



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, July 2, 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, July 2, 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, July 2, 2026
 Time: 4:00 p.m.
 Location: Springhill Suites Tampa Suncoast Parkway
 16615 Crosspointe Run
 Land O'Lakes, FL 34638

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

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

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Staff/Vendors

- ___ Heath Beckett, District Manager, Vesta District Services
- ___ Mike Bush, Field Manager, Vesta District Services
- ___ Lindsay Moczynski, District Counsel, Kilinski Van Wyk
- ___ Jerry Whited, District Engineer, BDi
- ___ Chuck Burnite, Account Manager, GHS Environmental
- ___ Rob Ferrante, Branch Manager, Cepra Landscape
- ___ Jacob Zucker, Cepra Landscape

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS

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

THIRD ORDER OF BUSINESS:

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

- A. Consideration of Landscape and Irrigation Maintenance Vendor
 - 1. Presentation of Proposals *Under Separate Cover*
 - a. ASI Landscapes
 - b. Cepra Landscape
 - c. Russell Landscape
 - d. United Land Services
 - e. Yellowstone Landscape
 - 2. Evaluation and Ranking of Proposals **EXHIBIT 1**
- B. Authorization of Staff to Issue Notice of Intent to Award and Enter Negotiations with Number One Ranked Firm
- C. Authorization of Staff to Issue Notice of Termination Without Cause to Current Vendor Upon Completion of Agreement with New Vendor for Landscape and Irrigation Maintenance

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*
- B. Review of Field Services Requests/Responses (5/29 – 6/23) **EXHIBIT 2**
- C. Aquatic – *Chuck Burnite, GHS Environmental*
- D. Landscape – *Rob Ferrante, Cepra* **EXHIBIT 3**
 - 1. Consideration of Cepra Proposals
- E. Fountains – *Kyle Roehm, Fountain Kings*
 - 1. Consideration of Fountain Kings Proposals
- F. Field Services – *Michael Bush, Vesta District Services*
- G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Announcement of Qualified Candidates for the November 3, 2026 General Election
 - Seat 2: Vacant
 - Seat 4: Vacant
 - 2. Adoption of **Resolution 2026-05, Designating Officers** (Updating Treasurer) **EXHIBIT 4**
 - 3. Adoption of **Resolution 2026-06, Designating Signatories** **EXHIBIT 5**

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting Held June 4, 2026 **EXHIBIT 6**
- B. Acceptance of the May 2026 Unaudited Financial Report **EXHIBIT 7**
- C. Ratification of Cepra Proposal Approvals
 - 1. #55284 – Replacement of 8000 s.f. Bahia in Dog Park - \$8,720.82 (NTE \$11,590.00 Approved 4/8/2026) **EXHIBIT 8**
 - 2. #57585 – Broken Irrigation Heads on North Side of South Branch Blvd - \$325.00 **EXHIBIT 9**
- D. Acceptance of the Audited FY 2025 Financial Statements **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 August 6, 2026

Includes Budget Public Hearing

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

AGENDA DEADLINE: NOON – 7/29/2026

NINTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY *(To be Listed in Meeting Minutes)*

TENTH ORDER OF BUSINESS:

ADJOURNMENT

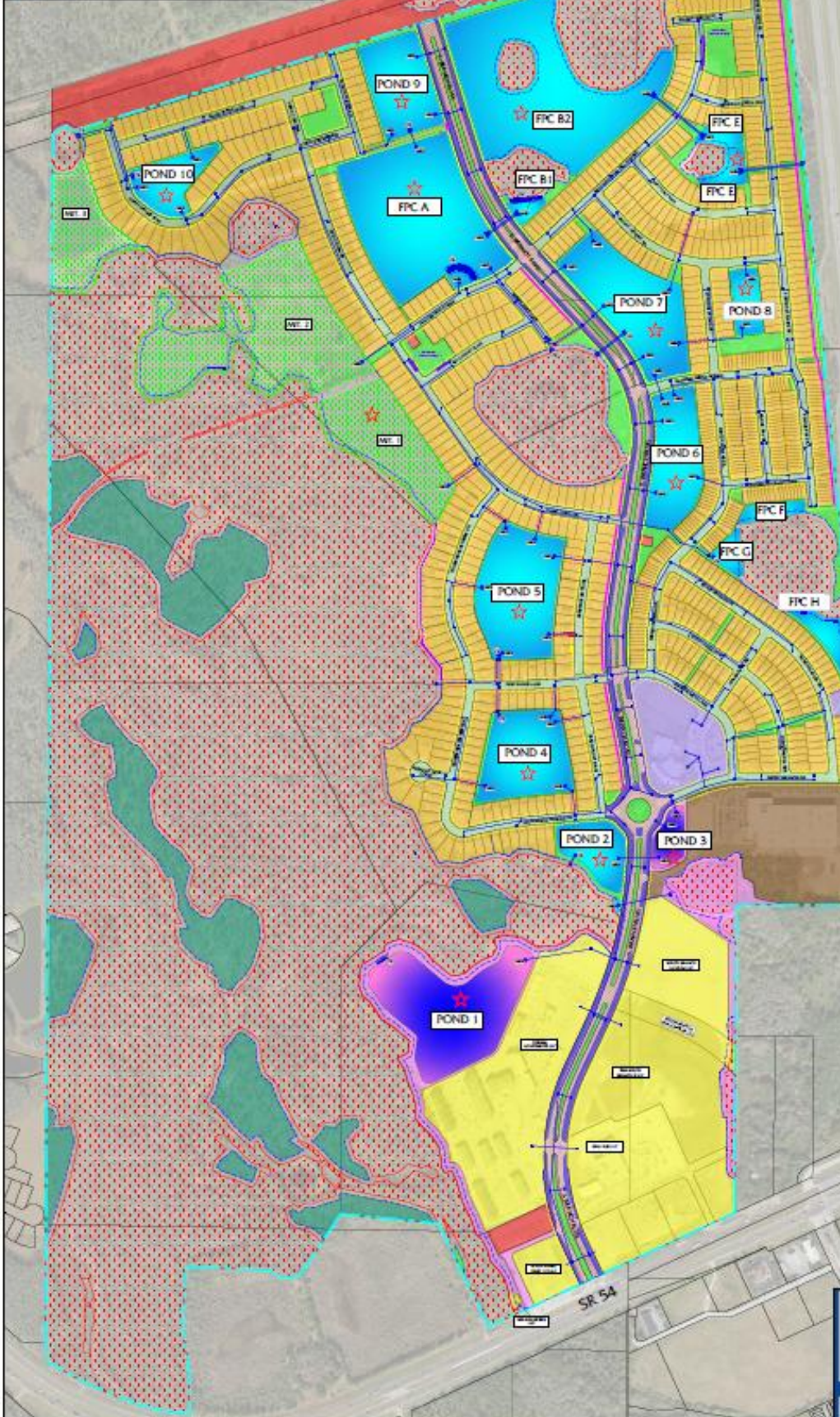




COMMUNITY MAP

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
- CS CONTROL STRUCTURE
- MES MITERED END SECTION
- ★ INDICATES FOUNTAIN POND



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



SR 589 /
SUNCOAST
PARKWAY

SR 54



EXHIBIT 1



THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

EVALUATION CRITERIA LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES JULY 2, 2026

	ASI	Cepra	Russell	United	Yellowstone
1. Personnel (20 points)					
Skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.					
2. Experience (25 points)					
A full twenty-five (25) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.					
3. Understanding of Scope of RFP (15 points)					
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?					
4. Financial Capacity (5 points)					
Has the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.					
5. Price (20 points)					
Twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.	18.3	18.0	18.9	18.5	20.0
	(Above Point Allocation Based on Average of Proposed Years Bid)				
6. Reasonableness of ALL Numbers (15 points)					
Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.					
TOTAL (100 points)					
	ASI	Cepra	Russell	United	Yellowstone



EXHIBIT 2



The Preserve at South Branch CDD Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
336	2026-06-19 1	Other	Cooper	15461 Black Pepper Lane	To whom this may concern - the lawn behind the homes on black pepper lane (against the wooded area) has not been mown in at least 2 weeks. People's lawns are not looking good with tall grass and I have seen a snake in the grassy area. Can someone reach out to the mowers and get this taken care of? This should be done at least weekly. Thank you.
335	2026-06-17 1	Other	Webber	15870 Mauvewood Ave	I have been contacting CDD for a year now regarding improper grading and drainage issues causing standing water. We have lived in our home for 5 years and never had an issue until KC Coastal came to "fix" the drainage and grading issues for DR Horton. After they came, we have water that will not drain for days, even after a light rain. I was told someone would come inspect and fix the issue, no one has ever come. This is a health issue with mosquitos, and could cause damage to the foundation of our home. I would like action to protect our home before hurricane season and possible home damage.
334	2026-06-16 1	Other	Torres	15865 Sea Canary Pl	hi, my sidewalk in front of my house is sinking. it's forming a V shape. is it CDD's responsibility?
331	2026-05-28 2	Pond Fountains	Cruz	2636 Storybrook preserve dr	Hi: I'm sending this message in regard to the Fountain in the preserve between Storybrook and deep Ravine. The fountain stop working about three or four months ago. CDD does not seem to care to fix it. We did paid extra to have our home by the pond and the view of this fountain. We paid a lot for CDD and is not fair for people in this community.



Shirley M. Conley

From: Jacob Zucker <JZucker@cepralandscape.com>
Sent: Thursday, June 25, 2026 8:04 AM
To: Shirley M. Conley
Cc: Rob Ferrante; Heath Beckett; Michael P. Bush
Subject: CDD - The Preserve at South Branch Contact [#336]
Attachments: processed-7549BE1B-5761-49CD-82C2-7F68A4667044.jpeg

External Sender - From: (Jacob Zucker <JZucker@cepralandscape.com>)
This message came from outside your organization.

Some people who received this message don't often get email from jzucker@cepralandscape.com. [Learn why this is important](#)

Good Morning,

This lawn areas behind black pepper ln have been cut, please see attached picture. We pulled the foreman to show him the area so this doesn't repeat.

Thank you,
Jacob Zucker



From: Heath Beckett
Sent: Tuesday, June 23, 2026 11:49 AM
To: Jordan Webber
Cc: Anthony Snyder; Shirley M. Conley
Subject: RE: Another follow-up for Drainage issue
Attachments: Fw: Fw: Drainage issues after KC Coastal & Frontier Box issues (The Preserve At South Branch)

Good morning,

Thank you for your follow-up and for outlining your concerns in detail. We understand your frustration, particularly given the length of time this matter has been ongoing and the expectations set during your initial communications.

First, we would like to clarify that the CDD's role is limited to the ownership, operation, and maintenance of specific community infrastructure. Based on our review and consultation with the District Engineer, the drainage issue you reported appears to be related to infrastructure that was contracted and constructed through the developer (D.R. Horton), and not through the CDD. The CDD did not contract for the work in question. We acknowledge that this distinction was not clearly communicated to you earlier, and we apologize for any confusion or delay this may have caused.

In response to your specific requests:

1. **Records and Correspondence:** Attached are the internal communications with KC Coastal related to this matter. Please note that the CDD did not commission a formal inspection report, as the matter was determined to fall outside its scope.
2. **Date of Determination:** The determination that this matter falls outside of the CDD's responsibility was made following consultation with the District Engineer and District Council once we received the attached communication from KC Coastal that clearly shows DR Horton contracted the work to be done.
3. **D.R. Horton Contact:** While I do not have the contact information for DR Horton since we did not work with them, the contact information for K.C. Coastal is Braian Craciun braian@kccoastalfl.com 844-522-7483 as this is who we reached out to when inquiring about this and found out that it was D.R. Horton who contracted the work.
4. **Inspection by Developer/Contractor:** K.C. Coastal did come out and evaluate your concerns as indicated in the attached communication with K.C. Coastal.

We sincerely regret that you were under the impression that the CDD was actively managing this issue and that clearer direction was not provided sooner. That was not our intent, and we appreciate you bringing this to our attention.

Thank you,

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

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From: Jordan Webber <jordanalexafau@gmail.com>
Sent: Friday, June 19, 2026 12:01 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Anthony Snyder <anthony.snyder@cyberdefensetechnologies.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: Another follow-up for Drainage issue

External Sender - From: (Jordan Webber <jordanalexafau@gmail.com>)
This message came from outside your organization.

Good morning,

Thank you for your response.

I am concerned by the statement that the CDD is not responsible for this matter, as that is not the information that was previously provided to me. There were no attachments regarding DR Horton or KC Coastal in your previous email.

When I initially reported the drainage issue, I was advised that the CDD would be reaching out to the contractor and arranging for an inspection of the problem area. Based on those representations, I reasonably believed the matter was being investigated. However, no one ever contacted me to schedule an inspection, and no one came to inspect the issue on my property.

Additionally, I have continued to follow up with the CDD regarding this matter for over a year. At no point during those communications was I informed that the CDD was not the responsible party or that I should instead direct my concerns to D.R. Horton. Had I been advised of that earlier, I would have pursued the matter directly with them.



Can you please provide:

1. Copies of any inspection reports, findings, correspondence, or records related to my drainage complaint.
2. The date on which the CDD determined that it was not responsible for addressing this issue.
3. The name and contact information of the individual at D.R. Horton who should be handling this matter.
4. Confirmation of whether any representative of KC Coastal or the developer physically inspected my property, and if so, when that inspection occurred.

I would appreciate clarification as to why I was led to believe the matter was being handled by the CDD and why I was not informed sooner that the CDD considered this to be outside its responsibility.

I look forward to your response.

Sincerely,

Jordan Webber



Sent from my iPhone



On Jun 19, 2026, at 9:12 AM, Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good morning Jordan,
Thank you for your correspondence regarding the drainage concerns at your property.

The Community Development District (CDD) is not responsible for grading or drainage conditions on private residential lots. The work you referenced was performed by KC Coastal under contract with the developer, D.R. Horton, and not the CDD. Please see the attached information from KC Coastal, which confirms that D.R. Horton was the customer for this work and includes an explanation that they performed an inspection of the area.

As such, we recommend that you contact D.R. Horton directly to report the issue and request inspection and corrective action. They would be the appropriate party to address any concerns related to grading or drainage on your property resulting from their contractor's work.

Thank you,

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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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



From: Jordan Webber <jordanalexafau@gmail.com>
Sent: Thursday, June 18, 2026 4:03 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Another follow-up for Drainage issue

Good afternoon,

This is Jordan Webber from 15870 Mauvewood Ave. Odessa, FL 33566. I have been in contact through the CDD website, phone calls, and emails about the drainage/ improper grading after KC coastal came to our neighborhood to fix drainage issues. This has been ongoing now for a year, and I have gotten some email replies that someone would come out to inspect and fix the issue, but no one has ever come. Our home did not have any standing water or drainage issues until KC Coastal did work on our property, and it is causing the same issues with our next door neighbor that we share the drainage with. Since they did the work, we have standing water that will not drain for days and is pretty deep in some areas. We are concerned with hurricane season approaching and with mosquitos.

Please get in contact with me ASAP and let me know when someone will be coming out to inspect and fix the drainage/improper grading.

Regards,
Jordan Webber
(561) 235-6523



From: Shirley M. Conley
Sent: Wednesday, June 24, 2026 11:48 AM
To: Rob Ferrante <rferrante@cepralandscape.com>
Subject: FW: CDD - The Preserve at South Branch Contact [#334]

Hi Rob,

Does the District or HOA have any irrigation in the area of 15865 Sea Canary PI? The pavement is settling and the grass in the easement doesn't look like it's thriving – would like to rule out the possibility of line breaks causing erosion before asking the District Engineer to go out and evaluate.



From: CESAR TORRES <cesitorres@aol.com>
Sent: Tuesday, June 23, 2026 11:19 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: CDD - The Preserve at South Branch Contact [#334]

Hi, thanks, no not the section by the street light. When looking at my home to the left, thank you.

On Tue, Jun 23, 2026 at 8:49 PM, Shirley M. Conley <sconley@vestapropertyservices.com> wrote:

Hello Cesar,

Thank you, we'll have staff review the sidewalk.

Do you have any photos you can send in the interim?

Is this the same location that DR Horton's vendor was asked to repair back in September 2024 – the section by the streetlight?

Thank you,



Shirley M. Conley

From: Heath Beckett
Sent: Friday, May 29, 2026 9:05 AM
To: Angelatampa1@aol.com; Michael P. Bush; kyle.roehm@fountainkings.com; Shirley M. Conley; anthonyjsnyderii@yahoo.com
Subject: RE: CDD - The Preserve at South Branch Contact [#331]

Thank you Angela,

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.

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
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EXHIBIT 3



Palms are one of the most abundant elements of Florida landscapes, and while many of us refer to them as “trees,” they are actually classified as monocots. In simple terms, palms are more closely related to grasses than traditional trees and have only one central growing point. Because of this, any injury, disease, or improper pruning can cause permanent damage with little opportunity for recovery. That’s why proper pruning techniques and timing are so important.

Most palm species produce flowers and seeds at different times throughout the year. While heavy seed and flower production will become unsightly, removing them too early often results in immediate regrowth shortly after pruning. With the additional cost associated with trimming palms, timing the work correctly can help avoid paying for repeat pruning within a short period of time.

Another common issue we see is over-pruning. Contrary to popular belief, palms do not benefit from excessive trimming. In fact, leaving more healthy fronds on the palm is significantly better for its long-term health and structural integrity. Hurricane pruning IS NOT a good idea, in fact, there is no such thing as hurricane pruning of palms. It’s an old practice that’s now proven to cause more harm than good.

For those who remember traditional clocks with hands (yes, that was before iPhones... but they do still exist), there’s a simple guideline many in the horticulture industry use: palms should ideally be pruned no higher than the “9 and 3” position on a clock face. This horizontal line represents the proper pruning plane. Unfortunately, many palms are trimmed closer to an “11 and 1” position, which weakens the palm over time and increases susceptibility to wind damage, disease, nutrient deficiencies, and insect pressure.



Here are a few common palm species and their ideal pruning times:

- Washingtonia Palms — Typically produce fruit through June and July, making late July to early August the ideal pruning period.
- Medjool Date Palms — Fruit production is generally complete around Memorial Day, making early summer a suitable time for pruning.
- Sabal Palms — Best saved for pruning in July or August.

Palms that had been improperly pruned well before the appropriate time and far beyond the recommended horizontal plane will likely push rapid fruit production again in the following weeks, creating an even more unsightly appearance while also compromising the health and strength of the palms long-term.

Proper timing and proper pruning techniques make all the difference in preserving the beauty, health, and resilience of your palms.



EXHIBIT 4



RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Preserve at South Branch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. Anthony Snyder II is appointed Chairman.

SECTION 2. Rob Howard is appointed Vice Chairman.

SECTION 3. Heath Beckett is appointed Secretary.

Thomas Handrick, Jr. is appointed Assistant Secretary.

David Silverstein is appointed Assistant Secretary.

Jules Abercrombie is appointed Assistant Secretary.

Kyle Darin is appointed Assistant Secretary.

Shirley Conley is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of July, 2026.

ATTEST:

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors



EXHIBIT 5



RESOLUTION 2026-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Preserve at South Branch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida;

WHEREAS, pursuant to Chapter 190, Florida Statues, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer, and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of July 2, 2026.

SECTION 5. This Resolution shall take effect on July 2, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of July, 2026.

ATTEST:

**PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 6



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 June 4, 2026 at 4:00 p.m. at Springhill Suites
6 Tampa Suncoast Parkway at 16615 Crosspointe Run, Land O'Lakes, FL 34638. 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 David Silverstein (S3)	Board Supervisor, Assistant Secretary
13 Rob Howard (S4)	Board Supervisor, Vice Chairman
14 Jules Abercrombie (S5)	Board Supervisor, Assistant Secretary

15 Also present were:

16 Thomas Handrick, Jr. (S2)	Board Supervisor, Assistant Secretary (Joined in- 17 progress, virtually)
18 Heath Beckett	District Manager, Vesta District Services
19 Michael Bush	Field Manager, Vesta District Services
20 Lindsay Moczynski	District Counsel, Kilinski Van Wyk PLLC (Virtually)
21 Jerry Whited	District Engineer, BDI (Virtually)
22 Chuck Burnite	Aquatics Account Manager, GHS Environmental

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

26 There being none, the next item followed.

27 ~~**THIRD ORDER OF BUSINESS: GUEST PRESENTATION**~~ *Deferred*

28 ~~A. EXHIBIT 1: Fire Management Plan – Thadeus Penfield, Willowcreek Fire Co.~~

29 Mr. Beckett advised this item was deferred due to a representative of
30 Willowcreek Fire Co. not being available to attend the meeting.

31 **FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE**

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

33 Mr. Whited advised the TouchPointe crosswalk repairs are scheduled to being on
34 June 14th, and proposals for the wetland 22 staking were requested, vendors will
35 complete a site visit prior to submitting their proposals.

36 B. EXHIBIT 2: Review of Field Services Requests/Responses (4/29 – 5/28)



37 Mr. Beckett discussed a recent request regarding a motorcycle being ridden
38 along the pond banks. Board consensus was for residents to contact local law
39 enforcement using their non-emergency number.

40 It was clarified that Field Request #330 concerned the fountain in pond 4 for
41 which they were in sufficient funds to proceed with the repair at this time. It
42 was also noted that Cepra generally responds the same day to notifications of
43 damaged irrigation.

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

45 Mr. Burnite presented the Aquatic Report and responded to Supervisor
46 questions. He noted the Brazilian pepper treatment behind the townhomes
47 appears to have been effective - the project will be completed once wind
48 conditions meet the required parameters for the herbicide usage, he advised
49 that the coontail at two ponds will be treated once weather conditions allow,
50 and he confirmed that it takes approximately two weeks for dead algae to sink
51 after a treatment.

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

53 A representative from Cepra was not present.

54 1. EXHIBIT 5: Consideration of Cepra Proposals

55 E. EXHIBIT 6: Fountains – *Fountain Kings*

56 A representative from Fountain Kings was not present.

57 Supervisors confirmed the roundabout fountain was working and the eblast to
58 residents regarding the operating times had been sent out courtesy of the HOA
59 manager.

60 Supervisors requested a start date for the previously approved fountain repairs,
61 and for the irrigation schedule to be checked.

62 Supervisor Snyder asked Mr. Beckett to coordinate a meeting between him and
63 Mr. Roehm to discuss repair priorities in order to draft a project plan for repairs
64 and replacements. Supervisor Silverstein suggested once the plan is created the
65 information be disseminated to residents to inform them of the costs involved.

66 1. EXHIBIT 7: Consideration of Fountain Kings Proposals

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

68 Mr. Bush was asked to source rocks or bollards for placement near irrigation
69 infrastructure to prevent ongoing damaged by unauthorized off-road vehicles.

70 Mr. Bush advised Cepra had matched the previously approved price and was
71 authorized to replace the sod in the dog park. Mr. Beckett has requested a
72 project start date so residents can be advised of the anticipated dog park



73 closure. Mr. Bush advised the five leaning street signs will be straightened as
74 warranty work by the vendor.

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

76 Supervisors were reminded of the required financial reporting (Form 1) deadline
77 of July 1, and the June 8-12, 2026 candidate qualifying period for the 2026
78 General Election (Seats 2 and 4).

79 Ms. Moczynski advised that TouchPointe was advised of the repair schedule and
80 will be sent another reminder.

81 Supervisors discussed the Walmart planned for the commercial space between
82 TouchPointe and Publics as a watch item in case it impacts the District's
83 property.

84 Ms. Moczynski advised that an updated meeting schedule for the Rangeland
85 project had not yet been provided, but she is monitoring it and is still planning to
86 send a letter on behalf of the District. Supervisor Silverstein reiterated the issue
87 of concern was the agreement not to install a sidewalk connection into District
88 property which has not been carried through in the project documents and
89 plans. Ms. Moczynski affirmed the letter would advise of the discrepancy and
90 the District's position.

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

92 Mr. Beckett noted the mandatory meeting for the Landscape RFP was scheduled
93 for June 5, 2026 at 10 a.m.

94 **FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

95 A. EXHIBIT 9: Approval of the Minutes of the Regular Meeting Held May 21, 2026

96 B. EXHIBIT 10: Acceptance of the April 2026 Unaudited Financial Report

97 On a MOTION by Supervisor Snyder, SECONDED by Supervisor Abercrombie, WITH ALL IN FAVOR,
98 the Board approved Consent Agenda – items A-B as presented, for The Preserve at South Branch
99 Community Development District.

100 **SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS** *(Includes Next Meeting*
101 *Agenda Item Requests)*

102 Supervisor requested contributors submit agenda items no later than the Friday prior to
103 the meeting date.

104 Mr. Beckett advised that he had informed payroll of a discrepancy on the check memos.

105 Supervisor Snyder noted the District was running approximately 9% under budget.

106 Supervisor Howard commented on the landscape generally looking good after the freeze.

107 **SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW Business** *(Limited*
108 *to 3 minutes per individual for non-agenda items)*



109 There being none, the next item followed.

110 **EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

111 *The Preserve at South Branch Community Development District's next meeting is scheduled for*
112 *4:00 p.m. on July 2, 2026 at Springhill Suites Tampa Suncoast Parkway at 16615 Crosspointe*
113 *Run, Land O'Lakes, FL 34638.*

114 Quorum for the next meeting was confirmed.

115 **NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

116 **District Manager**

- 117 • Ask Fountain Kings for ETA on timers and fountain 7
- 118 • Coordinate a meeting between Supervisor Snyder and Mr. Roehm with
- 119 Fountain King

120 **Field Manager**

- 121 • Connect with Supervisor Handrick, Jr. for boulders

122 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

123 On a MOTION by Supervisor Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the
124 Board adjourned the meeting at 4:33 p.m., for The Preserve at South Branch Community
125 Development District.

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

130 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
131 **meeting held on July 2, 2026.**

132 _____
133 Heath Beckett, Secretary

Anthony Snyder, Chair



EXHIBIT 7



*The Preserve at South Branch
Community Development District*

*Financial Statements
(Unaudited)*

May 31, 2026



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

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 1,178,061	\$ -	\$ -	\$ -	\$ -	\$ 1,178,061
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	236,319	322,842	161,486	720,647
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	34,565	34,565
11 ACCOUNTS RECEIVABLE	1,280	-	-	-	-	1,280
12 ON ROLL ASSESSMENTS RECEIVABLE	2,693	693	728	987	1,200	6,302
13 DUE FROM OTHER FUNDS	-	305,734	4,131	5,598	6,811	322,273
14 PREPAID EXPENSES	1,764	-	-	-	-	1,764
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 1,188,794	\$ 306,427	\$ 372,835	\$ 507,298	\$ 421,112	\$ 2,796,466
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 16,935	\$ -	\$ -	\$ -	\$ -	\$ 16,935
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	2,693	693	728	987	1,200	6,302
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER FUNDS	322,273	-	-	-	-	322,273
24 TOTAL LIABILITIES	341,901	693	728	987	1,200	345,510
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,760	-	-	-	-	6,760
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	840,133	305,734	372,107	506,311	419,911	2,444,196
31 TOTAL FUND BALANCE	846,893	305,734	372,107	506,311	419,911	2,450,956
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,188,794	\$ 306,427	\$ 372,835	\$ 507,298	\$ 421,112	\$ 2,796,466



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 May 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 2,189	\$ 971,212	\$ (2,693)	100%
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	\$ 2,189	\$ 995,843	\$ (187)	100%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 800	\$ 5,400	\$ (9,600)	36%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	10,300	(5,150)	67%
11 ADMINISTRATIVE SERVICES	11,330	944	7,553	(3,777)	67%
12 ACCOUNTING SERVICES	11,330	944	7,553	(3,777)	67%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	3,667	(1,833)	67%
15 MASS MAILING	1,800	-	18	(1,782)	1%
16 MEETING ROOM RENTAL	3,000	-	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	368	882	(618)	59%
22 ENGINEERING SERVICES	30,000	4,805	18,905	(11,095)	63%
23 LEGAL SERVICES	20,000	2,048	12,274	(7,726)	61%
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	24	1,575	1,075	315%
28 TOTAL ADMINISTRATIVE	139,010	11,679	86,044	(52,966)	62%
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	3,078	38,285	(45,715)	46%
34 STREETLIGHTS	193,790	12,928	104,314	(89,476)	54%
35 RECLAIMED WATER	7,500	3,309	7,977	477	106%
36 TOTAL UTILITIES	285,290	19,316	150,575	(134,715)	53%



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 May 31, 2026

37	FIELD OPERATIONS					
38	FIELD OPERATIONS	3,890	275	2,199	(1,691)	57%
39	AQUATIC MAINTENANCE	22,500	-	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	2,025	11,760	(8,440)	58%
43	FOUNTAIN REPAIRS	14,000	1,336	10,152	(3,848)	73%
44	PORTER SERVICES CONTRACTED	11,000	875	7,147	(3,853)	65%
45	ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	207	(6,793)	3%
46	LANDSCAPE MAINTENANCE	310,000	-	179,845	(130,155)	58%
47	LANDSCAPE REPLACEMENT/REPAIRS	22,500	-	2,125	(20,375)	9%
48	IRRIGATION REPAIRS	4,000	2,120	4,870	870	122%
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	6,531	21,568	4,068	123%
59	TOTAL FIELD OPERATIONS	551,730	13,161	281,778	(269,952)	51%
60	TOTAL EXPENDITURES	\$ 996,030	\$ 44,156	\$ 534,153	\$ (461,877)	54%
61	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	(41,967)	461,690	461,690	
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)	(41,967)	461,690	461,690	
68	FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 846,893	\$ 504,282	
69	ANALYSIS OF FUND BALANCE					
70	NONSPENDABLE					
71	PREPAID & DEPOSITS	6,760		6,760		
72	CAPITAL RESERVES					
73	OPERATING CAPITAL	-		-		
74	UNASSIGNED	335,851		840,133		
75	TOTAL FUND BALANCE	\$ 342,611		\$ 846,893		



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 May 31, 2026

	FY 2026 Amended Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,715	\$ 250,022	\$ (693)
3 INTEREST & MISCELLANEOUS	-	-	-
4 TOTAL REVENUE	250,715	250,022	(693)
5 EXPENDITURES			
6 FUND BALANCE CONTRIBUTION	250,715	-	-
7 CONTINGENCY	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,715	250,022	(693)
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	250,022	(693)
16 FUND BALANCE - ENDING	\$ 277,991	\$ 305,734	\$ 27,743
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	277,991	305,734	
22 FUND BALANCE - ENDING	\$ 277,991	\$ 305,734	



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 May 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,313	\$ 262,585	\$ (728)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-		-
4 INTEREST REVENUE	-	6,349	6,349
5 TOTAL REVENUE	263,313	268,934	5,621
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	91,981	93,763	(1,782)
9 May 1, 2026		91,981	(91,981)
10 November 1, 2026	91,981	-	91,981
11 PRINCIPAL RETIREMENT			
12 November 1, 2025	75,000	75,000	-
13 TOTAL EXPENDITURES	258,962	260,744	1,782
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,351	8,190	3,839
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	8,190	3,839
21 FUND BALANCE - ENDING	\$ 326,046	\$ 372,107	\$ 46,061



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 May 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 356,800	\$ 355,813	\$ (987)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-		-
4 INTEREST REVENUE	-	7,779	7,779
5 TOTAL REVENUE	356,800	363,592	6,792
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 May 1, 2026	109,088	109,088	-
9 November 1, 2026	109,088	-	109,088
10 PRINCIPAL RETIREMENT			
11 November 1, 2025	135,000	241,363	(106,363)
12 TOTAL EXPENDITURES	353,176	350,450	(2,726)
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,625	13,142	9,518
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	444,525	493,169	48,644
19 NET CHANGE IN FUND BALANCE	3,625	13,142	9,518
20 FUND BALANCE - ENDING	\$ 448,149	\$ 506,311	\$ 58,162



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 May 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	432,900	\$ (1,200)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	7,727	7,727
5 TOTAL REVENUE	434,100	440,627	6,527
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	435,650	-
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(1,550)	4,977	6,527
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(5,290)	(5,290)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(5,290)	(5,290)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	10,267	11,817
21 FUND BALANCE - ENDING	\$ 364,850	385,347	\$ 20,497



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- 08.05.25		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				
11/03/2025			Deposit	\$ -	\$ -	\$ 377,724.53
11/03/2025	100521	Cepra Landscape	Invoice: TPA6126 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Refere...	9,598.00		387,322.53
11/03/2025	01ACH10325	Duke Energy	000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25		26,795.00	360,527.53
11/06/2025	100522	Cepra Landscape	Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half...		3,750.61	356,776.92
11/06/2025	100523	Office Pride Commercial Cleaning Services	Invoice: Inv-289775 (Reference: Day Porter Services 3x per week.)		875.00	355,901.92
11/06/2025			Deposit		76.48	355,825.44
11/06/2025			Deposit	21,584.96		377,410.40
11/10/2025	1514	Anthony Snyder	BOS Meeting 11/6/25		200.00	377,210.40
11/10/2025	1515	David H. Silverstein	BOS Meeting 11/6/25		200.00	377,010.40
11/10/2025	1516	Robert Howard	BOS Meeting 11/6/25		200.00	376,810.40
11/10/2025	1517	Thomas Handrick, Jr.	BOS Meeting 11/6/25		200.00	376,610.40
11/10/2025	100524	Brietic Dvorak, Inc	Invoice: 2175 (Reference: Engineering service.)		2,175.00	374,435.40
11/10/2025	100525	Vesta District Services	Invoice: 429509 (Reference: Monthly Management fees.)		3,909.00	370,526.40
11/10/2025	100526	Blue Water Aquatics, Inc.	Invoice: 34436 (Reference: Fountain inspection and cleaning.)		1,000.00	369,526.40



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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			499,995.21	
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 Ct 01.03.26- 02.02.26		30.80	2,329,790.70
02/27/2026	05ACH022726	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.26- 02.02.26		30.80	2,329,759.90
02/27/2026	06ACH022726	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,729.10
02/27/2026	07ACH022726	Duke Energy	3246 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,698.30
02/27/2026	08ACH022726	Duke Energy	16080 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		30.80	2,329,667.50
02/27/2026	09ACH022726	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		206.91	2,329,460.59
02/27/2026	10ACH022726	Duke Energy	2887 Living Coral Dr - Fountain 01.03.26- 02.02.26		286.98	2,329,173.61
02/27/2026	11ACH022726	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.26- 02.02.26		396.04	2,328,777.57
02/27/2026	12ACH022726	Duke Energy	2539 S Branch Blvd- Fountain 01.03.26- 02.02.26		1,156.99	2,327,620.58
02/27/2026	13ACH022726	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		224.83	2,327,395.75
02/27/2026	14ACH022726	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.26- 02.02.26		185.68	2,327,210.07
02/27/2026	15ACH022726	Duke Energy	3234 LIVING CORAL DR 1.3.26- 2.02.26 (Fountain)		434.34	2,326,775.73
02/27/2026	16ACH022726	Duke Energy	3410 S BRANCH BLVD 01.03.26- 02.02.26 (Fountain)		246.53	2,326,529.20
02/27/2026	17ACH022726	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.26- 02.02.26		198.92	2,326,330.28
02/27/2026	18ACH022726	Duke Energy	3194 TUSCON WIND PL 01.03.26- 02.02.26 (Fountain)		219.16	2,326,111.12
02/27/2026	19ACH022726	Duke Energy	15501 SWEET SPRINGS BN 01.03.26- 02.02.26 (Fountain)		206.91	2,325,904.21
02/28/2026		End of Month		\$ 16,705.06	\$ 53,651.84	\$ 2,325,904.21
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 unground aluminum wir...		2,245.63	2,297,732.02
03/09/2026	01ACH030926	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 01.16.26- 02.12.26		831.06	2,296,900.96
03/09/2026	02ACH030926	Duke Energy	00 South Branch Blvd. LITE 01.16.26- 02.12.26		797.92	2,296,103.04
03/09/2026	03ACH030926	Duke Energy	00000 S Branch Blvd 4B 01.16.26- 02.12.26		632.08	2,295,470.96



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03/10/2026	1533	Pasco County Property Appraiser	Annual renewal Fee		150.00	2,295,320.98
03/11/2026	100575	Vesta District Services	Invoice: 431344 (Reference: Billable Expenses - Feb 2026.)		914.36	2,294,406.60
03/12/2026			Deposit	22,152.34		2,316,558.94
03/12/2026			Deposit	634.96		2,317,193.90
03/23/2026	1202	South Branch Town Center Property Owners.		24,630.99		2,341,824.89
03/23/2026	100576	Business Observer	Invoice: 26-00568P (Reference: Public Board Meeting 4/8/26.)		74.38	2,341,750.51
03/23/2026	100577	Kilinski Van Wyk PLLC	Invoice: 14470 (Reference: legal services Feb26.)		2,114.63	2,339,635.88
03/24/2026	01ACH032426	Pasco County - Utilities Services	16546 Secret Meadow Dr 01.14.26- 02.12.26		11.00	2,339,624.88
03/24/2026	02ACH032426	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 01.14.26- 02.12.26		123.22	2,339,501.66
03/24/2026	03ACH032426	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 01.14.26- 02.12.26		57.46	2,339,444.20
03/24/2026	04ACH032426	Pasco County - Utilities Services	3048 Suncoast Blend Dr 01.14.26- 02.12.26		57.46	2,339,386.74
03/24/2026	1534	David H. Silverstein	BOS Meeting 3/05/26		200.00	2,339,186.74
03/24/2026	1535	Thomas Handrick, Jr.	BOS Meeting 3/05/26		200.00	2,338,986.74
03/24/2026	1536	Robert Howard	BOS Meeting 3/05/26		200.00	2,338,786.74
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	1,275,297.72
04/27/2026	100584	Business Observer	Invoice: 26-00897P (Reference: Legal Advertising - Regular Meeting.)		61.25	1,275,236.47
04/29/2026	01ACH042926	Duke Energy	2069 S Branch Blvd- Entrance 03.03.26- 04.01.26		50.14	1,275,186.33
04/29/2026	02ACH042926	Duke Energy	16159 SOFT FERN TRCE 03.03.26- 04.01.26 (Fountain)		158.76	1,275,027.57
04/29/2026	03ACH042926	Duke Energy	16236 Weathered Windmill TE- Irrigation 03.03.26- 04.01.26		30.80	1,275,000.77
04/29/2026	04ACH042926	Duke Energy	3003 S Branch Blvd Access and BBall Ct 03.03.26- 04.01.26		30.80	1,275,000.77
04/29/2026	05ACH042926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.03.26- 04.01.26		30.80	1,275,000.77
04/29/2026	06ACH042926	Duke Energy	3000 Living Coral Dr - Irrigation 03.03.26- 04.01.26		30.80	1,275,000.77
04/29/2026	07ACH042926	Duke Energy	3246 Living Coral Dr- Irrigation 03.03.26- 04.01.26		30.80	1,275,000.77
04/29/2026	08ACH042926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		30.80	1,275,000.77



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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		355.98	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
05/04/2026	01ACH050426	Duke Energy	000 State Road 54 LITE S Branch RDWY 03.06.26- 04.07.26		3,723.46	1,266,029.15
05/04/2026	02ACH050426	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 03.05.26- 04.06.26		6,943.96	1,259,085.19
05/05/2026	100586	GHS Environmental	Invoice: 2026-335 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	1,257,210.19
05/11/2026	100587	Cepra Landscape	Invoice: 56968 (Reference: Irrigation Repairs.)		2,120.00	1,255,090.19
05/11/2026	100588	Business Observer	Invoice: 26-01011P (Reference: Legal Advertising.)		61.25	1,255,028.94
05/11/2026	100589	Fountain Kings Inc.	Invoice: INV-1213 (Reference: Fountain Repairs.) Invoice: INV-1212 (Reference: Fountain Clean...		3,361.00	1,251,667.94
05/11/2026	100590	The Preserve of Pasco Cnty Comm Assoc	Invoice: 0001 (Reference: Reimbursement for 3 water meters.)		2,204.65	1,249,463.29
05/11/2026	051126ACH1	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 03.14.26- 04.15.26		831.03	1,248,632.26
05/11/2026	051126ACH2	Duke Energy	00000 S Branch Blvd 4B 03.14.26- 04.15.26		632.05	1,248,000.21
05/11/2026	051126ACH3	Duke Energy	00 South Branch Blvd. LITE 03.14.26- 04.15.26		797.89	1,247,202.32
05/12/2026	100591	Vesta District Services	Invoice: 432479 (Reference: Management Fees May 26.)		3,909.00	1,243,293.32
05/12/2026	100592	Office Pride Commercial Cleaning Services	Invoice: Inv-316869 (Reference: Porter Services May 26.)		875.00	1,242,418.32
05/12/2026	100593	Bretic Dvorak, Inc	Invoice: 2428 (Reference: Engineering Service Apr 26.)		2,535.00	1,239,883.32
05/12/2026			Deposit	5,121.75		1,245,005.07
05/15/2026	100594	Parking Lot Services	Invoice: 2631032D (Reference: Deposit-Preserve at South Branch 2200 Touchpoint Drive Odessa, FL...		6,530.50	1,238,474.57
05/19/2026	100595	GHS Environmental	Invoice: 2026-208 (Reference: Aquatic Maintenance Feb 26.)		1,875.00	1,236,599.57
05/19/2026	100596	Business Observer	Invoice: 26-01134P (Reference: Legal Advertising.)		61.25	1,236,538.32
05/19/2026	100597	Vesta District Services	Invoice: 432430 (Reference: Billable Expenses - Apr 2026.)		201.54	1,236,336.78
05/19/2026	100598	Kilnski Van Wyk PLLC	Invoice: 14998 (Reference: Legal Services April 26.)		2,048.49	1,234,288.29
05/21/2026	100599	Cepra Landscape	Invoice: TPA6889 (Reference: Mulch installation.) Invoice: TPA6910 (Reference: Landscape Enha...		50,999.50	1,183,288.79
05/26/2026	100600	Business Observer	Invoice: 26-01174P (Reference: Legal Advertising.)		52.50	1,183,236.29
05/26/2026	052626ACH1	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 03.16.26- 04.15.26		84.73	1,183,151.56
05/26/2026	052626ACH2	Pasco County - Utilities Services	16546 Secret Meadow Dr 03.16.26- 04.15.26		11.00	1,183,140.56
05/26/2026	052626ACH3	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 03.16.26- 04.15.26		940.31	1,182,200.25
05/26/2026	052626ACH4	Pasco County - Utilities Services	3048 Suncoast Blend Dr 03.16.26- 04.15.26		68.68	1,182,131.57
05/28/2026	052826ACH1	Duke Energy	15501 SWEET SPRINGS BN 04.02.26- 05.01.26 (Fountain)		199.36	1,181,932.21
05/28/2026	052826ACH2	Duke Energy	3194 TUSCON WIND PL 04.02.26- 05.01.26 (Fountain)		211.45	1,181,720.76
05/28/2026	052826ACH3	Duke Energy	15883 Deep Ravine Ln- Fountain 04.02.26- 05.01.26		190.34	1,181,530.42
05/28/2026	052826ACH4	Duke Energy	3410 S BRANCH BLVD 04.02.26- 05.01.26 (Fountain)		224.99	1,181,305.43
05/28/2026	052826ACH5	Duke Energy	3234 LIVING CORAL DR 04.02.26- 05.01.26 (Fountain)		419.08	1,180,886.35
05/28/2026	052826ACH6	Duke Energy	16090 Secret Meadow Dr- Fountain 04.02.26- 05.01.26		178.40	1,180,707.95
05/28/2026	052826ACH7	Duke Energy	15935 Deep Ravine Ln - Fountain 04.02.26- 05.01.26		89.46	1,180,618.49
05/28/2026	052826ACH8	Duke Energy	2539 S Branch Blvd- Fountain 04.02.26- 05.01.26		612.84	1,180,005.65
05/28/2026	052826ACH9	Duke Energy	2853 Suncoast Blend Dr- Fountain 04.02.26- 05.01.26		254.27	1,179,751.38
05/28/2026	052826ACH10	Duke Energy	2887 Living Coral Dr.- Fountain 04.02.26- 05.01.26		157.28	1,179,594.10
05/28/2026	052826ACH11	Duke Energy	16236 Weathered Windmill TE- Irrigation 04.02.26- 05.01.26		30.80	1,179,563.30
05/28/2026	052826ACH12	Duke Energy	3003 S Branch Blvd Access and BBall Ct 04.02.26- 05.01.26		30.80	1,179,532.50
05/28/2026	052826ACH13	Duke Energy	16108 Tuscany Hillside Rd- Fountain 04.02.26- 05.01.26		164.72	1,179,367.78
05/28/2026	052826ACH14	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.02.26- 05.01.26		30.80	1,179,336.98
05/28/2026	052826ACH15	Duke Energy	3000 Living Coral Dr - irrigation 04.02.26- 05.01.26		30.80	1,179,306.18
05/28/2026	052826ACH16	Duke Energy	3246 Living Coral Dr- Irrigation 04.02.26- 05.01.26		30.80	1,179,275.38
05/28/2026	052826ACH17	Duke Energy	16080 Tuscany Hillside Rd- Fountain 04.02.26- 05.01.26		30.80	1,179,244.58
05/28/2026	052826ACH18	Duke Energy	16159 SOFT FERN TRCE 04.02.26- 05.01.26 (Fountain)		129.91	1,179,114.67
05/28/2026	052826ACH19	Duke Energy	2089 S Branch Blvd- Entrance 04.02.26- 05.01.26		61.19	1,179,053.48
05/29/2026	100601	Thomas Handrick, Jr.	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,853.48
05/29/2026	100602	Business Observer	Invoice: 26-01253P (Reference: Legal Advertising.)		192.50	1,178,660.98
05/29/2026	100603	Anthony Snyder	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,460.98
05/29/2026	100604	David H. Silverstein	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,260.98
05/29/2026	100605	Robert Howard	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,060.98
05/31/2026		End of Month		\$ 5,121.75	\$ 96,813.38	\$ 1,178,060.98



EXHIBIT 8





Proposal

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

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

PROPOSAL #	DATE
55284 (v. 0)	06/03/2026

DESCRIPTION	
Remove and install 8000 sf Bahia sod inside dog park including irrigation retrofit.	\$8,720.82

				\$8,720.82
Description	Type	Qty	Unit \$	Total \$
Irrigation Retrofit	LS	2.00	\$75.00	\$150.00
Sod Install - Subcontractor	SF	8,000.00	\$1.07	\$8,570.82

Total \$8,720.82



Terms and Conditions

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

Heath Beckett
Customer Printed Name

Heath Beckett
Customer Signature

6/3/26
Date

Job ID: 55284



EXHIBIT 9



Terms and Conditions

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

Customer Printed Name

Customer Signature

Date

Job ID: 57585



EXHIBIT 10



Communication with Those Charged with Governance

The Preserve at South Branch Community Development District

We have audited the financial statements of The Preserve at South Branch Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated June 19, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by The Preserve at South Branch Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the The Preserve at South Branch Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.



Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 19, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of The Preserve at South Branch Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
June 19, 2026

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

FINANCIAL STATEMENTS

September 30, 2025



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

FINANCIAL STATEMENTS

September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
The Preserve at South Branch Community Development District
Pasco County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Preserve at South Branch Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.



Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 19, 2026, on our consideration of the The Preserve at South Branch Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 19, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026



THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of The Preserve at South Branch Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,856,127.
- The change in the District's total net position in comparison with the prior fiscal year was (\$88,148), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,712,175. The general fund balance is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

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

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position		
	2025	2024
Current assets	\$ 1,774,588	\$ 1,610,353
Capital assets	16,871,132	17,466,261
Total assets	18,645,720	19,076,614
Current liabilities	720,438	681,056
Long-term liabilities	16,069,155	16,451,283
Total liabilities	16,789,593	17,132,339
Net position		
Net invested in capital assets	421,977	644,978
Restricted for debt service	964,719	911,415
Restricted for capital projects	28,517	17,996
Unrestricted	440,914	369,886
Total net position	\$ 1,856,127	\$ 1,944,275

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position		
	2025	2024
Program revenues	\$ 2,144,451	\$ 1,990,916
General revenues	6,114	73,910
Total revenues	2,150,565	2,064,826
Expenses		
General government	158,664	153,804
Maintenance and operations	1,408,183	1,212,294
Interest on long-term debt	671,866	683,593
Total expenses	2,238,713	2,049,691
Change in net position	(88,148)	15,135
Net position - beginning of year	1,944,275	1,929,140
Net position - end of year	\$ 1,856,127	\$ 1,944,275



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

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$2,238,713, which consisted of interest on long term debt, costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by assessments revenue.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$16,871,132 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$16,449,155 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

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

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Preserve at South Branch Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.



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

STATEMENT OF NET POSITION
September 30, 2025

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 489,838
Accounts receivable	1,280
Assessments receivable	9,598
Investments	1,266,821
Deposits	4,995
Prepaid items	2,056
Capital assets:	
Depreciable	16,182,421
Non-depreciable	688,711
TOTAL ASSETS	\$ 18,645,720
LIABILITIES	
Accounts payable and accrued expenses	\$ 62,413
Accrued interest payable	278,025
Bonds payable, due within one year	380,000
Bonds payable, due in more than one year	16,069,155
TOTAL LIABILITIES	16,789,593
NET POSITION	
Net investment in capital assets	421,977
Restricted for:	
Debt service	964,719
Capital projects	28,517
Unrestricted	440,914
TOTAL NET POSITION	\$ 1,856,127

The accompanying notes are an integral part of this financial statement



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

STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	\$ 158,664	\$ 158,664	\$ -	\$ -	\$ -
Maintenance and operations	1,408,183	877,968	-	997	(529,218)
Interest on long-term debt	671,866	1,062,359	44,463	-	434,956
Total governmental activities	\$ 2,238,713	\$ 2,098,991	\$ 44,463	\$ 997	(94,262)
General revenues:					
Other income					6,114
Total general revenues					6,114
Change in net position					(88,148)
Net position - October 1, 2024					1,944,275
Net position - September 30, 2025					\$ 1,856,127

The accompanying notes are an integral part of this financial statement



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

BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 489,838	\$ -	\$ -	\$ 489,838
Investments	-	1,238,304	28,517	1,266,821
Accounts receivable	1,280	-	-	1,280
Assessments receivable	5,158	4,440	-	9,598
Deposits	4,995	-	-	4,995
Prepaid items	2,056	-	-	2,056
TOTAL ASSETS	<u>\$ 503,327</u>	<u>\$ 1,242,744</u>	<u>\$ 28,517</u>	<u>\$ 1,774,588</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 62,413	\$ -	\$ -	\$ 62,413
TOTAL LIABILITIES	<u>62,413</u>	<u>-</u>	<u>-</u>	<u>62,413</u>
FUND BALANCES				
Nonspendable:				
Deposits and prepaid items	7,051	-	-	7,051
Restricted for:				
Debt service	-	1,242,744	-	1,242,744
Capital projects	-	-	28,517	28,517
Unassigned	433,863	-	-	433,863
TOTAL FUND BALANCES	<u>440,914</u>	<u>1,242,744</u>	<u>28,517</u>	<u>1,712,175</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 503,327</u>	<u>\$ 1,242,744</u>	<u>\$ 28,517</u>	<u>\$ 1,774,588</u>

The accompanying notes are an integral part of this financial statement



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

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,712,175
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	16,871,132
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(278,025)
Original issue discount	7,537
Original issue premium	(96,692)
Governmental bonds payable	(16,360,000)
Net Position of Governmental Activities	<u>\$ 1,856,127</u>

The accompanying notes are an integral part of this financial statement

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

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Assessments	\$ 1,036,632	\$ 1,062,359	\$ -	\$ 2,098,991
Miscellaneous revenue	6,114	-	-	6,114
Investment earnings	-	44,463	997	45,460
TOTAL REVENUES	<u>1,042,746</u>	<u>1,106,822</u>	<u>997</u>	<u>2,150,565</u>
EXPENDITURES				
General government	158,664	-	-	158,664
Maintenance and operations	813,054	-	-	813,054
Debt				
Principal	-	370,000	-	370,000
Interest expense	-	678,926	-	678,926
TOTAL EXPENDITURES	<u>971,718</u>	<u>1,048,926</u>	<u>-</u>	<u>2,020,644</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	71,028	57,896	997	129,921
OTHER SOURCES (USES)				
Transfers in (out)	-	(9,524)	9,524	-
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>(9,524)</u>	<u>9,524</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	71,028	48,372	10,521	129,921
FUND BALANCE				
Beginning of year	369,886	1,194,372	17,996	1,582,254
End of year	<u>\$ 440,914</u>	<u>\$ 1,242,744</u>	<u>\$ 28,517</u>	<u>\$ 1,712,175</u>

The accompanying notes are an integral part of this financial statement



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

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 129,921
Amount reported for governmental activities in the Statement of Activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	370,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(595,129)
Change in accrued interest payable	4,932
Provision for amortization of bond discount	(180)
Provision for amortization of bond premium	2,308
Change in Net Position of Governmental Activities	<u>\$ (88,148)</u>

The accompanying notes are an integral part of this financial statement

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

The Preserve at South Branch Community Development District ("District") was created on September 26, 2017 by the Board of County Commissioners of Pasco County, Florida Ordinance No. 17-34 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The board members are District residents and are not affiliated with the Developer. The Supervisors are elected on an at large basis by the electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roads	40
Infrastructure	30
Landscape improvements	20
Equipment	10

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses.

Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market 5	\$ 1,266,821	N/A	N/A
Total Investments	<u>\$ 1,266,821</u>		

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost.

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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
Debt service	\$ 9,524	\$ -
Capital projects	-	9,524
Total	\$ 9,524	\$ 9,524

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in accordance with the Bond Indentures.

NOTE F – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 688,711	\$ -	\$ -	\$ 688,711
Total capital assets, not being depreciated	688,711	-	-	688,711
Capital assets, being depreciated				
Roads	3,710,930	-	-	3,710,930
Infrastructure	10,890,465	-	-	10,890,465
Landscape Improvements	2,757,308	-	-	2,757,308
Equipment	14,748	-	-	14,748
Total capital assets, being depreciated	17,373,451	-	-	17,373,451
Less accumulated depreciation for:				
Roads	93,027	92,773	-	185,800
Infrastructure	364,010	363,016	-	727,026
Landscape Improvements	138,243	137,865	-	276,108
Equipment	621	1,475	-	2,096
Total accumulated depreciation	595,901	595,129	-	1,191,030
Total capital assets, being depreciated - net	16,777,550	(595,129)	-	16,182,421
Governmental activities capital assets - net	\$ 17,466,261	\$ (595,129)	\$ -	\$ 16,871,132

Depreciation expense was charged to maintenance and operations.



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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – CAPITAL ASSETS (CONTINUED)

The infrastructure intended to serve the District has been estimated to have a total cost of approximately \$40,054,833. The infrastructure will include roadways, water management control, sewer and wastewater management, water supply, landscaping and hardscaping, undergrounding of electrical power and certain offset improvements. A portion of the project costs are expected to be financed with proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District.

NOTE G – LONG-TERM LIABILITIES

\$3,880,000 Special Assessment Bonds, Series 2018 – On October 24, 2018, the District issued \$3,880,000 in Special Assessment Bonds, Series 2018. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging from 4.1% to 5.375% payable semi-annually on the first day of each May and November. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Principal is due serially each November 1, commencing November 2020.

\$6,165,000 Special Assessment Bonds, Series 2019 (Phase 2) – On October 10, 2019, the District issued \$6,165,000 in Special Assessment Bonds, Series 2019 (Phase 2). The Bonds are payable in annual principal installments through November 2050. The Bonds bear interest ranging from 3.25% to 4.0% payable semi-annually on the first day of each May and November. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Principal is due serially each November 1, commencing November 2021.

\$7,775,000 Special Assessment Bonds, Series 2021 (Phase 3) – On January 28, 2021, the District issued \$7,775,000 in Special Assessment Bonds, Series 2021 (Phase 3). The Bonds are payable in annual principal installments through May 2051. The Bonds bear interest ranging from 2.5% to 4.0% payable semi-annually on the first day of each May and November. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Principal is due serially each May 1, commencing May 2022.

The Series 2018, 2019 and 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018, 2019 and 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

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

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2018	\$ 3,630,000	\$ -	\$ 70,000	\$ 3,560,000	\$ 75,000
Special Assessment Bonds, Series 2019 (Phase 2)	5,805,000	-	130,000	5,675,000	130,000
Special Assessment Bonds, Series 2021 (Phase 3)	7,295,000	-	170,000	7,125,000	175,000
	<u>16,730,000</u>	<u>-</u>	<u>370,000</u>	<u>16,360,000</u>	<u>380,000</u>
Unamortized bond discount	(7,717)	-	(180)	(7,537)	-
Unamortized bond premium	99,000	-	2,308	96,692	-
	<u>\$ 16,821,283</u>	<u>\$ -</u>	<u>\$ 372,128</u>	<u>\$ 16,449,155</u>	<u>\$ 380,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 380,000	\$ 664,656	\$ 1,044,656
2027	390,000	651,569	1,041,569
2028	405,000	637,600	1,042,600
2029	420,000	622,769	1,042,769
2030	435,000	607,975	1,042,975
2031-2035	2,440,000	2,770,788	5,210,788
2036-2040	2,965,000	2,225,359	5,190,359
2041-2045	3,650,000	1,539,075	5,189,075
2046-2050	4,510,000	659,509	5,169,509
2051-2052	765,000	15,300	780,300
	<u>\$ 16,360,000</u>	<u>\$ 10,394,600</u>	<u>\$ 26,754,600</u>



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

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



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

STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Assessments	\$ 1,001,140	\$1,004,094	\$ 1,036,632	\$ 32,538
Miscellaneous revenue	22,125	6,114	6,114	-
TOTAL REVENUES	<u>1,023,265</u>	<u>1,010,208</u>	<u>1,042,746</u>	<u>32,538</u>
EXPENDITURES				
Current				
General government	155,875	141,986	158,664	(16,678)
Maintenance and operations	867,390	825,785	813,054	12,731
TOTAL EXPENDITURES	<u>1,023,265</u>	<u>967,771</u>	<u>971,718</u>	<u>(3,947)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ 42,437</u>	71,028	<u>\$ 28,591</u>
OTHER FINANCING SOURCES				
Carry forward surplus	-	42,437	-	42,437
	-	42,437	-	42,437
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	<u>\$ -</u>	<u>\$ -</u>	71,028	<u>\$ 71,028</u>
FUND BALANCES				
Beginning of year			<u>369,886</u>	
End of year			<u>\$ 440,914</u>	



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

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Directors
The Preserve at South Branch Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of The Preserve at South Branch Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the The Preserve at South Branch Community Development District's basic financial statements and have issued our report thereon dated June 19, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 19, 2026



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
The Preserve at South Branch Community Development District
Pasco County, Florida

We have examined The Preserve at South Branch Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Preserve at South Branch Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026



Management Letter

To the Board of Supervisors
The Preserve at South Branch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the The Preserve at South Branch Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 19, 2026.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 19, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.



Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, The Preserve at South Branch Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$24,534.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes as included on page 27.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, The Preserve at South Branch Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$541 to \$1,563 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,098,991.
- c. The total amount of outstanding bonds issued by the District as \$16,360,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026