300.92	2,390,179.70
01/29/2026	17ACH012926	Duke Energy	3194 TUSCON WIND PL 12.02.25- 01.02.26 (Fountain)		267.21	2,389,912.49
01/29/2026	19ACH012926	Duke Energy	15501 SWEET SPRINGS BN 12.02.25- 01.02.26 (Fountain)		251.17	2,389,661.32
01/29/2026	100557	GHS Environmental	Invoice: 2026-159 (Reference: JAN26 Aquatic Maintenance Program 2025- 2026.)		1,875.00	2,387,786.32
01/30/2026	01ACH013026	Duke Energy	15883 Deep Ravine Ln- Fountain 12.02.25- 01.02.26		240.33	2,387,545.99
01/30/2026	100558	Cepra Landscape	Invoice: TPA6521 (Reference: JAN26 Landscape Maintenance.)		24,695.00	2,362,850.99
01/31/2026		End of Month		\$ 37,403.90	\$ 68,275.12	\$ 2,362,850.99
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	16169 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 Cl 01.03.26- 02.02.26		30.80	2,329,790.70
02/27/2026	05ACH022726	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.26- 02.02.26		30.80	2,329,759.90
02/27/2026	06ACH022726	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,729.10
02/27/2026	07ACH022726	Duke Energy	3246 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,698.30
02/27/2026	08ACH022726	Duke Energy	16080 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		30.80	2,329,667.50
02/27/2026	09ACH022726	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		206.91	2,329,460.59
02/27/2026	10ACH022726	Duke Energy	2887 Living Coral Dr - Fountain 01.03.26- 02.02.26		286.98	2,329,173.61
02/27/2026	11ACH022726	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.26- 02.02.26		396.04	2,328,777.57
02/27/2026	12ACH022726	Duke Energy	2539 S Branch Blvd- Fountain 01.03.26- 02.02.26		1,156.99	2,327,620.58
02/27/2026	13ACH022726	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		224.83	2,327,395.75
02/27/2026	14ACH022726	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.26- 02.02.26		185.68	2,327,210.07
02/27/2026	15ACH022726	Duke Energy	3234 LIVING CORAL DR 1.3.26- 2.02.26 (Fountain)		434.34	2,326,775.73
02/27/2026	16ACH022726	Duke Energy	3410 S BRANCH BLVD 01.03.26- 02.02.26 (Fountain)		246.53	2,326,529.20
02/27/2026	17ACH022726	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.26- 02.02.26		198.92	2,326,330.28
02/27/2026	18ACH022726	Duke Energy	3194 TUSCON WIND PL 01.03.26- 02.02.26 (Fountain)		219.16	2,326,111.12
02/27/2026	19ACH022726	Duke Energy	15501 SWEET SPRINGS BN 01.03.26- 02.02.26 (Fountain)		206.91	2,325,904.21
02/28/2026		End of Month		\$ 16,705.06	\$ 53,651.84	\$ 2,325,904.21
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	Blue Water Aquatics, Inc.	Invoice: 35122 (Reference: Fountain Repair Services FOUNTAIN FPC-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 underground 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



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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	2,338,444.20
03/24/2026	04ACH032426	Pasco County - Utilities Services	3048 Suncoast Blend Dr 01.14.26- 02.12.26		74.74	2,338,369.46
03/24/2026	1534	David H. Silverstein	BOS Meeting 3/05/26		200.00	2,338,169.46
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)		198.73	2,334,588.72
03/31/2026		End of Month		\$ 47,418.29	\$ 38,723.78	\$ 2,334,598.72
04/01/2026	01ACH040126	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 02.05.26- 03.04.26		6,943.96	2,327,654.76
04/01/2026	02ACH040126	Duke Energy	000 State Road 54 LITE S Branch RDWY 02.06.26- 03.05.26		3,723.46	2,323,931.30
04/06/2026	100578	Vesta District Services	Invoice: 431786 (Reference: Apr26 Management fees.)		3,909.00	2,320,022.30
04/06/2026	100579	Office Pride Commercial Cleaning Services	Invoice: Inv-312407 (Reference: Day Porter Services 3x per week.)		875.00	2,319,147.30
04/08/2026	1537	Jules C. Abercrombie			400.00	2,318,747.30
04/08/2026	01ACH040826	Duke Energy	00000 S Branch Blvd 4B 02.13.26- 03.13.26		632.05	2,318,115.25
04/08/2026	02ACH040826	Duke Energy	00 South Branch Blvd. LITE 02.13.26- 03.13.26		797.89	2,317,317.36
04/08/2026	03ACH040826	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 02.13.26- 03.13.26		831.03	2,316,486.33
04/09/2026			Deposit	91.79		2,316,578.12
04/09/2026			Deposit	16,413.43		2,332,991.55
04/09/2026			Deposit	14,125.34		2,347,116.89
04/10/2026	1538	US Bank Tax distribution			1,039,198.45	1,307,918.44
04/10/2026	100580	Briefit Dvorak, Inc	Invoice: 2392 (Reference: Engineering services.)		3,120.00	1,304,798.44
04/16/2026	1539	David H. Silverstein	BOS Meeting 3/05/26		200.00	1,304,598.44
04/16/2026	1540	Robert Howard	BOS Meeting 3/05/26		200.00	1,304,398.44
04/16/2026	1541	Thomas Handrick, Jr.	BOS Meeting 3/05/26		200.00	1,304,198.44
04/16/2026	100581	Vesta District Services	Invoice: 431918 (Reference: Billable Expenses - Mar 2026.)		805.16	1,303,393.28
04/22/2026	100582	Kilinski Van Wyk PLLC	Invoice: 14714 (Reference: Legal Services Mar 26.)		2,385.71	1,301,007.57
04/22/2026	01ACH042226	Pasco County - Utilities Services	16546 Secret Meadow Dr 02.12.26- 03.16.26		11.00	1,300,996.57
04/22/2026	02ACH042226	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 02.12.26- 03.16.26		71.60	1,300,924.97
04/22/2026	03ACH042226	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 02.12.26- 03.16.26		92.92	1,300,832.05
04/22/2026	04ACH042226	Pasco County - Utilities Services	16108 Tuscany Hillside Rd 02.12.26- 03.16.26		639.33	1,300,192.72
04/27/2026	100583	Cepra Landscape	Invoice: TPA6794 (Reference: Mar26 Landscape maintenance.)		24,895.00	1,275,497.72
04/27/2026	100584	Business Observer	Invoice: 26-00897P (Reference: Legal Advertising - Regular Meeting.)		61.25	1,275,436.47
04/29/2026	01ACH042926	Duke Energy	2069 S Branch Blvd- Entrance 03.03.26- 04.01.26		50.14	1,275,386.33
04/29/2026	02ACH042926	Duke Energy	16159 SOFT FERN TRCE 03.03.26- 04.01.26 (Fountain)		158.76	1,275,227.57
04/29/2026	03ACH042926	Duke Energy	16236 Weathered Windmill TE- Irrigation 03.03.26- 04.01.26		30.80	1,275,196.77
04/29/2026	04ACH042926	Duke Energy	3003 S Branch Blvd Access and BBall Ct 03.03.26- 04.01.26		30.80	1,275,165.97
04/29/2026	05ACH042926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.03.26- 04.01.26		30.80	1,275,135.17
04/29/2026	06ACH042926	Duke Energy	3000 Living Coral Dr - Irrigation 03.03.26- 04.01.26		30.80	1,275,104.37
04/29/2026	07ACH042926	Duke Energy	3246 Living Coral Dr- Irrigation 03.03.26- 04.01.26		30.80	1,275,073.57
04/29/2026	08ACH042926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		30.80	1,275,042.77



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
04/29/2026	09ACH042926	Duke Energy	16108 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		448.03	1,274,594.74
04/29/2026	10ACH042926	Duke Energy	2887 Living Coral Dr.- Fountain 03.03.26- 04.01.26		355.88	1,274,238.86
04/29/2026	11ACH042926	Duke Energy	2853 Suncoast Blend Dr- Fountain 03.03.26- 04.01.26		509.20	1,273,729.66
04/29/2026	12ACH042926	Duke Energy	2539 S Branch Blvd- Fountain 03.03.26- 04.01.26		156.84	1,273,572.82
04/29/2026	13ACH042926	Duke Energy	15935 Deep Ravine Ln - Fountain 03.03.26- 04.01.26		502.06	1,273,070.76
04/29/2026	14ACH042926	Duke Energy	16090 Secret Meadow Dr- Fountain 03.03.26- 04.01.26		179.85	1,272,890.91
04/29/2026	15ACH042926	Duke Energy	3234 LIVING CORAL DR 03.03.26- 04.01.26 (Fountain)		420.69	1,272,470.22
04/29/2026	16ACH042926	Duke Energy	3410 S BRANCH BLVD 03.03.26- 04.01.26 (Fountain)		239.69	1,272,230.53
04/29/2026	17ACH042926	Duke Energy	15883 Deep Ravine Ln- Fountain 03.03.26- 04.01.26		191.51	1,272,039.02
04/29/2026	18ACH042926	Duke Energy	3194 TUSCON WIND PL 03.03.26- 04.01.26 (Fountain)		211.59	1,271,827.43
04/29/2026	19ACH042926	Duke Energy	15501 SWEET SPRINGS BN 03.03.26- 04.01.26 (Fountain)		199.82	1,271,627.61
04/29/2026	100585	GHS Environmental	Invoice: 2026-288 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	1,269,752.61
04/30/2026		End of Month		\$ 30,630.56	\$ 1,095,476.67	\$ 1,269,752.61



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH040126	04/01/2026	Duke Energy		1101000 · Cash- Operating Account		-6,943.96
Bill	88574963 -FEB26	03/09/2026			1540010 · Utilities - Streetlights	-6,943.96	6,943.96
TOTAL						-6,943.96	6,943.96
Bill Pmt -Check	02ACH040126	04/01/2026	Duke Energy		1101000 · Cash- Operating Account		-3,723.46
Bill	88593156 - FEB26	03/09/2026			1540010 · Utilities - Streetlights	-3,723.46	3,723.46
TOTAL						-3,723.46	3,723.46
Bill Pmt -Check	100578	04/06/2026	Vesta District Servic...		1101000 · Cash- Operating Account		-3,909.00
Bill	431786	04/01/2026			1560010 · Field Operations Management	-274.84	274.84
					1510020 · District Management Services	-1,287.50	1,287.50
					1510030 · Administrative Services	-944.17	944.17
					1510040 · Accounting Services	-944.16	944.16
					1530020 · Assessment Roll	-458.33	458.33
TOTAL						-3,909.00	3,909.00
Bill Pmt -Check	100579	04/06/2026	Office Pride Comme...		1101000 · Cash- Operating Account		-875.00
Bill	Inv-312407	04/01/2026			1560081 · Porter Services Contracted	-875.00	875.00
TOTAL						-875.00	875.00
Bill Pmt -Check	1537	04/08/2026	Jules C. Abercrombie		1101000 · Cash- Operating Account		-400.00
Bill	20525 MTG	04/08/2026			1510000 · Supervisor Fees	-200.00	200.00
Bill	30525 MTG	04/08/2026			1510000 · Supervisor Fees	-200.00	200.00
TOTAL						-400.00	400.00
Bill Pmt -Check	01ACH040826	04/08/2026	Duke Energy		1101000 · Cash- Operating Account		-632.05
Bill	88574400 - MAR26	03/16/2026			1540010 · Utilities - Streetlights	-632.05	632.05
TOTAL						-632.05	632.05



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 April 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	02ACH040826	04/08/2026	Duke Energy		1101000 - Cash- Operating Account		-797.89
Bill	88592212 - MAR26	03/16/2026			1540010 - Utilities - Streetlights	-797.89	797.89
TOTAL						-797.89	797.89
Bill Pmt -Check	03ACH040826	04/08/2026	Duke Energy		1101000 - Cash- Operating Account		-831.03
Bill	88573582 - MAR26	03/16/2026			1540010 - Utilities - Streetlights	-831.03	831.03
TOTAL						-831.03	831.03
Bill Pmt -Check	1538	04/10/2026	US Bank Tax distrib...		1101000 - Cash- Operating Account		-1,039,198.45
Bill	258908000-26-1	04/01/2026		3207201 - GF Due To DS 2018		-259,562.79	259,562.79
Bill	257599000-26-2	04/01/2026		4207201 - GF Due To DS 2019		-351,718.29	351,718.29
Bill	236379000-26-3	04/01/2026		5207201 - GF Due To DS 2021		-427,917.37	427,917.37
TOTAL						-1,039,198.45	1,039,198.45
Bill Pmt -Check	100580	04/10/2026	Brletic Dvorak, Inc		1101000 - Cash- Operating Account		-3,120.00
Bill	2392	03/31/2026			1510130 - Engineering Services	-3,120.00	3,120.00
TOTAL						-3,120.00	3,120.00
Bill Pmt -Check	1539	04/16/2026	David H. Silverstein		1101000 - Cash- Operating Account		-200.00
Bill	40826 MTG	04/16/2026			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1540	04/16/2026	Robert Howard		1101000 - Cash- Operating Account		-200.00
Bill	40826 MTG	04/16/2026			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	1541	04/16/2026	Thomas Handrick, Jr.		1101000 - Cash- Operating Account		-200.00
Bill	40826 MTG	04/16/2026			1510000 - Supervisor Fees	-200.00	200.00
TOTAL						-200.00	200.00



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100581	04/16/2026	Vesta District Servic...		1101000 - Cash- Operating Account		-805.16
Bill	431918	03/31/2026			1510050 - Meeting Room Rental	-183.00	183.00
					1560031 - Decorative Fountain Repairs	-604.24	604.24
					1510045 - Mass Mailings	-17.92	17.92
TOTAL						-805.16	805.16
Bill Pmt -Check	100582	04/22/2026	Kilinski Van Wyk PL...		1101000 - Cash- Operating Account		-2,385.71
Bill	14714	04/20/2026			1510140 - Legal Services	-2,385.71	2,385.71
TOTAL						-2,385.71	2,385.71
Bill Pmt -Check	01ACH042226	04/22/2026	Pasco County - Utili...		1101000 - Cash- Operating Account		-11.00
Bill	1030820-24242026	04/01/2026			1540020 - Utilities - Water	-11.00	11.00
TOTAL						-11.00	11.00
Bill Pmt -Check	02ACH042226	04/22/2026	Pasco County - Utili...		1101000 - Cash- Operating Account		-71.60
Bill	1144390-24242938	04/01/2026			1540020 - Utilities - Water	-71.60	71.60
TOTAL						-71.60	71.60
Bill Pmt -Check	03ACH042226	04/22/2026	Pasco County - Utili...		1101000 - Cash- Operating Account		-92.92
Bill	1060520-24242281	04/01/2026			1540020 - Utilities - Water	-92.92	92.92
TOTAL						-92.92	92.92
Bill Pmt -Check	04ACH042226	04/22/2026	Pasco County - Utili...		1101000 - Cash- Operating Account		-639.33
Bill	0999505-24241333	04/01/2026			1540030 - Utilities - Water Reclaimed	-639.33	639.33
TOTAL						-639.33	639.33
Bill Pmt -Check	100583	04/27/2026	Cepra Landscape		1101000 - Cash- Operating Account		-24,695.00
Bill	TPA6794	03/01/2026			1560090 - Landscape Maintenance	-24,695.00	24,695.00
TOTAL						-24,695.00	24,695.00



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100584	04/27/2026	Business Observer		1101000 · Cash- Operating Account		-61.25
Bill	26-00897P	04/24/2026			1510120 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	01ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-50.14
Bill	88619000 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-50.14	50.14
TOTAL						-50.14	50.14
Bill Pmt -Check	02ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-158.76
Bill	88594769 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-158.76	158.76
TOTAL						-158.76	158.76
Bill Pmt -Check	03ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-30.80
Bill	88592957 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	04ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-30.80
Bill	88593346 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	05ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-30.80
Bill	88593932 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	06ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-30.80
Bill	88594082 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	07ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-30.80
Bill	88594272 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	08ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-30.80
Bill	88594529 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-30.80	30.80
TOTAL						-30.80	30.80
Bill Pmt -Check	09ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-448.03
Bill	88593700 -MAR26	04/06/2026			1540000 · Utilities - Electricity	-448.03	448.03
TOTAL						-448.03	448.03
Bill Pmt -Check	10ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-355.88
Bill	88592767 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-355.88	355.88
TOTAL						-355.88	355.88
Bill Pmt -Check	11ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-509.20
Bill	88592402 -MAR26	04/06/2026			1540000 · Utilities - Electricity	-509.20	509.20
TOTAL						-509.20	509.20
Bill Pmt -Check	12ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-156.84
Bill	88592022 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-156.84	156.84
TOTAL						-156.84	156.84
Bill Pmt -Check	13ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-502.06
Bill	88591823 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-502.06	502.06
TOTAL						-502.06	502.06



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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	14ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-179.85
Bill	88591584 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-179.85	179.85
TOTAL						-179.85	179.85
Bill Pmt -Check	15ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-420.69
Bill	88591344 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-420.69	420.69
TOTAL						-420.69	420.69
Bill Pmt -Check	16ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-239.69
Bill	88574731 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-239.69	239.69
TOTAL						-239.69	239.69
Bill Pmt -Check	17ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-191.51
Bill	88574137 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-191.51	191.51
TOTAL						-191.51	191.51
Bill Pmt -Check	18ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-211.59
Bill	88573904 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-211.59	211.59
TOTAL						-211.59	211.59
Bill Pmt -Check	19ACH042926	04/29/2026	Duke Energy		1101000 · Cash- Operating Account		-199.82
Bill	88573342 - MAR26	04/06/2026			1540000 · Utilities - Electricity	-199.82	199.82
TOTAL						-199.82	199.82
Bill Pmt -Check	100585	04/29/2026	GHS Environmental		1101000 · Cash- Operating Account		-1,875.00
Bill	2026-288	04/07/2026			1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00





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 Mar 9, 2026

For service Feb 5 - Mar 4
28 days

Account number **9100 8857 4963**

Billing summary

Previous Amount Due	\$6,944.39
<i>Payment Received Mar 02</i>	-6,944.39
Current Lighting Charges	6,926.40
Taxes	17.56
Total Amount Due Mar 30	\$6,943.96

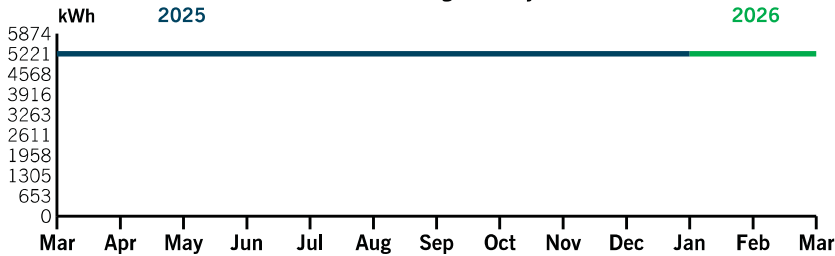


Thank you for your payment.

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° 70°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,221	5,221	62,652	5,221
Avg. Daily (kWh)	186	186	172	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 4963

Amount of automatic draft

\$6,943.96
by Mar 30

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

8891008857496300066000000000000000069439600006943960





Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Feb 05 26 to Mar 04 26	
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 @ 0.054c	2.82
Fixture Charge	
Sanibel Black Type III 4000K	16.53
70W LED SANIBEL	3,306.00
50W SAN III 3K BLK	178.20
50W LED BLK SANIBEL 4K	16.40
50W LED BLK SANIBEL 3K	16.40
Maintenance Charge	
Sanibel Black Type III 4000K	2.04
70W LED SANIBEL	408.00
50W SAN III 3K BLK	20.40
50W LED BLK SANIBEL 4K	2.04
50W LED BLK SANIBEL 3K	2.04
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
213 Pole(s) @ \$11.780	2,509.14
Total Current Charges	\$6,926.40

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$6.03
Gross Receipts Tax	11.53
Total Taxes	\$17.56





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 06 - Mar 05		
Description	Quantity	Usage
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVLТ	58	3,016 kWh
Total	62	3,108 kWh

Billing details - Lighting

Billing Period - Feb 06 26 to Mar 05 26	
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 @ 0.054c	1.68
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVLТ	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVLТ	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,713.35

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.23
Gross Receipts Tax	6.88
Total Taxes	\$10.11





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 04/01/2026

Invoice # 431786

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



INVOICE



Customer Number: THEP0014
Invoice Number: Inv-312407
Invoice Date: 04-01-2026
Due Date: 05/01/2026

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	05/01/2026	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$875.00	\$875.00
Subtotal			\$875.00
Sales Tax			\$0.00
Total			\$875.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$875.00
<p>Reference Inv-312407 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

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

Each Office Pride franchise is independently owned and operated.

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



Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Feb 13 26 to Mar 13 26	
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 @ 0.054c	0.17
Fixture Charge	
50W SAN III 3K BLK	338.58
Maintenance Charge	
50W SAN III 3K BLK	38.76
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
19 Pole(s) @ \$11.780	223.82
Total Current Charges	\$630.74

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.55
Gross Receipts Tax	0.76
Total Taxes	\$1.31





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 Mar 16, 2026
For service Feb 13 - Mar 13
29 days

Account number **9100 8859 2212**

Billing summary

Previous Amount Due	\$797.92
Payment Received Mar 06	-797.92
Current Lighting Charges	796.25
Taxes	1.64
Total Amount Due Apr 06	\$797.89

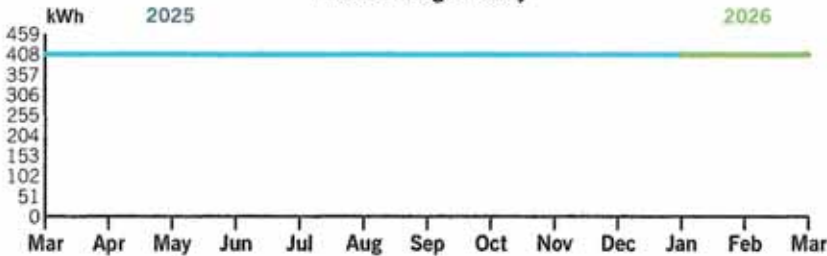


Thank you for your payment.

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° 74°

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

12-month usage based on most recent history

RECEIVED MAR 20 2026

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

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



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

Account number
9100 8859 2212

Amount of automatic draft

\$797.89
by Apr 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**

025454 000003431
|||

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

8891008859221200066000000000000000007978900000797894

Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Feb 13 26 to Mar 13 26	
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 @ 0.054c	0.22
Fixture Charge	
50W SAN III 3K BLK	427.68
Maintenance Charge	
50W SAN III 3K BLK	48.96
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
24 Pole(s) @ \$11.780	282.72
Total Current Charges	\$796.25

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.69
Gross Receipts Tax	0.95
Total Taxes	\$1.64



Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Feb 13 26 to Mar 13 26	
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 @ 0.054c	0.23
Fixture Charge	
50W SAN III 3K BLK	445.50
Maintenance Charge	
50W SAN III 3K BLK	51.00
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
25 Pole(s) @ \$11.780	294.50
Total Current Charges	\$829.33

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	0.98
Total Taxes	\$1.70



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 2392
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME

Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[March 02 - March 31]	8:00	180.00	1,440.00
Inspector	[March 03 - March 16]	21:00	80.00	1,680.00

BALANCE DUE **\$3,120.00**

Pay invoice





PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
Mar-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	5.00	\$180	J. Whited	\$900.00
Maintenance Bond Release for South Branch	0.00	\$210	S. Brletic	\$0.00
Blvd. County and Vendor Communication for	2.00	\$180	J. Whited	\$360.00
Proposals and Site Visit.				
ERP 26611.003 Field Visit For Statement of	0.00	\$150	S. Brletic	\$0.00
Inspection Recertification (20 Ponds).	21.00	\$80	S. Ferguson	\$1,680.00
	0.00	\$210	R. Dvorak	\$0.00
	1.00	\$180	J. Whited	\$180.00
INVOICE TOTAL	29.00			\$3,120.00





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 03/31/2026

Invoice # 431918

In Reference To:

Billable Expenses - Mar 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			
Heath Beckett - 2026-03-07 - SPRINGHILL SUITES LAND - Preserve at South Branch meeting room rental			183.00
Michael Bush - 2026-03-13 - HALL FOUNTAINS INC - Billable to Preserve at South branch - wind meter for fountain			604.24
US Bank CM 9690, 1200 Energy Park Drive, SAINT PAUL, MN 55108 James Audette (407) 835-3820			17.92
Total Billable Expenses			805.16

Total 805.16





Hall Fountains

\$604.24

Transaction Details

Merchant Category	Miscellaneous Specialty Retail
Authorization Time	March 11, 2026 at 06:14 PM
Posted Time	March 13, 2026 at 02:45 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

#1TALiqFM1cPWLa0EfdXD4Qvq
Electronic Receipt

Transaction Purpose

Filled by Traveler

Description	-
Expense Type	15510 Due From DPF
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





SpringHill Suites by Marriott Tampa Suncoast Parkway

\$183.00

Transaction Details

Merchant Category	Hotels, Motels, and Resorts
Authorization Time	March 6, 2026 at 03:32 PM
Posted Time	March 7, 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

#1T8T9XFM1cPWL a0EOeZy2lqi
Electronic Receipt

Transaction Purpose

Last updated by Navan

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





PO Box733360
Dallas, TX 75373

The above address is for correspondence only.

DPFG MANAGEMENT CONSULTING
245 Riverside Ave STE 250
Jacksonville, FL 32202

Remittance Advice

Your payment is due : 04/02/2026
Invoice Number : 260315W087565
Invoice Date : 03/18/2026
Account Number : W021088396
UPS Shipper Number : E10A79

Amount Due this Invoice
\$ 257.87
Amount Enclosed
\$

Remit payment to:
Worldwide Express
P.O. BOX 733360
DALLAS, TX 75373

To ensure proper credit, return this portion with your payment.
Please make checks payable to Worldwide Express.
To avoid late fees, allow 7-10 or more days for postal delivery.

Pay Online:

Make a payment, enroll in autopay, or file a dispute or claim online at www.speedship.com



Questions?

Have a question? Call us at (800) 758-7447 or visit the Support tab at www.speedship.com.

Customer Name: DPGF MANAGEMENT CONSULTING
Invoice Number: 260315W087565
Invoice Date: 03/18/2026
Account/Shipper Number: W021088396/E10A79
Amount Due: \$ 257.87
Due Date: 04/02/2026

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Where allowed by applicable law, (a) late fees may be assessed on past due balances and (b) credit card payments are subject to a surcharge of up to 2.65%, which will not be greater than the cost of acceptance.

Please log into your account at www.speedship.com for full terms and conditions.



Invoice Summaries

Summary by Reference 1

Reference 1	Items	Amount
DPFG Management and Consulting	8	249.92
	1	7.95
Total Billed	9	257.87

Summary by Reference 2

Reference 2	Items	Amount
Avalon-B	1	14.72
Beach- B	1	14.72
Cabot Citrus Farms	1	19.63
Grand Haven - B	1	97.96
Grand Haven - NB	1	17.31
HERITAGE HARBOR CDD	1	52.94
NB	1	14.72
Preserve at South Branch - B	1	17.92
	1	7.95
Total Billed	9	257.87





Invoice No 260315W087565
 Invoice Date 03/18/2026
 Account No W021088396
 Account DPGF MANAGEMENT CONSULTING

Via UPS On 03/06/2026

Account #	W021088396	Shipper	Receiver
Tracking Number	1ZE10A791392362828	DPFG MANAGEMENT CONSULTING	U.S. Bank N.A. -CDD
Payer	SENDER	250 INTERNATIONAL PKWY, STE 208,	EP-MN-01LB,
Zone	136	LAKE MARY, FL 32746	Lockbox Services 12-2657,
Service Level	UPS Next Day Air Saver	Marcy Scott	SAINT PAUL, MN 55108
		(321) 263-0132 ext. 735	Mai Thao-Vang
			(651) 466-6189

Reference# DPGF Management and Consulting
 Reference# Billing To HERITAGE HARBOR CDD
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT FUEL SURCHARGE	1ZE10A791392362828	0.5 LB	L: 13 W: 10 H: 1	\$43.66 \$9.28
Total Pieces			Total Weight		Total Amount
1			0.5 LB		\$52.94

Via UPS On 03/09/2026

Account #	W021088396	Shipper	Receiver
Tracking Number	1ZE10A790192023645	DPFG MANAGEMENT CONSULTING	ATS Acoustics
Payer	SENDER	250 INTERNATIONAL PKWY, STE 208,	15 W MAIN ST,
Zone	105	LAKE MARY, FL 32746	PIPER CITY, IL 60959
Service Level	UPS Next Day Air	Marcy Scott	Scott Davies
		(321) 263-0132 ext. 735	(815) 854-5086

Reference# DPGF Management and Consulting
 Reference# Billing To Grand Haven - B
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT FUEL SURCHARGE Delivery Area Surcharge Commercial Extended	1ZE10A790192023645	1 LB	L: W: H:	\$73.94 \$18.32 \$5.70
Total Pieces			Total Weight		Total Amount
1			1 LB		\$97.96





Invoice No 260315W087565
 Invoice Date 03/18/2026
 Account No W021088396
 Account DPGF MANAGEMENT CONSULTING

Via UPS On 03/09/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	REGIONS
Tracking Number	1ZE10A790396465041		250 INTERNATIONAL PKWY, STE 208,	51 W BAY ST,	2ND FLOOR,
Payer	SENDER		LAKE MARY, FL 32746	JACKSONVILLE, FL 32202	JANET RICARDO
Zone	2		Marcy Scott	(904) 565-7973	
Service Level	Commercial Ground		(321) 263-0132 ext. 735		

Reference# DPGF Management and Consulting
 Reference# Billing To Avalon-B
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790396465041	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$2.73
Total Pieces			Total Weight		Total Amount
1			1 LB		\$14.72

Via UPS On 03/09/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	US Bank
Tracking Number	1ZE10A790392983435		250 INTERNATIONAL PKWY, STE 208,	CM 9690,	1200 Energy Park Drive,
Payer	SENDER		LAKE MARY, FL 32746	SAINT PAUL, MN 55108	James Audette
Zone	6		Marcy Scott	(407) 835-3820	
Service Level	Commercial Ground		(321) 263-0132 ext. 735		

Reference# DPGF Management and Consulting
 Reference# Billing To Preserve at South Branch - B
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392983435	1 LB	L: W: H:	\$14.60
	FUEL SURCHARGE				\$3.32
Total Pieces			Total Weight		Total Amount
1			1 LB		\$17.92





Invoice No 260315W087565
 Invoice Date 03/18/2026
 Account No W021088396
 Account DPGF MANAGEMENT CONSULTING

Via UPS On 03/09/2026

Account #	W021088396	Shipper	Receiver
Tracking Number	1ZE10A790390539455	DPFG MANAGEMENT CONSULTING	Tamaya - Beach
Payer	SENDER	250 INTERNATIONAL PKWY, STE 208,	12788 MERITAGE BLVD, JACKSONVILLE, FL 32246
Zone	2	LAKE MARY, FL 32746	Ron Zastrocky
Service Level	Commercial Ground	Marcy Scott	(904) 577-3075
		(321) 263-0132 ext. 735	

Reference# DPGF Management and Consulting
 Reference# Billing To Beach- B
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790390539455	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$2.73
Total Pieces			Total Weight		Total Amount
1			1 LB		\$14.72

Via UPS On 03/11/2026

Account #	W021088396	Shipper	Receiver
Tracking Number	1ZE10A790394746867	DPFG MANAGEMENT CONSULTING	Vesta Property Services
Payer	SENDER	250 INTERNATIONAL PKWY, STE 208,	245 Riverside Avenue , Suite 300 , JACKSONVILLE, FL 32202
Zone	2	LAKE MARY, FL 32746	Skye Lee
Service Level	Commercial Ground	Marcy Scott	(904) 355-1831
		(321) 263-0132 ext. 735	

Reference# DPGF Management and Consulting
 Reference# Billing To NB
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790394746867	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$2.73
Total Pieces			Total Weight		Total Amount
1			1 LB		\$14.72





Invoice No 260315W087565
 Invoice Date 03/18/2026
 Account No W021088396
 Account DPGF MANAGEMENT CONSULTING

Via UPS On 03/11/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Forsite
Tracking Number	1ZE10A790395390454		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		1634 LATROBE DERRY RD, LOYALHANNA, PA 15661
Payer	SENDER		Marcy Scott		April Parker
Zone	5		(321) 263-0132 ext. 735		(813) 245-1974
Service Level	Commercial Ground				

Reference# DPGF Management and Consulting
 Reference# Billing To Grand Haven - NB
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790395390454	1 LB	L: W: H:	\$14.10
	FUEL SURCHARGE				\$3.21
Total Pieces			Total Weight		Total Amount
1			1 LB		\$17.31

Via UPS On 03/13/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	United Land Services
Tracking Number	1ZE10A790395004460		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		12276 SAN JOSE BLVD, STE 747, JACKSONVILLE, FL 32223
Payer	SENDER		Marcy Scott		Luke Blackson
Zone	2		(321) 263-0132 ext. 735		(321) 263-0132
Service Level	Commercial Ground				

Reference# DPGF Management and Consulting
 Reference# Billing To Cabot Citrus Farms
 (N.A is not acceptable)
 Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790395004460	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$3.64
	SATURDAY DELIVERY				\$4.00
Total Pieces			Total Weight		Total Amount
1			1 LB		\$19.63





Invoice No 260315W087565
Invoice Date 03/18/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

ADJUSTMENTS AND OTHER CHARGES	DESCRIPTION	
	INVOICE PROCESSING FEE	\$7.95
	SUBTOTAL	\$7.95
	Invoice Total	\$257.87





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 # 14714
Date: 04/20/2026
Due On: 05/20/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,385.71)- (\$0.00	= \$2,385.71

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	03/02/2026	Continue to review agenda package and prepare for Board meeting; Confer with S. Conley re: draft minutes; Review draft minutes	0.60	\$275.00	-	\$165.00
Service	LG	03/02/2026	Review agenda and analyze legal issues for meeting.	0.20	\$385.00	-	\$77.00
Service	LM	03/03/2026	Confer with J. Whited and H. Beckett re: proposals for crosswalk and ADA mats; Review revised agenda package; Revise notice for meeting and budget workshop; Review report from Fountain Kings of inspection of fountains	0.60	\$275.00	-	\$165.00
Service	LM	03/04/2026	Confer with A. Snyder re: Fountain Kings report	0.10	\$275.00	-	\$27.50



Service	LM	03/05/2026	Confer with J. Mitchell and H. Beckett re: proposals for sidewalk and crosswalk repairs; Confer with J. Whited re: revised proposals; Confer with A. Snyder re: fountains and dog park; Confer with Supervisors re: 2026 ethics training, Rangeland Blvd. plans	0.60	\$275.00	-	\$165.00
Service	LM	03/05/2026	Prepare for and attend Board meeting	2.90	\$275.00	-	\$797.50
Expense	KB	03/05/2026	Travel: Mileage - LM.	26.00	\$0.725	-	\$18.85
Expense	KB	03/05/2026	Travel: Tolls - LM.	1.00	\$0.86	-	\$0.86
Service	LM	03/06/2026	Confer with J. Abercrombie re: Rangeland Blvd route study	0.10	\$275.00	-	\$27.50
Service	LM	03/08/2026	Review possible plans for apartment complex in commercial area by District	0.10	\$275.00	100.0%	\$0.00
Service	LM	03/09/2026	Prepare additional service order for approved Cepra proposals; Prepare agreement and affidavit for fountain maintenance for Fountain Kings	0.80	\$275.00	-	\$220.00
Service	LM	03/10/2026	Confer with S. Conley re: executed burn agreement	0.10	\$275.00	-	\$27.50
Service	LM	03/11/2026	Confer with H. Beckett re: renewal of landscape maintenance agreement; Confer with S. Conley re: meeting summary	0.30	\$275.00	-	\$82.50
Service	LG	03/11/2026	Advise regarding bidding requirements for landscape contract.	0.30	\$385.00	-	\$115.50
Service	LM	03/12/2026	Prepare draft agreement for landscape and irrigation maintenance services for request for proposal	0.60	\$275.00	-	\$165.00
Service	LM	03/16/2026	Confer with District Staff re: request for proposal	0.20	\$275.00	100.0%	\$0.00



			for landscaping, fire plan status, crosswalk repairs				
Service	LM	03/17/2026	Confer with J. Mitchell re: sidewalk and crosswalk	0.10	\$275.00	100.0%	\$0.00
Service	LM	03/18/2026	Confer with H. Beckett re: proposals for sidewalk and crosswalk	0.10	\$275.00	-	\$27.50
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$300.00	-	\$90.00
Service	SD	03/24/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.50	\$185.00	-	\$92.50
Service	LM	03/24/2026	Confer with A. Snyder re: status of fountains	0.10	\$275.00	100.0%	\$0.00
Service	LM	03/25/2026	Confer with A. Snyder re: control box for irrigation and fountains	0.10	\$275.00	-	\$27.50
Service	LM	03/25/2026	Confer with District Staff re: preliminary budget	0.20	\$275.00	-	\$55.00
Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$385.00	-	\$38.50
Line Item Discount Subtotal							-\$137.50
Total							\$2,385.71

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: 24242026
 Billing Date: 4/1/2026
 Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190410080	2/12/2026	0	3/16/2026	0	32	0

Usage History

	Water
March 2026	0
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

Transactions

Previous Bill	11.00
Payment 03/20/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00

RECEIVED APR 04 2026

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due	\$11.00
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.



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

013958015103082042424202660000011002



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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



21 0 1
 42-52576

THE PRESERVE AT SOUTHBRANCH CDD
 Service Address: **16236 WEATHERED WINDMILL TERRACE**
 Bill Number: 24242938
 Billing Date: 4/1/2026
 Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210125093	2/12/2026	14	3/16/2026	14	32	0
Reclaim	201161114	2/12/2026	3269	3/16/2026	3329	32	60

	Usage History	
	Water	Reclaimed
March 2026	0	60
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

Transactions	
Previous Bill	57.46
Payment 03/20/26	-57.46 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed 60 Thousand Gals X \$1.01	60.60
Total Current Transactions	71.60
TOTAL BALANCE DUE	\$71.60

RECEIVED APR 04 2026

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1144390
 Customer # 01420479
 Balance Forward 0.00
 Current Transactions 71.60

Total Balance Due	\$71.60
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.



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

014204799114439002424293840000071000



PASCO COUNTY UTILITIES
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 NEW PORT RICHEY, FL 34656-2139

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

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



22 0
 42-5257

THE PRESERVE AT SOUTH BRANCH CDD
 Service Address: **3048 SUNCOAST BLEND DR**

Bill Number: 24242281
 Billing Date: 4/1/2026
 Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101953	2/12/2026	6593	3/16/2026	6685	32	92

Usage History
 Reclaimed

March 2026	92
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

Transactions

Previous Bill	
Payment 03/20/26	74.74
Balance Forward	-74.74 CR
Current Transactions	0.00
Reclaimed	
Reclaimed	92 Thousand Gals X \$1.01
Total Current Transactions	92.92
TOTAL BALANCE DUE	\$92.92

RECEIVED APR 04 2026



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1060520
Customer #	01390145
Balance Forward	0.00
Current Transactions	92.92
Total Balance Due	\$92.92
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.

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

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013901457106052002424228170000092928





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 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: 24241333
 Billing Date: 4/1/2026
 Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035597	2/12/2026	45067	3/16/2026	45700	32	633

Usage History

Reclaimed

March 2026	633
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

Transactions

Previous Bill	123.22
Payment 03/20/26	-123.22 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	633 Thousand Gals X \$1.01 639.33
Total Current Transactions	639.33
TOTAL BALANCE DUE	\$639.33

RECEIVED APR 04 2026



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 0999505
 Customer # 01390145
 Balance Forward 0.00
 Current Transactions 639.33

Total Balance Due	\$639.33
Due Date	4/20/2026

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

The Total Due will be electronically transferred on 04/20/2026.

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

013901457099950512424133380000639354



INVOICE #TPA6794

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6794	03/01/2026	\$24,695.00	Net 15	

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



Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00897P

Date 04/24/2026

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 # 26-00897P

\$61.25

Notice of Regular Meeting of the Board of Supervisors

RE: The Preserve at South Branch CDD Meeting on May 7, 2026 at 4:00 p.m.

Published: 4/24/2026

Important Message

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

Paid

()

Total

\$61.25

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on May 7, 2026, at 4:00 p.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
April 24, 2026

26-00897P

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.



duke-energy.com
877.372.8477

Your Energy Bill

Service address THE PRESERVE AT S BRANCH CDD
2069 S BRANCH BLVD
ENTRANCE

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8861 9000**

Billing summary

Previous Amount Due	\$54.50
<i>Payment Received Mar 25</i>	-54.50
Current Electric Charges	48.85
Taxes	1.29
Total Amount Due Apr 27	\$50.14

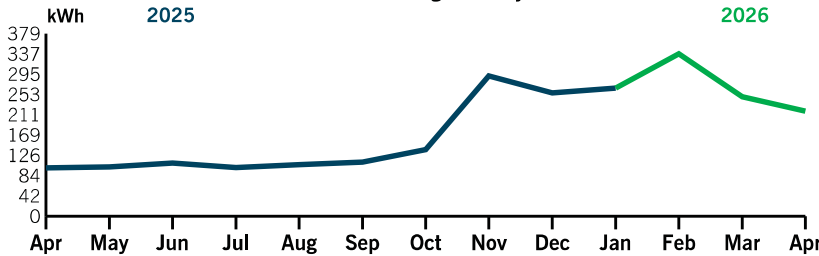


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	218	100	2,286	191
Avg. Daily (kWh)	7	3	6	

12-month usage based on most recent history

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

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



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

Account number
9100 8861 9000

Amount of automatic draft

\$50.14
by Apr 27

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

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

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

8891008861900000066000000000000000000000501400000050149





Your usage snapshot - Continued

Current electric usage for meter number 164224	
Actual reading on Apr 1	168355
Previous reading on Mar 3	- 168137
<hr/>	
Energy Used	218 kWh
Billed kWh	218.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 164224	
Customer Charge	\$17.92
Energy Charge	
218,000 kWh @ 9.566c	20.86
Fuel Charge	
218,000 kWh @ 4.422c	9.64
Asset Securitization Charge	
218,000 kWh @ 0.195c	0.43
<hr/>	
Total Current Charges	\$48.85

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.25
<hr/>	
Total Taxes	\$1.29





Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Apr 1	87810
Previous reading on Mar 3	- 86846
<hr/>	
Energy Used	964 kWh
Billed kWh	964.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8255839	
Customer Charge	\$17.92
Energy Charge	
964,000 kWh @ 9.566c	92.23
Fuel Charge	
964,000 kWh @ 4.422c	42.63
Asset Securitization Charge	
964,000 kWh @ 0.195c	1.88
<hr/>	
Total Current Charges	\$154.66

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.97
<hr/>	
Total Taxes	\$4.10



Your usage snapshot - Continued

Current electric usage for meter number 4307180	
Actual reading on Apr 1	266
Previous reading on Mar 3	- 261
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4307180	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.37
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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



Your usage snapshot - Continued

Current electric usage for meter number 1049461	
Actual reading on Apr 1	838
Previous reading on Mar 3	- 823
<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

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 1049461	
Customer Charge	\$17.92
Energy Charge	
15.000 kWh @ 9.566c	1.44
Fuel Charge	
15.000 kWh @ 4.422c	0.66
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.95
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Current electric usage for meter number 8037821	
Actual reading on Apr 1	49896
Previous reading on Mar 3	- 49896
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8037821	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Apr 1	315
Previous reading on Mar 3	- 310
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4514175	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.37
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Current electric usage for meter number 3286494	
Actual reading on Apr 1	294
Previous reading on Mar 3	- 290
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3286494	
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/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





Your usage snapshot - Continued

Current electric usage for meter number 3547206	
Actual reading on Apr 1	127072
Previous reading on Mar 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

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3547206	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<hr/>	
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





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Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
16108 TUSCANY HILLSIDE RD
FOUNTAIN

Bill date Apr 6, 2026

For service Mar 3 - Apr 1
30 days

Account number **9100 8859 3700**

Billing summary

Previous Amount Due	\$276.52
Payment Received Mar 25	-276.52
Current Electric Charges	436.45
Taxes	11.58
Total Amount Due Apr 27	\$448.03

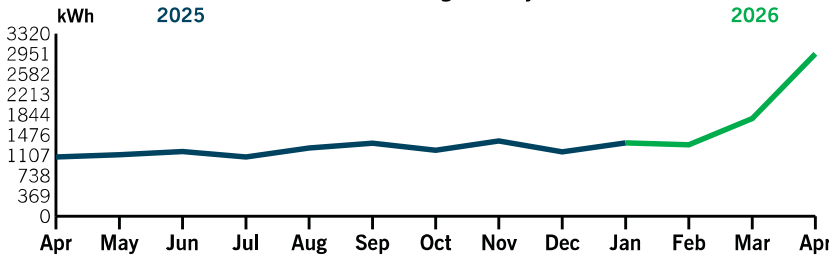


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Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,951	1,074	17,018	1,418
Avg. Daily (kWh)	98	37	47	

12-month usage based on most recent history

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

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

Account number
9100 8859 3700

Amount of automatic draft

\$448.03
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 3408638	
Actual reading on Apr 1	100614
Previous reading on Mar 3	- 97663
<hr/>	
Energy Used	2,951 kWh
Billed kWh	2,951.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3408638	
Customer Charge	\$17.92
Energy Charge	
2,951.000 kWh @ 9.566c	282.29
Fuel Charge	
2,951.000 kWh @ 4.422c	130.49
Asset Securitization Charge	
2,951.000 kWh @ 0.195c	5.75
<hr/>	
Total Current Charges	\$436.45

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.38
Gross Receipts Tax	11.20
<hr/>	
Total Taxes	\$11.58





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Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
2887 LIVING CORAL DR
FOUNTAIN

Bill date Apr 6, 2026

For service Mar 3 - Apr 1
30 days

Account number **9100 8859 2767**

Billing summary

Previous Amount Due	\$236.21
<i>Payment Received Mar 25</i>	-236.21
Current Electric Charges	346.68
Taxes	9.20
Total Amount Due Apr 27	\$355.88

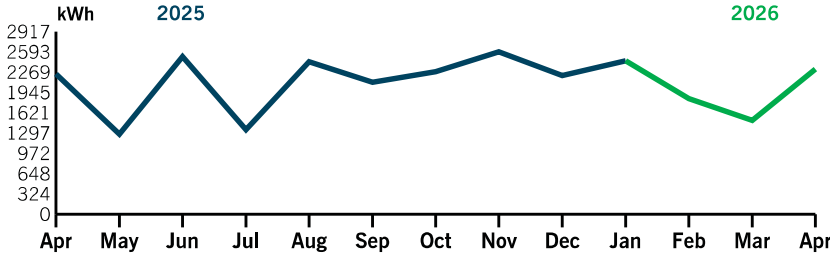


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Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,318	2,242	24,878	2,073
Avg. Daily (kWh)	77	77	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.

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

Account number
9100 8859 2767

Amount of automatic draft

\$355.88
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4516185	
Actual reading on Apr 1	167246
Previous reading on Mar 3	- 164928
<hr/>	
Energy Used	2,318 kWh
Billed kWh	2,318.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4516185	
Customer Charge	\$17.92
Energy Charge	
2,318.000 kWh @ 9.566c	221.74
Fuel Charge	
2,318.000 kWh @ 4.422c	102.50
Asset Securitization Charge	
2,318.000 kWh @ 0.195c	4.52
<hr/>	
Total Current Charges	\$346.68

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.30
Gross Receipts Tax	8.90
<hr/>	
Total Taxes	\$9.20





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Your Energy Bill

Service address
THE PRESERVE AT S BRANCH CDD
2853 SUNCOAST BLEND DR
FOUNTAIN

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8859 2402**

Billing summary

Previous Amount Due	\$550.54
<i>Payment Received Mar 25</i>	-550.54
Current Electric Charges	496.04
Taxes	13.16
Total Amount Due Apr 27	\$509.20

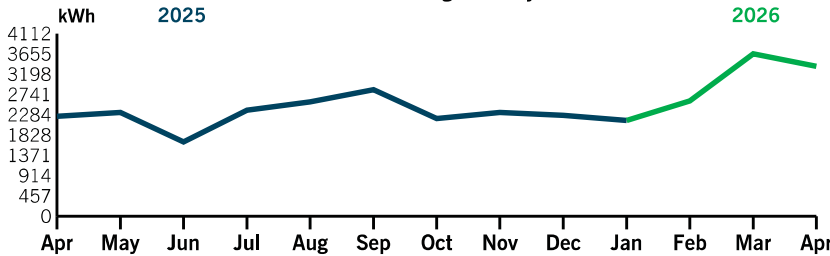


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Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,371	2,245	30,380	2,532
Avg. Daily (kWh)	112	77	83	

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

\$509.20
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 1018357	
Actual reading on Apr 1	190807
Previous reading on Mar 3	- 187436
<hr/>	
Energy Used	3,371 kWh
Billed kWh	3,371.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 1018357	
Customer Charge	\$17.92
Energy Charge	
3,371.000 kWh @ 9.566c	322.48
Fuel Charge	
3,371.000 kWh @ 4.422c	149.07
Asset Securitization Charge	
3,371.000 kWh @ 0.195c	6.57
<hr/>	
Total Current Charges	\$496.04

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	12.73
<hr/>	
Total Taxes	\$13.16





Your usage snapshot - Continued

Current electric usage for meter number 197896	
Actual reading on Apr 1	591489
Previous reading on Mar 3	- 590538
<hr/>	
Energy Used	951 kWh
Billed kWh	951.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 197896	
Customer Charge	\$17.92
Energy Charge	
951.000 kWh @ 9.566c	90.97
Fuel Charge	
951.000 kWh @ 4.422c	42.05
Asset Securitization Charge	
951.000 kWh @ 0.195c	1.85
<hr/>	
Total Current Charges	\$152.79

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.92
<hr/>	
Total Taxes	\$4.05





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877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
15935 DEEP RAVINE LN
FOUNTAIN

Bill date Apr 6, 2026

For service Mar 3 - Apr 1
30 days

Account number **9100 8859 1823**

Billing summary

Previous Amount Due	\$303.47
<i>Payment Received Mar 25</i>	-303.47
Current Electric Charges	489.08
Taxes	12.98
Total Amount Due Apr 27	\$502.06

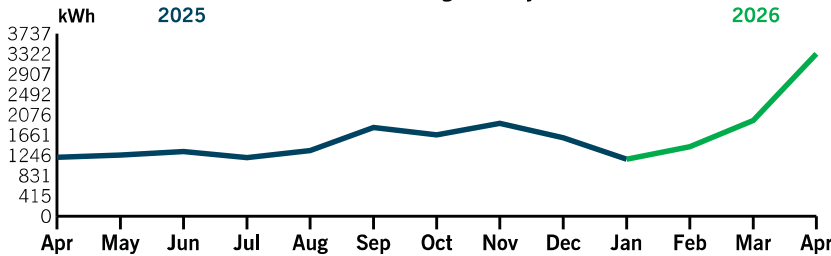


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Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,322	1,207	19,946	1,662
Avg. Daily (kWh)	111	42	55	

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

\$502.06
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 1035423	
Actual reading on Apr 1	166069
Previous reading on Mar 3	- 162747
<hr/>	
Energy Used	3,322 kWh
Billed kWh	3,322.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 1035423	
Customer Charge	\$17.92
Energy Charge	
3,322.000 kWh @ 9.566c	317.78
Fuel Charge	
3,322.000 kWh @ 4.422c	146.90
Asset Securitization Charge	
3,322.000 kWh @ 0.195c	6.48
<hr/>	
Total Current Charges	\$489.08

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	12.55
<hr/>	
Total Taxes	\$12.98





Your usage snapshot - Continued

Current electric usage for meter number 2771446	
Actual reading on Apr 1	139617
Previous reading on Mar 3	- 138508
<hr/>	
Energy Used	1,109 kWh
Billed kWh	1,109.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 2771446	
Customer Charge	\$17.92
Energy Charge	
1,109.000 kWh @ 9.566c	106.08
Fuel Charge	
1,109.000 kWh @ 4.422c	49.04
Asset Securitization Charge	
1,109.000 kWh @ 0.195c	2.16
<hr/>	
Total Current Charges	\$175.20

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.15
Gross Receipts Tax	4.50
<hr/>	
Total Taxes	\$4.65





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Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3234 LIVING CORAL DR
FOUNTAIN

Bill date Apr 6, 2026

For service Mar 3 - Apr 1
30 days

Account number **9100 8859 1344**

Billing summary

Previous Amount Due	\$393.58
<i>Payment Received Mar 25</i>	-393.58
Current Electric Charges	409.81
Taxes	10.88
Total Amount Due Apr 27	\$420.69

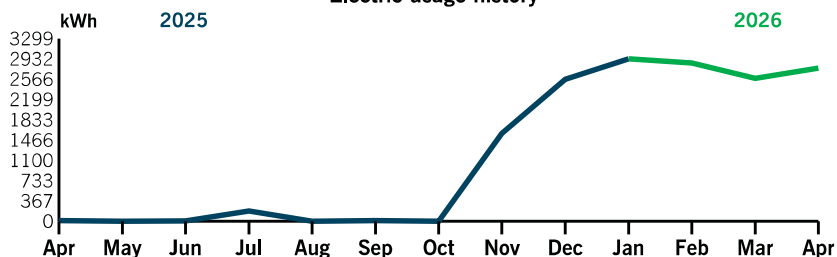


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Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,763	10	15,470	1,289
Avg. Daily (kWh)	92	0	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 1344

Amount of automatic draft

\$420.69
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 8170801	
Actual reading on Apr 1	95818
Previous reading on Mar 3	- 93055
<hr/>	
Energy Used	2,763 kWh
Billed kWh	2,763.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8170801	
Customer Charge	\$17.92
Energy Charge	
2,763.000 kWh @ 9.566c	264.32
Fuel Charge	
2,763.000 kWh @ 4.422c	122.18
Asset Securitization Charge	
2,763.000 kWh @ 0.195c	5.39
<hr/>	
Total Current Charges	\$409.81

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.36
Gross Receipts Tax	10.52
<hr/>	
Total Taxes	\$10.88





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3410 S BRANCH BLVD
FOUNTAIN

Bill date Apr 6, 2026

For service Mar 3 - Apr 1
30 days

Account number **9100 8857 4731**

Billing summary

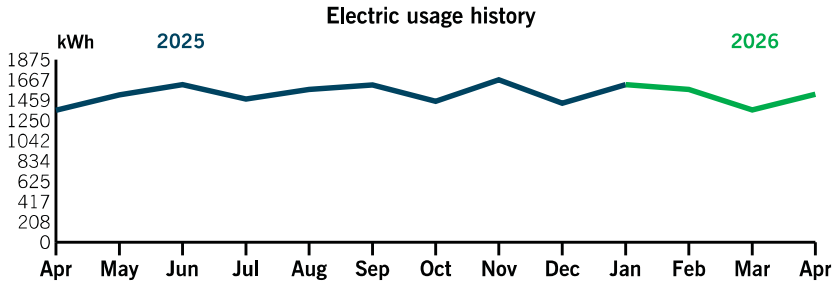
Previous Amount Due	\$216.10
<i>Payment Received Mar 25</i>	-216.10
Current Electric Charges	233.50
Taxes	6.19
Total Amount Due Apr 27	\$239.69



Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,520	1,356	18,387	1,532
Avg. Daily (kWh)	51	47	50	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 4731

Amount of automatic draft

\$239.69
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4520461	
Actual reading on Apr 1	108235
Previous reading on Mar 3	- 106715
<hr/>	
Energy Used	1,520 kWh
Billed kWh	1,520.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4520461	
Customer Charge	\$17.92
Energy Charge	
1,520.000 kWh @ 9.566c	145.41
Fuel Charge	
1,520.000 kWh @ 4.422c	67.21
Asset Securitization Charge	
1,520.000 kWh @ 0.195c	2.96
<hr/>	
Total Current Charges	\$233.50

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.20
Gross Receipts Tax	5.99
<hr/>	
Total Taxes	\$6.19





Your usage snapshot - Continued

Current electric usage for meter number 1020089	
Actual reading on Apr 1	96774
Previous reading on Mar 3	- 95585
<hr/>	
Energy Used	1,189 kWh
Billed kWh	1,189.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 1020089	
Customer Charge	\$17.92
Energy Charge	
1,189.000 kWh @ 9.566c	113.74
Fuel Charge	
1,189.000 kWh @ 4.422c	52.58
Asset Securitization Charge	
1,189.000 kWh @ 0.195c	2.32
<hr/>	
Total Current Charges	\$186.56

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.79
<hr/>	
Total Taxes	\$4.95





duke-energy.com
877.372.8477

Your Energy Bill

Service address

THE PRESERVE AT S BRANCH CDD
3194 TUSCON WIND PL
FOUNTAIN

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8857 3904**

Billing summary

Previous Amount Due	\$198.93
<i>Payment Received Mar 25</i>	-198.93
Current Electric Charges	206.12
Taxes	5.47
Total Amount Due Apr 27	\$211.59

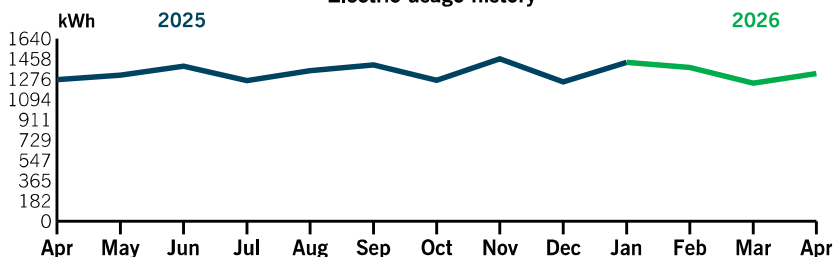


Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

76° 81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,327	1,270	16,063	1,339
Avg. Daily (kWh)	44	44	44	

12-month usage based on most recent history

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

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



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

Account number
9100 8857 3904

Amount of automatic draft

\$211.59
by Apr 27

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4520493	
Actual reading on Apr 1	84371
Previous reading on Mar 3	- 83044
<hr/>	
Energy Used	1,327 kWh
Billed kWh	1,327.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4520493	
Customer Charge	\$17.92
Energy Charge	
1,327.000 kWh @ 9.566c	126.93
Fuel Charge	
1,327.000 kWh @ 4.422c	58.68
Asset Securitization Charge	
1,327.000 kWh @ 0.195c	2.59
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Total Current Charges	\$206.12

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.29
<hr/>	
Total Taxes	\$5.47





Your usage snapshot - Continued

Current electric usage for meter number 366660705	
Actual reading on Apr 1	8432
Previous reading on Mar 3	- 7186
<hr/>	
Energy Used	1,246 kWh
Billed kWh	1,246.000 kWh



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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 366660705	
Customer Charge	\$17.92
Energy Charge	
1,246.000 kWh @ 9.566c	119.20
Fuel Charge	
1,246.000 kWh @ 4.422c	55.10
Asset Securitization Charge	
1,246.000 kWh @ 0.195c	2.43
<hr/>	
Total Current Charges	\$194.65

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	5.00
<hr/>	
Total Taxes	\$5.17





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

Invoice

Date: 4/7/2026
 Invoice #: 2026-288

To:

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

Project: Preserve at South Branch
 Proposal #: 23-210
 P.O. #:

Due Date	Service Date:
4/7/2026	March 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2025-2026	66.67%	1,875.00

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

