



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, August 6, 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, August 6, 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, August 6, 2026

Time: 4:00 p.m.

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

[Join via Computer or Mobile App](#)

Dial-in Number: 1-904-348-0776

Phone Conference ID: 684 257 747#

(Mute/Unmute: *6)

(Raise/Lower Hand: *5)

Full agenda package is available on the District's website: www.thepreserveatsouthbranchcdd.org

Or contact sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Staff/Vendors

Heath Beckett, District Manager, Vesta District Services

Mike Bush, Field Manager, Vesta District Services

Lindsay Moczynski, District Counsel, Kilinski Van Wyk

Jerry Whited, District Engineer, BDi

Chuck Burnite, Senior Environmental Scientist, GHS
Environmental

Rob Ferrante, Branch Manager, Cepra Landscape

Jacob Zucker, Account Manager, Cepra Landscape

Kyle Roehm, President, Fountain Kings

Thaddeus Penfield, Willowcreek Fire Co.

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

BUSINESS MATTERS

- A. Wetlands/Conservation
 - 1. Presentation of Fire Management Plan – *Thaddeus Penfield, Willowcreek Fire Co.*
- B. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*
- C. Review of Field Services Requests/Responses (5/29 – 6/23)
- D. Aquatic – *Chuck Burnite, GHS Environmental*
 - 1. Consideration of GHS Proposals

EXHIBIT 1

EXHIBIT 2



THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- E. Landscape – *Rob Ferrante/Jacob Zucker, Cepra*
 - 1. Consideration of Cepra Proposals
- F. Fountains – *Kyle Roehm, Fountain Kings* **EXHIBIT 3**
 - 1. Consideration of Fountain Kings Proposals
- G. Field Services – *Michael Bush, Vesta District Services* **WALK-ON EXHIBIT A**
- H. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- I. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-07, Setting the FY 2027 Meeting Schedule** **EXHIBIT 4**
 - 2. Establishment of FY 2027 Performance Standards and Measures **EXHIBIT 5**

FOURTH ORDER OF BUSINESS: FY 2026-2027 BUDGET

- A. **Public Hearing on FY 2026-2027 Budget**
 - 1. Open Public Hearing
 - 2. Presentation of Proposed FY 2026-2027 Budget **EXHIBIT 6**
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Adoption of **Resolution 2026-08, Adopting FY 2026-2027 Budget** **EXHIBIT 7**
- C. **Public Hearing on FY 2026-2027 Assessments**
 - 1. Open Public Hearing
 - 2. Presentation of Proposed FY 2026-2027 Assessment Allocations **EXHIBIT 8**
 - 3. Public Comments
 - 4. Close Public Hearing
- D. Adoption of **Resolution 2026-09, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027** **EXHIBIT 9**

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting Held July 2, 2026 **EXHIBIT 10**
- B. Acceptance of the June 2026 Unaudited Financial Report **EXHIBIT 11**



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

Supervisors	In Person	Virtually	Not
Anthony Snyder (C)			
Thomas Handrick, Jr			
David Silverstein			
Rob Howard (VC)			
Jules Abercrombie			

4 p.m. on Thursday September 3, 2026
Springhill Suites Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

AGENDA DEADLINE: NOON – 8/26/2026

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the 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 SWFWMD 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

BDi
ENGINEERING

EXHIBIT 1



The Preserve at South Branch CDD

Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
344	2026-07-29	Ponds (water quality, trash, vegetation, NOT fountains)	Sterling	2907 Living Coral Dr	This message concerns the overgrowth of weeds around the pond between Living Coral, Garden Plum, Deep Ravine, and Storybrook Preserve.
343	2026-07-28	Pond Fountains	Abercrombie	16087 Secret Meadow	Fountain/Pond 9 - fountain is off.
342	2026-07-22	Dog Park (landscaping, fences, dog wash)	Abercrombie	16087 Secret Meadow Dr	The dog park 'rules' sign detached from fence and is lying on ground.
341	2026-07-16	Pond Fountains	Abercrombie	16087 Secret Meadow Dr	The Roundabout Fountain has had green water for the last couple of days. Thank you.
340	2026-07-06	Landscaping (of the common areas; includes irrigation issues)	Bistreich	16172 GLOWING GROVE AVE	The sidewalk between Glowing Grove and Suncoast Blend has been dirty from either rain or irrigation issues for about a week or so. The photo is below. Please come and clean this in order to enjoy walking on the beautiful sidewalks we have.
339	2026-07-06	Ponds (water quality, trash, vegetation, NOT fountains)	Algire	2818 Storybrook Preserve Dr	Just wanted to bring to your attention the pond on South Branch & Storybrook is developing an Algae slick in the corners, same kind we saw before a major fish kill last year in our pond, no fountain in pond. The pond behind 2818 Storybrook preserve dr, fountain has not worked for a few weeks now. Fish seem to be top breathing in both ponds, just trying to avoid a larger issue.
338	2026-06-30	Pond Fountains	Abercrombie	storybrook preserve dr	Yesterday pond 5 fountain was running through out Monday. At 1am (monday into tuesday the fountain was still running. At 6am Tuesday the fountain is still running.
337	2026-06-29	Pond Fountains	Burks	3067 Storybrook Preserve	Can someone please check the fountain behind Storybrook and Living Coral? It was down yesterday and this morning.



From: Rob Ferrante
Sent: Wednesday, July 29, 2026 6:01 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#344]

Received. I'll get this worked on this week.

Thank you,

Rob Ferrante
Cepra Landscape

From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Wednesday, July 29, 2026 5:08 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#344]

Happy Wednesday all. All six of the rattlebox were just pulled. It is a seasonal native weed that grows extremely quick and tall in Florida.

The edge of the bank could use some mowing/weedwacking along the edge. Not sure when Cepra the next trim scheduled?

Have a great evening!
Chuck



From: Heath Beckett
Sent: Wednesday, July 29, 2026 8:38 AM
Subject: RE: CDD - The Preserve at South Branch Contact [#343]

Good morning, Jules

I have reached out to Kyle with Fountain Kings. He will have someone out to look a the fountain.

Thank you for letting us know.



From: Carlos Rodriguez, Tampa SWAP
Sent: Tuesday, July 7, 2026 12:10 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#340]



Morning Heath.

Ive inspected the sidewalk areas. I did not see or find a damaged sprinkler that would typically cause this. However what i did find is that the property line in that very area is sloped down towards the sidewalk and backwashing dirt & mulch over it. Here's my report on it.

Issue Identified: Soil and mulch erosion within the drainage swale between residences, resulting in sediment and organic debris being transported onto the adjacent sidewalk. This has contributed to algae and staining on the concrete surface.

Recommended Corrective Action: Clean and pressure wash the sidewalk, restore eroded areas with soil and sod, relocate or replenish mulch around landscaped areas, inspect grading and drainage for proper stormwater conveyance, and consider erosion-control measures if runoff persists after rainfall.

On Mon, Jul 6, 2026, 1:03 PM Carlos Rodriguez, Tampa SWAP wrote:
Ill inspect first and send you a report.

On Mon, Jul 6, 2026, 12:46 PM Heath Beckett wrote:
Before we clean it up, I would like to know what is causing this so that we won't have to clean it again.

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.

Heath Beckett
District Manager

From: Carlos Rodriguez, Tampa SWAP
Sent: Monday, July 6, 2026 12:39 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#340]
I can take care of this today.



From: Heath Beckett
Sent: Monday, July 6, 2026 12:17 PM
Subject: RE: CDD - The Preserve at South Branch Contact [#339]

Thank you. Our pond vendor will be on site today to look at this.

From: Chuck Burnite
Sent: Monday, July 6, 2026 12:08 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#339]

Happy Monday all. I am at PSB today doing maintenance. I'll will be over there shortly.

Have a great day!
Chuck



From: Kyle Roehm
Sent: Wednesday, July 1, 2026 1:25 PM
Subject: Re: CDD - The Preserve at South Branch Contact [#337]

Our team was onsite this afternoon and the fountain was tripped when they arrived. How many times has it been reset now in the past few days?

Thank you,
Kyle Roehm
President, Fountain Kings Inc.

On Wed, Jul 1, 2026 at 1:09 PM Christopher Burks wrote:
All good, thank you sir

On Wed, Jul 1, 2026, 12:14 PM Anthony Snyder wrote:
Chris -
Checking to see if its back on now. I reset the breaker.
> Kyle - this is MIT-1. Every few months or so it trips the breaker. I usually just go over and reset it and it keeps going.

Thanks
Anthony

From: Kyle Roehm
Sent: Monday, June 29, 2026 11:53 AM
Subject: Re: CDD - The Preserve at South Branch Contact [#337]

Our team is onsite looking at the water feature equipment now and will inspect this fountain as well.

Thank you,
Kyle Roehm
President, Fountain Kings Inc.

From: Kyle Roehm Sent: Monday, June 29, 2026 11:53 AM
Subject: Re: CDD - The Preserve at South Branch Contact [#337]

Our team is onsite looking at the water feature equipment now and will inspect this fountain as well.

Thank you,
Kyle Roehm
President, Fountain Kings Inc.



EXHIBIT 2





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

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

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

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

Service Date	Service Area																								Field Notes		
	Pond 2 (22.0 Ac.)	Pond 4 (24.7 Ac.)	Pond 5 (46.2 Ac.)	Pond 6 (33.9 Ac.)	Pond 7 (56.4 Ac.)	Pond 8 (11.0 Ac.)	Pond 9 (50.8 Ac.)	Pond 10 (22.0 Ac.)	FPC A (112.6 Ac.)	FPC B1 (89.4 Ac.)	FPC B2 (113.6 Ac.)	FPC C (80.9 Ac.)	FPC D (81.5 Ac.)	FPC E (113 Ac.)	FPC F (10.6 Ac.)	FPC G (10.6 Ac.)	FPC H (11.0 Ac.)	Mit 1 (23.2 Ac.)	Mit 3 (12.3 Ac.)	Maintenance Area 1 (22.58 Ac.)	Maintenance Area 2 (51.77 Ac.)	Maintenance Area 3 (25.85 Ac.)	Maintenance Area 4 (11.13 Ac.)	Maintenance Area 5 (41.54 Ac.)			
1/8/2026														G												Reviewed area behind townhomes to prepare proposal for treatment of Brazilian pepper per CDD request. Field checks.	
1/23/2026																										Trash pickup all ponds.	
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T								Prepare and submit GHS Proposal# 26-205
1/29/2026																										Prepare and submit midge fly and mosquito options with pricing.	
2/3/2026																										Field checks.	
2/4/2026																										Attended CDD meeting.	
2/5/2026																										Field checks.	
2/12/2026								*																		* Pick up 19 dead tilapia from cold weather swings.	
2/13/2026																										Trash pickup all ponds.	
2/25/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T								
2/27/2026														A												Field checks.	
3/5/2026																											
3/18/2026																											
3/27/2026	G, A	G, A		G	G	G, A																					
3/30/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
4/6/2026			G							A, S					G												
4/17/2026																										Field checks.	
4/27/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
5/6/2026	G									G				G	G	G											
5/21/2026								G			S, A			F, S, A												Attended CDD meeting.	
6/2/2026																										Attended CDD meeting.	
6/4/2026																											
6/11/2026										S, A																	
6/12/2026									G	G	S, A											G					
6/15/2026	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
6/23/2026										A, S				G													



**GHS Environmental**

PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

Service Report**Project: Preserve at South Branch CDD**

7/1/2026 to 7/31/2026

Code	Action	Code	Action	Code	Action
GSW	Grasses/Shoreline Weeds Treated (ie. torpedo grass, alligatorweed, pennywort, baby tears, etc.)	MF	Mosquito / Midge Fly Treatment	W	Woody Vegetation Treated/Removed (ie. brush, shrubs, trees)
A	Algae Treated (ie. filamentous, planktonic, blue-green, etc.)	WMM	Wetland Mitigation Maintenance	MB	Mowing / Brushcutting
F	Floating Species Treated (ie. hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)	FC	Field Check	CSM	Control Structure Maintenance
SAV	Submerged Aquatic Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)	T	Trash/Debris Removed	C	Cattails
L	Lilies Treated (ie fragrant waterlily, spatterdock)	FISC	FISC CAT 1 & 2 Invasive Species Treated	MISC	Miscellaneous Services Performed

Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-07-02	FPC B2	few clouds 92.03°F 1.01 mph N	A, SAV	Tech: Ch B
2026-07-02	Miscellaneous	overcast clouds 90.77°F 7 mph NW	MISC	Attended CDD meeting. Tech: Ch B
2026-07-06	Pond 4	scattered clouds 89.85°F 9.89 mph WSW	A	Tech: Ch B
2026-07-06	Pond 2	scattered clouds 90.19°F 1.01 mph NW	A	Tech: Ch B
2026-07-06	Pond 7	scattered clouds 90.19°F 1.01 mph NW	GSW	Tech: Ch B
2026-07-06	FPC F	scattered clouds 92.03°F 10.58 mph W	GSW	Tech: Ch B



Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-07-06	FPC B2	scattered clouds 92.03°F 10.58 mph W	GSW	Tech: Ch B
2026-07-07	FPC G	broken clouds 88.63°F 10.69 mph W	A, SAV	Tech: Ch B
2026-07-07	Pond 2	broken clouds 89.71°F 10.69 mph W	A	Tech: Ch B
2026-07-07	FPC H	scattered clouds 89.33°F 8.14 mph W	A, SAV	Tech: Ch B
2026-07-10	FPC C	few clouds 95.13°F 5.01 mph WNW		Tech: Ca B, Ch B
2026-07-10	FPC B2	few clouds 95.13°F 5.01 mph WNW	A, SAV	Tech: Ca B, Ch B
2026-07-10	FPC H	few clouds 95.76°F 6.82 mph W		Tech: Ca B, Ch B
2026-07-10	FPC E	few clouds 95.76°F 6.82 mph W	A, SAV	Tech: Ch B
2026-07-29	Pond 5	overcast clouds 90.05°F 1.01 mph SSW	WMM	Hand pulled 6 rattlebox per resident email. Tech: Ch B
2026-07-31	Pond 2	light rain 83.62°F 13.38 mph W	T	Tech: Wi B
2026-07-31	Pond 4	moderate rain 84.07°F	T	Tech: Ch B



Service Date	Area Name	Weather Conditions	Action Performed	Notes
		13.38 mph W		
2026-07-31	Pond 5	light rain 83.62°F 13.38 mph W	T	Tech: Wi B
2026-07-31	Pond 6	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	Pond 7	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	Pond 8	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	Pond 9	moderate rain 84.06°F 13.22 mph W	T	Tech: Wi B
2026-07-31	Pond 10	moderate rain 84.56°F 13.38 mph W	T	Tech: Ch B
2026-07-31	FPC A	moderate rain 83.41°F 13.22 mph W	T	Tech: Ch B
2026-07-31	FPC B1	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	FPC B2	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	FPC C	light rain 84.94°F 13.38 mph W	T	Tech: Ca B



Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-07-31	FPC D	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	FPC E	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	FPC F	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	FPC G	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	FPC H	light rain 84.94°F 13.38 mph W	T	Tech: Ca B
2026-07-31	Mit 3	moderate rain 84.06°F 13.38 mph W	T	Tech: Wi B
2026-07-31	Mit 1	light rain 83.62°F 13.38 mph W	T	Tech: Wi B



EXHIBIT 3

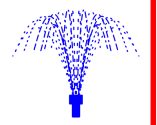


Fountain Kings Inc.

5668 Fishhawk Crossing Blvd. #155
Lithia, FL 33547

FountainKings

— 813-833-8610 —



Report Date: 06/30/2026

The Preserve at South Branch CDD

- Floating Lake Fountain Maintenance Report;

Fountain:	HP	Voltage	Status	Notes:
#3	5hp	480v 3P	Running	
#4	5hp	230v 1P	Not Running	*Needs Major Repairs/Replacement
#5	5hp	230v 1P	Running	*Tripped breaker on 6/29/26
#6	7.5hp	230v 1P	Running	
#7	7.5hp	230v 1P	Running	*Repairs completed 6/15/26
#8	3hp	230v 1P	Running	
#9	5hp	230v 1P	Running	
#10	5hp	230v 1P	Running	*Replaced photoeye light controller
#FPC A	7.5hp	230v 1P	Running	
#FPC B2	5hp	230v 1P	Running	*Not running at arrival, replaced the motor contactor.
#FPC E	3hp	230v 1P	Running	*Replaced photoeye light controller
#MIT 1	7.5hp	230v 1P	Running	

Fountain Updates;

6/15/2026

- All fountain timers were changed to run 7:30am - 10pm
- Went through all of the fountains for the Quarterly Fountain Maintenance.
- Fountain #7 repairs were completed.

6/26/2026

- Ftn FPC B2: Replaced the faulty 50a 230v motor contactor.

6/29/2026

- Ftn #5: Motor breaker was tripped at arrival, reset and tested electrical readings.
It appears to have been a nuisance trip, we will monitor the equipment.



#3 Fountain: (5hp 480v 3P) Running ok.

- The control panel door is very hard to open / shut due to rusting and bent hinges.
- 0/4 Lights working.

#4 Fountain: (5hp 230v 1P) Currently off and needing to be repaired, or replaced.

Repair Cost: **\$12,681.98 (2-year warranty)** (Quote QU-0746)

Replacement Cost: **\$15,225 (4-year warranty)** (Quote QU-0747)

Issues Found..

- Multiple issues with the control panel and components. The control panel is very rusted/falling apart, there is no GFCI protection present, the motor starter box has melted terminals and wiring.
- The fountain motor and submersible power cable failed the megger insulation test.
- The lights have water intrusion and currently none of them are working at all.

#5 Fountain: (5hp 230v 1P) Running ok.

- 1/4 Lights working.
- 6/22/26: Replaced (1) photoeye light controller
- 6/29/26: Motor breaker was tripped at arrival, reset and tested electrical readings. It appears to have been a nuisance trip, we will monitor the equipment.

#6 Fountain: (7.5hp 230v 1P) Running ok.

- 0/6 Lights working.

#7 Fountain: (7.5hp 230v 1P) Running ok.

- 0/6 Lights working.
- 6/15/26: Repairs were completed per signed quote QU-0778
- *We did have to replace the 7.5hp motor starter box, which will be additional to the repair quote.

#8 Fountain: (3hp 230v 1P) Running ok.

- 2/3 Lights working.

#9 Fountain: (5hp 230v 1P) Running ok.

- 3/4 Lights working.

#10 Fountain: (5hp 230v 1P) Running ok.

- 3/4 Lights working.
- 6/15/26: Replaced (1) photoeye light controller

#FPC A Fountain: (7.5hp 230v 1P) Running ok.

- 4/6 Lights working.

#FPC B2 Fountain: (5hp 230v 1P) Running ok.

- 1/4 Lights working.
- 6/26/26: Replaced (1) 50a 230v motor contactor.

#FPC E Fountain: (3hp 230v 1P) Running ok.

- 3/3 Lights working.
- 6/22/26: Replaced (1) photoeye light controller

#MIT 1 Fountain: (7.5hp 230v 1P) Running ok.

- 5/6 Lights working.

Parts Used:

(x3) Photoeye Light Controllers

(x1) 50a 230v Motor Contactor

(x1) 7.5hp Deluxe Motor Starter Box



Fountain Kings Inc.

5668 Fishhawk Crossing Blvd. #155
Lithia, FL 33547



Report Date: 06/30/2026

The Preserve at South Branch CDD - Water Feature Report; June 2026

Round-About Water Feature Updates;

Major Issues to Report:

- 6/15: The intake screen had a lifted corner with multiple welds broken.
 - Issue fixed, brought to a welder and reinstalled 6/22.



- 6/26: Pipe fitting burst after hours on a Friday, causing water to spray high into the air and it was hitting the filter pump for hours.
 - Emergency after hours site visit was performed that evening to stop the water from draining out of the feature.



- 6/29: The filter pump was found to be bad and it is needing to be replaced.
 - Quote QU-0813 to replace the 3/4hp filter pump with a new and larger 1.5hp pump and to upgrade the filtration system has been sent for review.



Site Visit Reports:

6/08:

Observation at Arrival: Feature is very green.

Action Taken: Added chemicals, removed and cleaned the (2) cartridge filters, backwashed sand filter.

Departure Notes: Running at departure, * requires a return visit within 2 days.

6/10:

Observation at Arrival: Feature is very green.

Action Taken: Added chemicals.

Departure Notes: Running at departure, * requires a return visit within 1 day to try an algaecide treatment.

6/11: Added algaecide.

6/15:

Observation at Arrival: Feature is still very green.

Action Taken: Drained the feature, brushed walls/floor to remove dead algae.

Departure Notes: Left the feature off and empty, removed the intake grate because of the screen lifting up due to broken welds, we will drop it off at the weld shop for repairs.

6/22:

Observation at Arrival: Feature is empty, with some standing water.

Action Taken: Rinsed out feature while using squeegees to get all of the old standing water out of the basin.

Tested the Autofill, it worked and had good pressure.

Removed and cleaned the (2) cartridge filters.

Departure Notes: Started refilling the feature, Added chemicals to the water in the basin, The Autofill and Filter Pump were running at departure.

6/23:

Observation at Arrival: Feature water was looking very clear, except for a bunch of flowers that had gotten blown into it from the surrounding trees.

Action Taken: Netted the feature, added chemicals, removed and cleaned the (2) cartridge filters, backwashed sand filter.

Departure Notes: Running at departure, * schedule a return visit by the end of the week.

6/26: (Morning Visit)

Observation at Arrival: Feature is slightly cloudy but not turning green.

Action Taken: Netted feature, swapped out both cartridge filters with new clean ones. (They will be cleaned at the shop to be swapped back and forth every visit.)

Tested the water and added chemicals.

Departure Notes: Running at departure, * schedule a return visit within a week.

6/26: (Evening Emergency Visit)

- Pipe fitting for the auto chemical system burst causing water to shoot up high.

- Made an emergency visit and replumbed the pump to avoid the feature completely draining.

- The filter pump was extremely hot, it was getting soaked for hours. It tripped 1 time and was left off at departure.

Parts Used: (2) 2in pvc unions, (2) 2in pvc elbows, (2ft) of 2in sch 40 pvc pipe.

Travel & Labor Time: (3 hours)

6/29:

Observation at Arrival: The feature water is looking much clearer even though the filter wasn't working.

- The 3/4hp filter pump has gone bad. It's getting extremely hot and running slow then eventually tripping the breaker.

*Recommend replacing it with a larger 1.5hp filter pump and replacing the entire filtration system. Having a sand filter and cartridge filters inline causes back pressure and low flow issues. The entire filtration system seems to be undersized.

Action Taken: Netted feature, Tested the water, added chemicals and replaced the small tablet floater with a larger sized tablet floater.

Departure Notes: Feature is running, filtration system is down for repairs. Need to repair the filtration system sooner than later to keep this feature from losing all progress we have made since the recent drain and refill.

Feature on 6/26



Filtration System and Emergency Failure on 6/26





The Preserve at South Branch CDD - Water Feature Report; July 2026

Round-About Water Feature Updates:

Filtration System Upgrade Completed 7/16/2026 per signed quote QU-0813

- Filter Pump: The broken 3/4hp filter pump was replaced with a larger sized 1.5hp filter pump.
- Filtration System: The existing sand filter and smaller cartridge filters were removed and replaced by one large 520 sq. ft. Pentair Cartridge Filter
- The feature was drained to complete these repairs. We deep cleaned the water feature basin while it was empty and then refilled it.



Site Visit Reports: start on the next page...



7/11:

Observation at Arrival:

- The feature is turning green due to the lack of a working filtration system.

Action Taken:

- Added chemicals, netted feature.

Departure Notes:

- Running at departure.

7/16: *onsite for repairs.

Observation at Arrival:

- The feature turned green due to the lack of a working filtration system.

Action Taken:

- Drained water feature and completed filtration system repairs.

Departure Notes:

- Water still draining at departure, will return tomorrow.

7/17: *return visit to finish feature drain/clean/refill.

Observation at Arrival:

- Weather conditions were bad, rain off and on.

Action Taken:

- Finished draining and cleaning the water feature.

Departure Notes:

- Started refilling the water feature, will need to return for startup and treatment.

7/20:

Observation at Arrival:

- Feature water level is full, weather is bad, raining on me during visit.

Action Taken:

- Performed startup of new filtration system and the water feature.
- Added chemicals, netted feature.

Departure Notes:

- Running ok at departure, need to return by the end of the week to check and treat.

7/24:

Observation at Arrival:

- Feature looking good at arrival.

Action Taken:

- Swapped out the cartridge filters which were already green, probably from some residual algae in the pipes from being off for repairs.
- Added chemicals, netted feature.

Departure Notes:

- Running ok at departure, need to return on a weekly basis for now.



7/24 visit pictures:



*Additional Notes for July:

While Onsite 7/11

- We replaced the breaker in the control panel for Lake Fountain MIT-1 that had been nuisance tripping.
- We reset the breaker for Lake Fountain #6 which appeared to be tripped, or turned off.



WALK-ON EXHIBIT A



The background of the page features a series of thin, light brown lines that intersect to form various geometric shapes, primarily triangles and polygons, creating a complex, abstract pattern.

Field Operations Report
for
The Preserve At South Branch
Community Development District
August 2026



The Preserve at South Branch



The Preserve at South Branch

- Insurance Inspection Items.
 - All Playground Equipment.
 - Chairs, Tables, and Playground Structures.
 - Basketball Court Area.
 - Chairs, Tables, Trash Cans, and Basketball Equipment.
 - Fire Extinguishers.
 - Front Glass has been replaced.
 - Grill & Ash Pit.
 - Mulch Barriers.
 - Basketball Post Cushion.
 - Dog wash Station.
 - Pressure Washing.
 - Basketball Court Benches.
- Street Signs.
 - Monitoring street sign conditions after recent storms.
 - 2 Speed limit signs need to be adjusted to correct height
- Boulders Installed on South Branch.
 - Boulders have been added to both sides of South Branch in the area to protect irrigation boxes.
- Basketball court sign.
 - Swap fixed the missing clamps to hold this sign on the fence, but once again it has been damaged.
 - New sign and hardware have been ordered.
- Tim Gay Lighting.
 - Worked with Tim to ensure lights are working properly.
 - He is sending over a PDF on how to properly operate the lighting schedules.
- Dog Park.
 - Park is open.
 - Need to add new hinges with springs to keep the gate closed at all times.









Pond FPC
B2.





South Branch
Blvd Center
Medians.





Dog Park New Sod.



Adding a spring hinge to keep the
gate closed
&
Patch Fence.





Pond 9.





Pond FPC A.





Pond FPC A South End.







Balboa Mist
Cover Green
Space.





Street Signs That
need to be adjusted
to the correct
height.





Pond 7.





Pond 6.





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 4



RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; 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*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of August 2026.

ATTEST:

**PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule



Exhibit A

PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS AND WORKSHOPS FOR FISCAL YEAR 2027

The Board of Supervisors (“Board”) of the Preserve at South Branch Community Development District (“District”) will hold their regular meetings and workshop for Fiscal Year 2027 at **Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O’Lakes, Florida 34638**, on the first Thursday of every month beginning at 4 p.m., unless otherwise indicated, as follows:

October 8, 2026 [Springhill not available on 10/1]

November 5, 2026

December 3, 2026

January 7, 2027

February 4, 2027

March 4, 2027

April 1, 2027

May 6, 2027 – budget workshop beginning at 3 p.m.

May 6, 2027 – regular meeting beginning at 4 p.m.

June 3, 2027

July 1, 2027

August 5, 2027

September 2, 2027

The meetings and workshop are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshop may be obtained by contacting the District Manager, c/o Vesta Property Services, by mail at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132 (the “District Manager’s Office”), or may be obtained on the District’s website at <https://www.thepreserveatsouthbranchcdd.org/>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at (321) 263-0132, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager



FY 2027 Meeting Schedule Dates

FIRST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 5, 2026	October 6, 2026	October 7, 2026	October 1, 2026	October 2, 2026	
November 2, 2026	November 3, 2026	November 4, 2026	November 5, 2026	November 6, 2026	Election Day
December 7, 2026	December 1, 2026	December 2, 2026	December 3, 2026	December 4, 2026	
January 4, 2027	January 5, 2027	January 6, 2027	January 7, 2027	January 1, 2027	New Year
February 1, 2027	February 2, 2027	February 3, 2027	February 4, 2027	February 5, 2027	
March 1, 2027	March 2, 2027	March 3, 2027	March 4, 2027	March 5, 2027	
April 5, 2027	April 6, 2027	April 7, 2027	April 1, 2027	April 2, 2027	
May 3, 2027	May 4, 2027	May 5, 2027	May 6, 2027	May 7, 2027	
June 7, 2027	June 1, 2027	June 2, 2027	June 3, 2027	June 4, 2027	
July 5, 2027	July 6, 2027	July 7, 2027	July 1, 2027	July 2, 2027	Independence Day Observed
August 2, 2027	August 3, 2027	August 4, 2027	August 5, 2027	August 6, 2027	
September 6, 2027	September 7, 2027	September 1, 2027	September 2, 2027	September 3, 2027	Labor Day
SECOND					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 12, 2026	October 13, 2026	October 14, 2026	October 8, 2026	October 9, 2026	Columbus/Indigenous Peoples Day
November 9, 2026	November 10, 2026	November 11, 2026	November 12, 2026	November 13, 2026	Veterans Day
December 14, 2026	December 8, 2026	December 9, 2026	December 10, 2026	December 11, 2026	
January 11, 2027	January 12, 2027	January 13, 2027	January 14, 2027	January 8, 2027	
February 8, 2027	February 9, 2027	February 10, 2027	February 11, 2027	February 12, 2027	
March 8, 2027	March 9, 2027	March 10, 2027	March 11, 2027	March 12, 2027	
April 12, 2027	April 13, 2027	April 14, 2027	April 8, 2027	April 9, 2027	
May 10, 2027	May 11, 2027	May 12, 2027	May 13, 2027	May 14, 2027	
June 14, 2027	June 8, 2027	June 9, 2027	June 10, 2027	June 11, 2027	
July 12, 2027	July 13, 2027	July 14, 2027	July 8, 2027	July 9, 2027	
August 9, 2027	August 10, 2027	August 11, 2027	August 12, 2027	August 13, 2027	
September 13, 2027	September 14, 2027	September 8, 2027	September 9, 2027	September 10, 2027	
THIRD					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 19, 2026	October 20, 2026	October 21, 2026	October 15, 2026	October 16, 2026	
November 16, 2026	November 17, 2026	November 18, 2026	November 19, 2026	November 20, 2026	
December 21, 2026	December 15, 2026	December 16, 2026	December 17, 2026	December 18, 2026	
January 18, 2027	January 19, 2027	January 20, 2027	January 21, 2027	January 15, 2027	Martin Luther King Jr Day
February 15, 2027	February 16, 2027	February 17, 2027	February 18, 2027	February 19, 2027	President's Day (Vesta holiday)
March 15, 2027	March 16, 2027	March 17, 2027	March 18, 2027	March 19, 2027	
April 19, 2027	April 20, 2027	April 21, 2027	April 15, 2027	April 16, 2027	
May 17, 2027	May 18, 2027	May 19, 2027	May 20, 2027	May 21, 2027	
June 21, 2027	June 15, 2027	June 16, 2027	June 17, 2027	June 18, 2027	Juneteenth Independence Day (19th)
July 19, 2027	July 20, 2027	July 21, 2027	July 15, 2027	July 16, 2027	
August 16, 2027	August 17, 2027	August 18, 2027	August 19, 2027	August 20, 2027	
September 20, 2027	September 21, 2027	September 15, 2027	September 16, 2027	September 17, 2027	
FOURTH					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 22, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 23, 2026	December 24, 2026	December 25, 2026	Xmas Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 22, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 24, 2027	March 25, 2027	March 26, 2027	Good Friday
April 26, 2027	April 27, 2027	April 28, 2027	April 22, 2027	April 23, 2027	
May 24, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 23, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 22, 2027	July 23, 2027	
August 23, 2027	August 24, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 22, 2027	September 23, 2027	September 24, 2027	
LAST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 29, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 30, 2026	December 31, 2026	December 25, 2026	New Year's Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 29, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 31, 2027	March 25, 2027	March 26, 2027	
April 26, 2027	April 27, 2027	April 28, 2027	April 29, 2027	April 30, 2027	
May 31, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 30, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 29, 2027	July 30, 2027	
August 30, 2027	August 31, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 29, 2027	September 30, 2027	September 24, 2027	

CALENDAR REMINDERS

- **November (Even Year)** General Elections - New Supervisors assume office 2nd Tuesday after General Election
- **April** Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- **May** Budget Discussion (Workshop) and Approve Preliminary (high water) Budget
- **July** Set Next Year's Meeting Schedule Dates
- **August** Budget/Assessment Public Hearings & Adopt Budget



EXHIBIT 5



**The Preserve at South Branch
Community Development District
Performance Measures/Standards and Annual Reporting
10/1/2026-9/30/2027**

1) Public Meeting Compliance

Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2027

Measurement: Number of regular Board meetings held as verified with meeting minutes

Achieved: Yes ____ No ____

2) Access to Records Compliance

Goal: Ensure that meeting minutes and other public records are available and accessible to the public

Measurement: District staff will review the District's website at least once every six months to verify documents or links are provided on the District's website

Achieved: Yes ____ No ____

3) District Engineer Site Inspection

Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the District

Measurement: The District Engineer will submit a complete report to the Board by September 30, 2027.

Achieved: Yes ____ No ____

4) Annual Budget Preparation

Goal: Approve the preliminary budget for FY 2027/2028 by June 15, 2027, set by Florida Statute, and Adopt the final budget for FY 2027/2028 by September 30, 2027, set by Florida Statute

Measurement: Preliminary budget for FY 2027/2028 approved and final budget adopted by dates set by Florida Statute

Achieved: Yes ____ No ____

5) Financial Audit

Goal: Accept the FY 2025/2026 annual audit by July 15, 2027

Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2027

Achieved: Yes ____ No ____

The above Performance Measures and Standards for FY 2027 were established by The Preserve at South Branch Community Development District Board of Supervisors on August 6, 2026.

Heath Beckett, District Manager

Anthony Snyder II, Chairman,
Board of Supervisors

The Preserve at South Branch Community Development District FY 2027 Report of Achieved Goals and Objectives was approved on _____.

District Manager

Chairman,
Board of Supervisors



EXHIBIT 6



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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUE					
SPECIAL ASSESSMENTS	\$ 900,691	\$ 1,008,196	\$ 973,905	\$ 1,110,640	\$ 136,735
EXCESS FEES	-	-	-	-	-
MISCELLANEOUS (CONTRIBUTIONS FROM POA)	21,629	6,114	22,125	22,125	-
TOTAL REVENUE	922,320	1,014,309	996,030	1,132,765	136,735
EXPENDITURES					
ADMINISTRATIVE EXPENSES					
SUPERVISORS FEE-REGULAR MEETINGS	10,800	10,400	15,000	15,000	-
MANAGEMENT CONSULTING SERVICES	15,450	15,450	15,450	15,450	-
ADMINISTRATIVE SERVICES	11,330	11,330	11,330	11,330	-
ACCOUNTING SERVICES	11,330	11,330	11,330	11,330	-
DISSEMINATION AGENT	2,500	2,500	2,500	2,500	-
ASSESSMENT ROLL PREPARATION	5,500	5,500	5,500	5,500	-
MASS MAILING	1,488	1,394	1,800	1,800	-
MEETING ROOM RENTAL	1,647	2,333	3,000	3,000	-
BANKING FEES	-	-	375	375	-
AUDITING	7,550	3,600	3,900	3,900	-
REGULATORY AND PERMIT FEES	175	175	175	200	25
TAX COLLECTOR/PROPERTY APPRAISER FEES	810	1,010	600	600	-
LEGAL ADVERTISEMENTS	1,133	1,851	1,500	1,500	-
ENGINEERING SERVICES	19,635	32,213	30,000	30,000	-
ENGINEERING - COMMUNITY MAPPING	10,985	226	-	-	-
COUNTY ROAD CONVEYANCE	-	-	-	-	-
LEGAL SERVICES	16,750	14,198	20,000	20,000	-
TRUSTEE FEES	9,828	12,575	12,500	13,000	500
ARBITRAGE	650	650	1,950	1,950	-
WEBSITE ADMINISTRATION	1,670	1,515	1,600	1,600	-
RESERVE STUDY	-	-	-	-	-
MISCELLANEOUS	310	113	500	500	-
TOTAL GENERAL ADMINISTRATIVE	129,541	128,361	139,010	139,535	525
INSURANCE:					
INSURANCE (General Liability)	14,514	15,192	20,000	20,000	-
TOTAL INSURANCE	14,514	15,192	20,000	20,000	-
ELECTRIC UTILITY SERVICES:					
ELECTRIC	44,863	35,748	84,000	75,000	(9,000)
STREETLIGHTS	167,158	159,240	193,790	170,000	(23,790)
RECLAIMED WATER	4,733	5,054	7,500	8,500	1,000
TOTAL ELECTRIC UTILITY SERVICES:	216,755	200,042	285,290	253,500	(31,790)
FIELD OPERATIONS:					
FIELD OPERATIONS	3,890	3,890	3,890	3,890	-
AQUATIC MAINTENANCE - CONTRACTED	23,478	131,896	22,500	23,000	500
WETLAND MONITORING CONTRACTED	-	-	9,500	9,500	-
WETLAND MAINTENANCE CONTRACTED	-	-	51,840	51,840	-
WETLAND PRESCRIBED BURNS	-	-	-	125,000	125,000
FOUNTAIN MAINTENANCE CONTRACTED	15,590	32,690	20,200	10,200	(10,000)
FOUNTAIN REPAIRS	-	-	14,000	60,000	46,000
POND FOUNTAIN MAINTENANCE	8,279	1,840	-	-	-
FOUNTAIN MAINTENANCE & REPAIRS	5,923	1,505	-	-	-
ACCESS CONTROL	-	-	-	-	-
PORTER SERVICES CONTRACTED	10,566	-	11,000	13,000	2,000
ENTRANCE, WALL & FENCE MAINTENANCE	6,371	298	7,000	3,500	(3,500)
LANDSCAPE MAINTENANCE	283,796	299,330	310,000	320,000	10,000

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

		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
57	LANDSCAPE REPLACEMENT/REPAIRS	5,326	11,186	22,500	22,500	-
58	IRRIGATION REPAIRS	14,820	8,558	4,000	9,000	5,000
59	MULCH	-	12,802	20,000	20,000	-
60	ANNUAL FLOWER ROTATION	5,548	5,982	9,000	9,000	-
61	HOLIDAY LIGHTING	5,000	45,670	5,000	1,000	(4,000)
62	SECURITY	5,249	12,209	-	-	-
63	PRESSURE WASHING	-	3,060	7,000	4,000	(3,000)
64	STORMWATER INFRASTRUCTURE MAINTENANCE	-	-	5,000	5,000	-
65	POND BANK REPAIR, MAINTENANCE & PLANTINGS	-	-	2,800	2,800	-
66	SIDEWALK MAINTENANCE	-	-	3,000	3,000	-
67	ROADWAY & SIGNANCE MAINTENANCE	2,231	17,630	3,000	3,000	-
68	PLAYGROUND & PARK MAINTENANCE	-	56	3,000	3,000	-
69	PET WASTE REMOVAL	4,774	8,636	-	-	-
70	PALM & OAK TREE TRIMMING	3,579	8,188	-	-	-
71	MISC FIELD SERVICES/CONTNGENCY	21,342	22,694	17,500	17,500	-
72	TOTAL FIELD OPERATIONS:	425,762	628,121	551,730	719,730	168,000
73						
74	TOTAL EXPENDITURES	786,571	971,717	996,030	1,132,765	136,735
75						
76	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	135,749	42,593	-	-	-
77						
78	FUND BALANCE					
79	FUND BALANCE - BEGINNING	206,862	342,611	342,611	385,204	42,593
80	TRANSFER IN FROM CRF	-	-	-	-	-
81	NET CHANGE IN FUND BALANCE	135,749	42,593	-	-	-
82	FUND BALANCE - ENDING - PROJECTED	342,611	385,204	342,611	385,204	42,593



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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS
GENERAL ADMINISTRATIVE:			
SUPERVISORS FEE-REGULAR MEETINGS		15,000	12 meetings a year at \$200 per supervisor (5) + 3 workshop meeting = ADDED 2 MORE WORKSHOPS
MANAGEMENT CONSULTING SERVICES	Vesta	15,450	District Management, conduct meetings, oversee the District
ADMINISTRATIVE SERVICES	Vesta	11,330	Administrative Services
ACCOUNTING SERVICES	Vesta	11,330	Accounting Services
DISSEMINATION AGENT	Vesta	2,500	Districts ongoing annual disclosure requirement
ASSESSMENT ROLL PREPARATION	Vesta	5,500	Assessment preparation and placing the assessments on the tax roll, collection of off roll assessments
MASS MAILING	Alphagraphics Tampa Print, UPS, & USPS	1,800	Costs to send out required mailed notices slight increase for additional administrative mailings
MEETING ROOM RENTAL	Springhill / Residence Inn	3,000	Costs associated with renting out hotel conference room space for regular meetings
BANKING FEES	Bank United	375	Banking Fees
AUDITING	DiBartolomeo, McBee, Hartley & Barnes	3,900	Services to conduct the Districts obligation to conduct the annual independent financial audit
REGULATORY AND PERMIT FEES	Dept. of Economic Opportunity	200	Districts annual filing fee with the Department of Economic Opportunity (DEO)
TAX COLLECTOR/PROPERTY APPRAISER FEES	Pasco County	600	Taxes associated with any parcel of land the District owes that property tax would apply
LEGAL ADVERTISEMENTS	Business Observer	1,500	Meeting notices yearly & workshop notices
ENGINEERING SERVICES	BDI	30,000	ADDITIONAL WORKSHOPS REQUIRE ADDITIONAL ADVERTISING BASED ON CURRENT SPENDING AND NOW INCLUDES FORMER LINE ITEM FOR COUNTY ROAD CONVEYANCE
LEGAL SERVICES	Kass Shuler Law	20,000	Budget for fees associated with the Districts legal work and attending meetings
TRUSTEE FEES	US Bank	13,000	Cost is approx. \$4,150 per bond (Series 2018, 2019, & 2021)
ARBITRAGE	LLS Tax Solutions	1,950	Fee for conducting the 3 Arbitrage Rebate Calculations, according to the Trust Indenture (Series 2018, 2019, & 2021)
WEBSITE ADMINISTRATION	Campus Suite	1,600	Website Hosting, ADA compliance and auditing of the website
RESERVE STUDY		-	No funding needed until schedule updated Reserve Study in 2029
MISCELLANEOUS		500	Misc. administrative expenses (inc. postage)
INSURANCE:			
INSURANCE (General Liability)	Egis	20,000	FY24 actual insurance expenditures totaled \$15,192. Additional property schedule items (pavilions, dog park fence, emergency gate, etc) + \$3,131. Anticipate increase due to hurricane recovery - UPDATE WHEN EGIS PROVIDES QUOTE
UTILITY SERVICES:			
ELECTRIC	Duke Energy	75,000	Irrigation timers, lift station pumps, fountains, etc. (incorporates potential rate increase in Jan)
STREETLIGHTS	Duke Energy	170,000	Streetlights within the district's boundaries. (DECREASED BASED ON ACTUALS, BUT STILL ALLOWS FOR POTENTIAL RATE INCREASE IN JAN)
RECLAIMED WATER	Pasco County Utilities	8,500	Irrigation and roundabout fountain - anticipate increase due to operational roundabout fountain and rate increase
FIELD OPERATIONS:			
FIELD OPERATIONS	Vesta	3,890	For services provided to provide 1x month field inspections, field operations contract oversight and 1x monthly field inspection report. (**Adjustments to be determined based on Board decision on staffing)
AQUATIC MAINTENANCE - CONTRACTED	GHS Aquatics	23,000	Aquatic pond maintenance for 21 waterways
WETLAND MONITORING CONTRACTED	GHS Aquatics	9,500	Twice a year monitoring and annual report
WETLAND MAINTENANCE CONTRACTED	GHS Aquatics	51,840	Year 2 maintenance per GHS proposal
WETLAND PRESCRIBED BURNS		125,000	
FOUNTAIN MAINTENANCE CONTRACTED	Blue Water Aquatics	10,200	Service contract (13 pond - quarterly \$7,138.36/yr, entrance & roundabout - monthly & quarterly \$6,600/yr) Contract is for \$550 per month to include chemical balance, debris removal, vacuum, skimming and operational checks of pumps - 2x monthly.

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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS
FOUNTAIN REPAIRS	Blue Water Aquatics	60,000	Repairs/maintenance (13 pond, entrance & roundabout) - Separate line item as repairs may impact depreciation schedule per Finance
ACCESS CONTROL		-	Basketball court and dog park - not funding in FY 2026
PORTER SERVICES CONTRACTED	Office Pride Communications	13,000	Contract provides for day porter services 3x week (\$7,800/yr). Additional amount is for waste bags. Service trash can & pet waste station empty + litter pick up & sanitize play equipment (Dog Park/Sports Ct, Living Coral Mail Kiosk/Park, Balboa/Weathered Windmill Park & Playground, S Branch Park, Tuscan/Suncoast Blend Townhomes, along S Branch) CHANGE TO PORTER SERVICE AS DOES NOT IMPACT PHYSICAL REPAIRS AND IMPROVEMENTS
ENTRANCE, WALL & FENCE MAINTENANCE		3,500	Entry Monument, perimeter walls and fencing, decorative park fencing & basketball/dog park fence (BDI estimated \$2,000-5,000 for basketball/dog park fence)
LANDSCAPE MAINTENANCE CONTRACTED	Ceptra	320,000	General landscape maintenance, fertilization, pest control, and irrigation. Amounts do not include annuals or mulch.
LANDSCAPE REPLACEMENT/REPAIRS	Ceptra	22,500	Costs associated with repairs and replacement of plants, sod, trees, landscape items, and hurricane damage repairs (*Check w/Ceptra on landscape projects)
IRRIGATION REPAIRS	Ceptra	9,000	For the actual repairs of the irrigation system
MULCH	Ceptra	20,000	Annual Landscape Mulch Replacement & playground mulch replenishment
ANNUAL FLOWER ROTATION	Ceptra	9,000	Annual Flower Rotations
HOLIDAY LIGHTING CONTRACTED	Illuminations Holiday Lighting	1,000	Lights & wreaths - Entrance tower, entrance sign wall, trunks of 10 palm trees in center median past fountain (balance for FY 26 [Dec 2025] + deposit for FY 27 [Dec 2026]) *3-yr contract ends w/Dec 2025 decorations - new 3-yr contract \$5,500
SECURITY	PCSO	-	Extra duty patrols
PRESSURE WASHING		4,000	Playground equipment, sidewalks, entry monument, roundabout, perimeter walls & fences
STORMWATER INFRASTRUCTURE MAINTENANCE		5,000	BDI Engineering estimate \$5,000-\$10,000
POND BANK REPAIR, MAINTENANCE & PLANTINGS		2,800	GHS estimate \$2,800 - \$15,000
SIDEWALK MAINTENANCE		3,000	BDI Engineering estimate \$3,000-\$5,000
ROADWAY & SIGNANCE MAINTENANCE		3,000	BDI Engineering estimate \$3,000-\$5,000
PLAYGROUND & PARK MAINTENANCE		3,000	BDI Engineering estimate \$1,000-\$3,000, include annual inspection & repairs
MISC FIELD SERVICES/CONTIGENCY		17,500	Additional items not appropriated in other lines



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

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1	REVENUES					
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,276	\$ 28,436	\$ 250,715	\$ 250,715	\$ -
3	INTEREST & MISCELLANEOUS					-
4	TOTAL REVENUES	27,276	28,436	250,715	250,715	-
5						
6	EXPENDITURES					
7	FUND BALANCE CONTRIBUTION	-	-	250,715	250,715	-
8	CONTINGENCY	-	-	-	-	-
9	TOTAL EXPENDITURES	-	-	250,715	250,715	-
10						
11	EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 27,276	\$ 28,436	\$ -	\$ -	\$ -
12						
13	FUND BALANCE					
14	FUND BALANCE - BEGINNING	-	27,276	27,276	55,712	28,436
15	NET CHANGE IN FUND BALANCE	27,276	28,436	-	-	-
16	FUND BALANCE - ENDING	\$ 27,276	\$ 55,712	\$ 27,276	\$ 55,712	\$ 28,436



THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

	SERIES 2018	SERIES 2019	SERIES 2021	FY 2026 TOTAL
REVENUES				
SPECIAL ASSESSMENTS	263,313	356,800	434,100	1,054,213
TOTAL REVENUES	263,313	356,800	434,100	1,054,213
EXPENDITURES				
5/1/2027 DEBT SERVICE				
INTEREST	90,200	106,725	128,138	325,063
PRINCIPAL	-	-	180,000	180,000
11/1/2027 DEBT SERVICE				
INTEREST	90,200	106,725	125,438	322,363
PRINCIPAL	80,000	140,000	-	220,000
TOTAL EXPENDITURES	260,400	353,450	433,575	1,047,425
EXCESS OF REVENUES OVER EXPENDITURES	\$ 2,913	\$ 3,350	\$ 525	\$ 6,788

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

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

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

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

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

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

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

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

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

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

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

TOTAL O&M AND CRF BUDGET	\$1,361,355.00
COLLECTION COSTS	\$28,965.00
EARLY PAYMENT DISCOUNT	\$57,930.00
TOTAL O&M ASSESSMENT	\$1,448,250.00

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

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

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

VARIANCE IN O&M AND CRF BUDGET

FY 2025-2026	\$1,224,620.05
FY 2026-2027	\$1,361,355.00
VARIANCE	\$136,734.95

UNIT SIZE & PHASE	FY 2025 PER LOT	FY 2026 PER LOT	VARIANCE PER YEAR	VARIANCE PER MONTH	PERCENT VARIANCE
PHASE 1					
TOWNHOME	\$1,387.88	\$1,459.77	\$71.89	\$5.99	5.18%
SINGLE FAMILY 40'	\$2,191.15	\$2,334.92	\$143.77	\$11.98	6.56%
SINGLE FAMILY 50'	\$2,619.35	\$2,799.07	\$179.72	\$14.98	6.86%
SINGLE FAMILY 60'	\$2,941.27	\$3,156.93	\$215.66	\$17.97	7.33%
PHASE 2 & 3					
TOWNHOME	\$1,487.83	\$1,559.72	\$71.89	\$5.99	4.83%
SINGLE FAMILY 40'	\$2,290.66	\$2,434.43	\$143.77	\$11.98	6.28%
SINGLE FAMILY 50'	\$2,719.57	\$2,899.29	\$179.72	\$14.98	6.61%
PHASE 4 & 5					
SINGLE FAMILY 40'	\$2,538.32	\$2,682.10	\$143.77	\$11.98	5.66%
SINGLE FAMILY 50'	\$3,172.90	\$3,352.62	\$179.72	\$14.98	5.66%

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

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

EXHIBIT 7



RESOLUTION 2026-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of The Preserve at South Branch Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for The Preserve at South Branch Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$2,437,693.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,132,765.00
RESERVE FUND	\$250,715.00
DEBT SERVICE FUND – SERIES 2018	\$263,313.00
DEBT SERVICE FUND – SERIES 2019	\$356,800.00
DEBT SERVICE FUND – SERIES 2021	\$434,100.00
TOTAL ALL FUNDS	\$2,437,693.00

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

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

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027



EXHIBIT 8



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

TOTAL O&M AND CRF BUDGET	\$1,361,355.00
COLLECTION COSTS	\$28,965.00
EARLY PAYMENT DISCOUNT	\$57,930.00
TOTAL O&M ASSESSMENT	\$1,448,250.00

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

EXHIBIT 9



RESOLUTION 2026 -09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Preserve at South Branch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – *e.g.*, on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 6th day of August 2026.

ATTEST:

**PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll for Fiscal Year 2027

EXHIBIT 10



**MINUTES OF MEETING
PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of The Preserve at South Branch Community Development District was held on July 2, 2026 at 4:00 p.m. at Springhill Suites Tampa Suncoast Parkway at 16615 Crosspointe Run, Land O'Lakes, FL 34638. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Lindsay Moczynski	District Counsel, Kilinski Van Wyk PLLC
Jerry Whited	District Engineer, BDI (Virtually)
Chuck Burnite	Aquatics Account Manager, GHS Environmental
Rob Ferrante	Branch Manager, Cepra
Eddie Navarro	Cepra
Jacob Zucker	Cepra
Kyle Roehm	Fountain Kings

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

**LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES**

A. Consideration of Landscape and Irrigation Maintenance Vendor

1. Presentation of Proposals

a. ASI Landscapes

b. Cepra Landscape

Mr. Ferrante introduced Mr. Zucker who is training as an account manager.

c. Russell Landscape

d. United Land Services

e. Yellowstone Landscape

Vendor representatives were given the opportunity to introduce their company and respond to Supervisor questions.

2. EXHIBIT 1: Evaluation and Ranking of Proposals

Staff responded to Supervisor questions on the evaluation criteria and RFP addendum.

Discussion moved to IV. Operations & Maintenance items A-C, and E, before proceeding with the ranking of the proposals.

The Board discussed the proposals and submitted an evaluation sheet with their scores for each proposal.

The meeting was paused at 5:59 p.m. and resumed at 6:11 p.m.

a. Ms. Moczynski calculated the mean average of the five scoresheets submitted by the Supervisors. The proposals were ranked as follows: Cepra Landscape – 1, ASI Landscapes – 2, United Land Services – 3, Russell Landscape – 4, and Yellowstone Landscape – 5.

B. Authorization of Staff to Issue Notice of Intent to Award and Enter Negotiations with Number One Ranked Firm

On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the Board authorized staff to issue a Notice of Intent to Award and enter negotiations with Cepra as the number one-ranked firm, for The Preserve at South Branch Community Development District.

~~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~~

Discussion moved to IV.D. Landscape.

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

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

Mr. Whited advised that the TouchPointe crosswalk repairs were completed and he will keep provide an updated on the progress of Pasco County's inspection and conveyance of the right-of-way. He also noted the Wetland 11 boundary topographic survey and staking should be completed within 20 days, and anticipated a second mobilization would be necessary in order to remove vegetation to complete the project. An access path has been outlined which would negate the need for residents to remove their fences. Mr. Whited requested comments from the adjoining residents on the impact of the grading to include in the SWFWMD application.

B. EXHIBIT 2: Review of Field Services Requests/Responses (5/29 – 6/23)

C. Aquatic – *Chuck Burnite, GHS Environmental*

Mr. Burnite advised that the Brazilian pepper treatment at the townhomes was completed and annual stormwater structure clearing is the next focus.

D. EXHIBIT 3: Landscape – *Rob Ferrante, Cepra*

This item was presented after III. LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES was concluded.

Mr. Ferrante reported that the annuals were installed, some of the plants suffered when the water was turned off for the roundabout fountain repair, they are on the watchlist for replacement if they don't bounce back; the palm trees will be trimmed later in the month. The impact of inconsistent irrigation on the landscape, due to Pasco County water restrictions, was discussed. The replaced sod at the dog park is being monitored, the anticipated date for reopening the dog park is posted on the gate, and that may be adjusted if water restrictions have impacted the sod establishment.

1. Consideration of Cepra Proposals

E. Fountains – *Kyle Roehm, Fountain Kings*

This item was presented after III.C Aquatic.

Mr. Roehm advised of fountain repairs and noted as of Tuesday all fountains, except in pond 4, were running.

1. Consideration of Fountain Kings Proposals

Mr. Roehm discussed the auto-chlorinator, and a repair for the roundabout filtration system.

On a MOTION by Supervisor Silverstein, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the Board approved a repair to the roundabout filtration in the amount of \$5,928.00, for The Preserve at South Branch Community Development District.

It was noted that pond 4 fountain repair was on hold until the new fiscal year, and a plan is being drafted for future repairs.

Discussion returned to III.2. Evaluation and Ranking of Proposals, then moved to III.D. Landscape before proceeding to the next item.

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

Mr. Bush reviewed items on the Field Services report and received direction on repainting the fountain curbs.

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

Ms. Moczynski reminded Supervisors to file Form 1. She will prepare a resolution declaring the seats vacant for the next meeting, and the Board will be able to appoint Supervisors to the vacant seats after November 17, 2026.

Ms. Moczynski provided an update on the bills waiting for the governor to sign: the governor vetoed the sovereign immunity increase, the e-bike legislation was not signed, and the officer recall bill was passed and signed. She also advised that the local Walmart construction is under review by Pasco County planning department, but a date for its approval has not yet been noticed. Regarding the Rangeland route study, Ms. Moczynski is drafting a letter and will obtain a copy of the resident's petition from the HOA.

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. EXHIBIT 4: Adoption of **Resolution 2026-05, Designating Officers** (Updating Treasurer)

Mr. Beckett explained the Resolution updated the Treasurer to reflect a change in Vesta staff.

On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-05, Designating Officers**, for The Preserve at South Branch Community Development District.

3. EXHIBIT 5: Adoption of **Resolution 2026-06, Designating Signatories**

On a MOTION by Supervisor Snyder, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-06, Designating Signatories**, for The Preserve at South Branch Community Development District.

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

A. **EXHIBIT 6:** Approval of the Minutes of the Regular Meeting Held June 4, 2026

A review of lines 40-43 where two different topics were referenced and line 61 which may need to be changed to fountain timers requested.

B. EXHIBIT 7: Acceptance of the May 2026 Unaudited Financial Report

C. Ratification of Cepra Proposal Approvals

1. EXHIBIT 8: #55284 – Replacement of 8000 s.f. Bahia in Dog Park - \$8,720.82 (NTE \$11,590.00 Approved 4/8/2026)
2. EXHIBIT 9: #57585 – Broken Irrigation Heads on North Side of South Branch Blvd - \$325.00

D. EXHIBIT 10: Acceptance of the Audited FY 2025 Financial Statements

On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Abercrombie, WITH ALL IN FAVOR, the Board approved Consent Agenda – item A, pending review of lines 40-43 and

line 61, and items B-D as presented, for The Preserve at South Branch Community Development District.

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

Supervisor Howard commented on the trailhead now being closed due to construction, which may lead to unauthorized parking, and that the college parking lot is being made available for weekend parking.

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The Preserve at South Branch Community Development District's next meeting is scheduled for 4:00 p.m. on August 6, 2026 at Springhill Suites Tampa Suncoast Parkway at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

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

Ms. Moczynski announced a correction to the total score assigned to the bid from Russel Landscape. The correction did not impact the previously approved rankings.

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

District Manager

- Connect with Willowcreek Fire Co regarding presentation of Fire Management Plan

TENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR, the Board adjourned the meeting at 6:39 p.m., for The Preserve at South Branch Community Development District.

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

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on August 6, 2026.

□ Heath Beckett, Secretary

□ Anthony Snyder, Chair

EXHIBIT 11



The Preserve at South Branch Community Development District

Financial Statements (Unaudited)

June 30, 2026



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

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 1,125,908	\$ -	\$ -	\$ -	\$ -	\$ 1,125,908
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	237,412	324,330	161,966	723,708
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	35,312	35,312
11 ACCOUNTS RECEIVABLE	1,280	-	-	-	-	1,280
12 ON ROLL ASSESSMENTS RECEIVABLE	-	-	-	-	-	-
13 DUE FROM OTHER FUNDS	-	307,239	5,712	7,740	9,417	330,107
14 PREPAID EXPENSES	1,764	-	-	-	-	1,764
15 DEPOSITS	4,995	-	-	-	-	4,995
16 TOTAL ASSETS	\$ 1,133,947	\$ 307,239	\$ 374,780	\$ 509,942	\$ 423,744	\$ 2,749,652
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 28,807	\$ -	\$ -	\$ -	\$ -	\$ 28,807
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	-	-	-	-	-	-
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER FUNDS	330,107	-	-	-	-	330,107
24 TOTAL LIABILITIES	358,914	-	-	-	-	358,914
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,760	-	-	-	-	6,760
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	768,273	307,239	374,780	509,942	423,744	2,383,978
31 TOTAL FUND BALANCE	775,033	307,239	374,780	509,942	423,744	2,390,738
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,133,947	\$ 307,239	\$ 374,780	\$ 509,942	\$ 423,744	\$ 2,749,652

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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 5,847	\$ 977,059	\$ 3,154	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	\$ 5,847	\$ 1,001,690	\$ 5,660	101%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 800	\$ 6,200	\$ (8,800)	41%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	11,588	(3,863)	75%
11 ADMINISTRATIVE SERVICES	11,330	944	8,498	(2,832)	75%
12 ACCOUNTING SERVICES	11,330	944	8,497	(2,833)	75%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	4,125	(1,375)	75%
15 MASS MAILING	1,800	-	18	(1,782)	1%
16 MEETING ROOM RENTAL	3,000	366	1,294	(1,706)	43%
17 BANKING FEES	375	-	-	(375)	0%
18 AUDITING	3,900	3,700	3,700	(200)	95%
19 REGULATORY AND PERMIT FEES	175	-	199	24	114%
20 TAX COLLECTOR/PROPERTY APPRAISER FEES	600	-	688	88	115%
21 LEGAL ADVERTISEMENTS	1,500	61	943	(557)	63%
22 ENGINEERING SERVICES	30,000	2,620	21,525	(8,475)	72%
23 LEGAL SERVICES	20,000	3,793	16,067	(3,933)	80%
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	273	1,848	1,348	370%
28 TOTAL ADMINISTRATIVE	139,010	15,247	101,291	(37,719)	73%
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	2,990	41,275	(42,725)	49%
34 STREETLIGHTS	193,790	12,877	117,190	(76,600)	60%
35 RECLAIMED WATER	7,500	1,094	9,070	1,570	121%
36 TOTAL UTILITIES	285,290	16,960	167,535	(117,755)	59%

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 June 30, 2026

37 FIELD OPERATIONS					
38	FIELD OPERATIONS	3,890	275	2,474	(1,416) 64%
39	AQUATIC MAINTENANCE	22,500	1,875	17,862	(4,638) 79%
40	WETLAND MONITORING CONTRACTED	9,500	-	-	(9,500) 0%
41	WETLAND MAINTENANCE CONTRACTED	51,840	-	-	(51,840) 0%
42	FOUNTAIN MAINTENANCE CONTRACTED	20,200	-	11,760	(8,440) 58%
43	FOUNTAIN REPAIRS	14,000	-	10,152	(3,848) 73%
44	PORTER SERVICES CONTRACTED	11,000	1,041	8,188	(2,812) 74%
45	ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	207	(6,793) 3%
46	LANDSCAPE MAINTENANCE	310,000	24,695	204,540	(105,460) 66%
47	LANDSCAPE REPLACEMENT/REPAIRS	22,500	8,000	10,125	(12,375) 45%
48	IRRIGATION REPAIRS	4,000	-	4,870	870 122%
49	MULCH	20,000	-	18,942	(1,058) 95%
50	ANNUAL FLOWER ROTATION	9,000	2,159	8,721	(279) 97%
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	29,024	11,524 166%
59	TOTAL FIELD OPERATIONS	551,730	44,575	327,277	(224,453) 59%
60	TOTAL EXPENDITURES	\$ 996,030	\$ 76,782	\$ 611,860	\$ (384,170) 61%
61	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	(70,935)	389,830	389,830
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)	(70,935)	389,830	389,830
68	FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 775,033	\$ 432,422
69 ANALYSIS OF FUND BALANCE					
70	NONSPENDABLE				
71	PREPAID & DEPOSITS	6,760		6,760	
72	CAPITAL RESERVES				
73	OPERATING CAPITAL	-		-	
74	UNASSIGNED	335,851		768,273	
75	TOTAL FUND BALANCE	\$ 342,611		\$ 775,033	

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 June 30, 2026

	FY 2026 Amended Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,715	\$ 251,527	\$ 812
3 INTEREST & MISCELLANEOUS	-	-	-
4 TOTAL REVENUE	250,715	251,527	812
5 EXPENDITURES			
6 FUND BALANCE CONTRIBUTION	250,715	-	-
7 CONTINGENCY	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	250,715	251,527	812
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	251,527	812
16 FUND BALANCE - ENDING	\$ 277,991	\$ 307,239	\$ 29,248
17 ANALYSIS OF FUND BALANCE			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	-
20 WORKING CAPITAL	-	-	-
21 UNASSIGNED	277,991	307,239	
22 FUND BALANCE - ENDING	\$ 277,991	\$ 307,239	



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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,313	\$ 264,166	\$ 853
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	7,442	7,442
5 TOTAL REVENUE	263,313	271,608	8,295
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	10,864	6,513
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	10,864	6,513
21 FUND BALANCE - ENDING	\$ 326,046	\$ 374,780	\$ 48,734

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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUE</u>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 356,800	\$ 357,955	\$ 1,155
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	9,268	9,268
5 <u>TOTAL REVENUE</u>	356,800	367,223	10,423
6 <u>EXPENDITURES</u>			
7 INTEREST EXPENSE			
8 May 1, 2026	109,088	109,088	-
9 November 1, 2026	109,088	111,363	(2,275)
10 PRINCIPAL RETIREMENT			
11 November 1, 2025	135,000	130,000	5,000
12 <u>TOTAL EXPENDITURES</u>	353,176	350,450	(2,726)
13 <u>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</u>	3,625	16,773	13,148
14 <u>OTHER FINANCING SOURCES (USES)</u>			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 <u>TOTAL OTHER FINANCING SOURCES (USES)</u>	-	-	-
18 FUND BALANCE - BEGINNING	444,525	493,169	48,644
19 NET CHANGE IN FUND BALANCE	3,625	16,773	13,148
20 <u>FUND BALANCE - ENDING</u>	\$ 448,149	\$ 509,942	\$ 61,792



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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	435,506	\$ 1,406
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	8,851	8,851
5 TOTAL REVENUE	434,100	444,357	10,257
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)	8,707	10,257
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(5,934)	(5,934)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(5,934)	(5,934)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	2,773	4,323
21 FUND BALANCE - ENDING	\$ 364,850	388,432	\$ 23,582

The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2025		EOY Balance				\$ 489,837.98
10/01/2025	01ACH100125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 08.06.25-09.04.25		7,056.77	482,781.21
10/01/2025	100505	GHS Environmental	Invoice: 2025-615 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	480,906.21
10/01/2025	100506	Cepra Landscape	Invoice: TPA5984 (Reference: Landscape maintenance Sep.)		24,695.00	456,211.21
10/02/2025	100507	Blue Water Aquatics, Inc.	Invoice: 34264 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 34263 (Reference: fou...		2,334.59	453,876.62
10/02/2025	100508	Pasco Sheriff's Office	Invoice: I-20259-12118 (Reference: Security.)		2,552.00	451,324.62
10/02/2025	100509	Blue Water Aquatics, Inc.	Invoice: 34310 (Reference: fountain troubleshooting services.)		756.00	450,568.62
10/02/2025	100510	Office Pride Commercial Cleaning Services	Invoice: Inv-285147 (Reference: Day Porter Services 3x per week.)		875.00	449,693.62
10/03/2025	01ACH100325	Duke Energy	000 State Road 54 LITE S Branch RDWY 08.07.25- 09.05.25		3,790.61	445,903.01
10/07/2025	100511	Office Pride Commercial Cleaning Services	Invoice: Inv-285380 (Reference: CC Fees- Avid Pay.)		17.50	445,885.51
10/07/2025	100512	Vesta District Services	Invoice: 426941 (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		4,900.00	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 Prsrw 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	Briefic Dvorak, Inc.	Invoice: 2139 (Reference: Engineering service.)		2,775.00	410,579.22
10/14/2025	100515	Vesta District Services	Invoice: 428984 (Reference: FY2026 Dismination Agent Fee.) Invoice: 429039 (Reference: Bill...		4,890.23	405,688.99
10/14/2025	100516	Kilinski Van Wyk PLLC	Invoice: 13345 (Reference: Legal services.)		1,567.58	404,121.41
10/22/2025	01ACH102225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.18.25- 09.17.25		49.48	404,071.93
10/22/2025	02ACH102225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.18.25- 09.17.25		204.93	403,867.00
10/22/2025	03ACH102225	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.18.25- 09.17.25		10.60	403,856.40
10/22/2025	04ACH102225	Pasco County - Utilities Services	15953 SR 54South Branch RCL 08.18.25- 09.17.25		339.39	403,517.01
10/27/2025	01ACH102725	Duke Energy	2069 S Branch Blvd- Entrance 09.03.25- 10.01.25		40.85	403,476.16
10/27/2025	02ACH102725	Duke Energy	16159 SOFT FERN TRCE 09.03.25- 10.01.25 (Fountain)		175.15	403,301.01
10/27/2025	03ACH102725	Duke Energy	3234 LIVING CORAL DR 09.03.25- 10.01.25 (Fountain)		30.80	403,270.21
10/27/2025	04ACH102725	Duke Energy	16236 Weathered Windmill TE- Irrigation 09.03.25- 10.01.25		30.80	403,239.41
10/27/2025	05ACH102725	Duke Energy	3003 S Branch Blvd Access and B&Ball Ct 09.03.25- 10.01.25		30.80	403,208.61
10/27/2025	06ACH102725	Duke Energy	2574 Stonybrook Preserve Dr- Fountain 09.03.25- 10.01.25		30.80	403,177.81
10/27/2025	07ACH102725	Duke Energy	3000 Living Coral Dr - Irrigation 09.03.25- 10.01.25		30.80	403,147.01
10/27/2025	08ACH102725	Duke Energy	3246 Living Coral Dr - Irrigation 09.03.25- 10.01.25		30.80	403,116.21
10/27/2025	09ACH102725	Duke Energy	16080 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		30.80	403,085.41
10/27/2025	10ACH102725	Duke Energy	16108 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		218.32	402,867.09
10/27/2025	11ACH102725	Duke Energy	2887 Living Coral Dr - Fountain 09.03.25- 10.01.25		398.44	402,468.65
10/27/2025	12ACH102725	Duke Energy	2853 Suncoast Blend Dr- Fountain 09.03.25- 10.01.25		385.38	402,083.27
10/27/2025	13ACH102725	Duke Energy	2539 S Branch Blvd- Fountain 09.03.25- 10.01.25		2,277.56	399,805.71
10/27/2025	14ACH102725	Duke Energy	15935 Deep Ravine Ln - Fountain 09.03.25- 10.01.25		295.41	399,510.30
10/27/2025	15ACH102725	Duke Energy	16090 Secret Meadow Dr- Fountain 09.03.25- 10.01.25		197.24	399,313.06
10/27/2025	16ACH102725	Duke Energy	3410 S BRANCH BLVD 09.03.25- 10.01.25 (Fountain)		259.78	399,053.28
10/27/2025	17ACH102725	Duke Energy	15883 Deep Ravine Ln- Fountain 09.03.25- 10.01.25		209.94	398,843.34
10/27/2025	18ACH102725	Duke Energy	3194 TUSCON WIND PL 09.03.25- 10.01.25 (Fountain)		229.51	398,613.83
10/29/2025	01ACH102925	Duke Energy	15501 SWEET SPRINGS BN 09.03.25- 10.01.25 (Fountain)		153.93	398,459.90
10/30/2025	100517	Business Observer	Invoice: 25-02285P (Reference: Public board meeting- legal Advertisement.)		70.00	398,389.90
10/30/2025	100518	Cepra Landscape	Invoice: TPA6217 (Reference: Work Order: 51483 Natural Area Pruning.)		10,218.60	388,171.30
10/30/2025	100519	SchoolNow	Invoice: INV-SN-1096 (Reference: Website Hosting.)		1,515.00	386,656.30
10/30/2025	100520	GHS Environmental	Invoice: 2025-669 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	384,781.30
10/31/2025	01ACH103125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 09.05.25- 10.03.25		7,056.77	377,724.53
10/31/2025		End of Month		\$ -	\$ 112,113.45	\$ 377,724.53
11/03/2025			Deposit	9,598.00		387,322.53
11/03/2025	100521	Cepra Landscape	Invoice: TPA6128 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Refere...		26,795.00	360,527.53
11/03/2025	01ACH110325	Duke Energy	000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25		3,790.61	356,736.92
11/06/2025	100522	Cepra Landscape	Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half...		3,515.00	353,221.92
11/06/2025	100523	Office Pride Commercial Cleaning Services	Invoice: Inv-269775 (Reference: Day Porter Services 3x per week.)		875.00	352,346.92
11/06/2025			Deposit	76.48		352,423.40
11/06/2025			Deposit	21,584.96		374,008.36
11/10/2025	1514	Anthony Snyder	BOS Meeting 11/6/25		200.00	373,808.36
11/10/2025	1515	David H. Silverstein	BOS Meeting 11/6/25		200.00	373,608.36
11/10/2025	1516	Robert Howard	BOS Meeting 11/6/25		200.00	373,408.36
11/10/2025	1517	Thomas Handrick, Jr.	BOS Meeting 11/6/25		200.00	373,208.36
11/10/2025	100524	Briefic Dvorak, Inc.	Invoice: 2175 (Reference: Engineering service.)		2,175.00	371,033.36
11/10/2025	100525	Vesta District Services	Invoice: 429509 (Reference: Monthly Management fees.)		3,909.00	367,124.36
11/10/2025	100526	Blue Water Aquatics, Inc.	Invoice: 34436 (Reference: Fountain inspection and cleaning.)		1,000.00	366,124.36
11/10/2025	01ACH111025	Duke Energy	00 South Branch Blvd. LITE 9.16.25- 10.15.25		806.64	365,317.72
11/10/2025	02ACH111025	Duke Energy	0000 S Branch Blvd Lite Prsrw 5B- 09.16.25- 10.15.25		840.16	364,477.56
11/10/2025	03ACH111025	Duke Energy	00000 S Branch Blvd 4B 09.16.25- 10.15.25		638.99	363,838.57
11/10/2025			Deposit	0.03		363,838.60

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/12/2025	100527	GHS Environmental	Invoice: 2025-700 (Reference: Control Structure Maintenance.)		2,000.00	361,838.60
11/14/2025			Deposit	62,130.74		423,969.34
11/14/2025			Deposit	17.50		423,986.84
11/17/2025	100528	Business Observer	Invoice: 25-02438P (Reference: Legal Advertising - Board Meeting.)		61.25	423,925.59
11/20/2025			Deposit	76,783.70		500,709.29
11/21/2025	1518	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District State Fee		175.00	500,534.29
11/21/2025	1519	Mike Fasano, Pasco County Tax Collector			538.08	499,996.21
11/24/2025	01ACH112425	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 09.17.25- 10.16.25		86.75	499,909.46
11/24/2025	02ACH112425	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.25- 10.16.25		200.99	499,708.47
11/24/2025	03ACH112425	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 09.17.25- 10.16.25		367.64	499,340.83
11/24/2025	05ACH112425	Pasco County - Utilities Services	16546 Secret Meadow Dr 09.17.25- 10.16.25		11.00	499,329.83
11/25/2025	100529	Vesta District Services	Invoice: 429444 (Reference: billable Expenses Oct25- meeting room.)		195.81	499,134.02
11/25/2025	100530	Kilinski Van Wyk PLLC	Invoice: 13553 (Reference: legal services.)		2,526.16	496,607.86
11/25/2025	100531	GHS Environmental	Invoice: 2025-705 (Reference: Aquatic Maintenance.) Invoice: 2025-702 (Reference: Control Str...		2,000.00	494,607.86
11/25/2025	100532	GHS Environmental	Invoice: 2025-737 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	492,732.86
11/26/2025			Deposit	24,902.76		517,635.62
11/28/2025	01ACH112825	Duke Energy	2069 S Branch Blvd- Entrance 10.02.25- 11.03.25		66.44	517,569.18
11/28/2025	02ACH112825	Duke Energy	16159 SOFT FERN TRCE10.02.25- 11.03.25 (Fountain)		195.91	517,373.27
11/28/2025	03ACH112825	Duke Energy	16236 Weathered Windmill TE- Irrigation 10.02.25- 11.03.25		30.80	517,342.47
11/28/2025	04ACH112825	Duke Energy	3003 S Branch Blvd Access and B&B Cr 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 A&B SL 10.04.25- 11.05.25		7,056.77	474,889.72
12/05/2025			Deposit	1,835,236.71		2,310,126.43
12/08/2025	01ACG120825	Duke Energy	0000 S Branch Blvd Lite Pravr 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
12/22/2025	02ACH122225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 10.16.25- 11.14.25		63.52	2,435,161.86
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



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 B&B Ct 11.03.25 - 12.1.25		30.80	2,434,047.81
12/29/2025	09ACH122925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 11.03.25 - 12.1.25		212.95	2,433,834.86
12/29/2025	10ACH122925	Duke Energy	2887 Living Coral Dr- Fountain 11.03.25 - 12.1.25		388.23	2,433,446.63
12/29/2025	11ACH122925	Duke Energy	2853 Suncoast Blend Dr- Fountain 11.03.25 - 12.1.25		397.11	2,433,049.52
12/29/2025	12ACH122925	Duke Energy	2539 S Branch Blvd- Fountain 11.03.25 - 12.1.25	1,959.29		2,431,090.23
12/29/2025	13ACH122925	Duke Energy	15935 Deep Ravine Ln - Fountain 11.03.25 - 12.1.25		285.86	2,430,804.37
12/29/2025	15ACH122925	Duke Energy	16090 Secret Meadow Dr- Fountain 11.03.25 - 12.1.25		192.04	2,430,612.33
12/29/2025	16ACH122925	Duke Energy	3234 LIVING CORAL DR 11.03.25 - 12.1.25 (Fountain)		446.27	2,430,166.06
12/29/2025	17ACH122925	Duke Energy	3410 S BRANCH BLVD 11.03.25 - 12.1.25 (Fountain)		256.59	2,429,909.47
12/29/2025	18ACH122925	Duke Energy	15883 Deep Ravine Ln- Fountain 11.03.25 - 12.1.25		204.76	2,429,704.71
12/29/2025	19ACH122925	Duke Energy	3194 TUSCON WIND PL 11.03.25 - 12.1.25(Fountain)		226.84	2,429,477.87
12/29/2025	20ACH122925	Duke Energy	15501 SWEET SPRINGS BN 11.03.25 - 12.1.25 (Fountain)		213.28	2,429,264.59
12/30/2025	100545	Cepra Landscape	Invoice: TPA6395 (Reference: Landscape Maintenance Dec 25.)		24,695.00	2,404,569.59
12/31/2025	01ACH123125	Duke Energy	000 State Road 54 LITE S Branch RDWY 11.07.25- 12.04.25		3,790.61	2,400,778.98
12/31/2025	02ACH123125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 11.06.25- 12.03.25		7,056.77	2,393,722.21
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 Prsrv 5B- 11.14.25- 12.12.25		840.16	2,386,819.48
01/07/2026	03ACH010726	Duke Energy	00000 S Branch Blvd 4B 11.14.25- 12.12.25		638.99	2,386,180.49
01/07/2026	1524	US Bank	Series 2018 11/01/25-10/31/2026		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: 26-00065P (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 B&B Ct 12.02.25- 01.02.26		30.80	2,395,008.37
01/29/2026	05ACH012926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 12.02.25- 01.02.26		30.80	2,394,977.57
01/29/2026	06ACH012926	Duke Energy	3000 Living Coral Dr - Irrigation 12.02.25- 01.02.26		30.80	2,394,946.77
01/29/2026	07ACH012926	Duke Energy	3246 Living Coral Dr- Irrigation 12.02.25- 01.02.26		30.80	2,394,915.97
01/29/2026	08ACH012926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 12.02.25- 01.02.26		30.80	2,394,885.17
01/29/2026	09ACH012926	Duke Energy	16108 Tuscany Hillside Rd- Fountain 12.02.25- 01.02.26		250.98	2,394,634.19
01/29/2026	10ACH012926	Duke Energy	2887 Living Coral Dr- Fountain 12.02.25- 01.02.26		445.85	2,394,188.34
01/29/2026	11ACH012926	Duke Energy	2853 Suncoast Blend Dr- Fountain 12.02.25- 01.02.26		394.69	2,393,793.65
01/29/2026	12ACH012926	Duke Energy	2539 S Branch Blvd- Fountain 12.02.25- 01.02.26		2,336.21	2,391,457.44
01/29/2026	13ACH012926	Duke Energy	15935 Deep Ravine Ln - Fountain 12.02.25- 01.02.26		221.83	2,391,235.61
01/29/2026	14ACH012926	Duke Energy	16090 Secret Meadow Dr- Fountain 12.02.25- 01.02.26		224.62	2,391,010.99
01/29/2026	15ACH012926	Duke Energy	3234 LIVING CORAL DR 12.02.25- 01.02.26 (Fountain)		530.37	2,390,480.62
01/29/2026	16ACH012926	Duke Energy	3410 S BRANCH BLVD 12.02.25- 01.02.26 (Fountain)		300.92	2,390,179.70
01/29/2026	17ACH012926	Duke Energy	3194 TUSCON WIND PL 12.02.25- 01.02.26 (Fountain)		267.21	2,389,912.49
01/29/2026	19ACH012926	Duke Energy	15501 SWEET SPRINGS BN 12.02.25- 01.02.26 (Fountain)		251.17	2,389,661.32
01/29/2026	100557	GHS Environmental	Invoice: 2026-159 (Reference: JAN26 Aquatic Maintenance Program 2025- 2026.)		1,875.00	2,387,786.32
01/30/2026	01ACH013026	Duke Energy	15883 Deep Ravine Ln- Fountain 12.02.25- 01.02.26		240.33	2,387,545.99
01/30/2026	100558	Cepra Landscape	Invoice: TPA6521 (Reference: JAN26 Landscape Maintenance.)		24,695.00	2,362,850.99
01/31/2026		End of Month		\$ 37,403.90	\$ 68,275.12	\$ 2,362,850.99
02/02/2026	01ACH020226	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 12.04.25- 01.06.26		7,093.38	2,355,757.61
02/04/2026	01ACH020426	Duke Energy	000 State Road 54 LITE S Branch RDWY 12.05.25- 01.07.26		3,812.42	2,351,945.19
02/04/2026	100559	Office Pride Commercial Cleaning Services	Invoice: Inv-303325 (Reference: Day Porter Services 3x per week.)		875.00	2,351,070.19
02/04/2026	100560	Vesta District Services	Invoice: 430660 (Reference: FEB26 District Management services.)		3,909.00	2,347,161.19

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/04/2026	100561	Blue Water Aquatics, Inc.	Invoice: 34931 (Reference: Fountain Inspection & Preventative Maintenance Cleaning Services ROU...		1,091.60	2,346,069.59
02/09/2026	01ACH020926	Duke Energy	00 South Branch Blvd. LITE 12.13.25- 01.15.26		809.56	2,345,260.03
02/09/2026	02ACH020926	Duke Energy	00000 S Branch Blvd 4B 12.13.25- 01.15.26		641.30	2,344,618.73
02/09/2026	03ACH020926	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 12.13.25- 01.15.26		843.20	2,343,775.53
02/09/2026	100562	Romazer 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	Brietic 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: 142777 (Reference: legal services.)		307.50	2,354,778.60
02/26/2026	100566	Ceyra Landscape	Invoice: TP46554 (Reference: FEBRUARY BILLING Landscape Maintenance.)		24,695.00	2,330,083.60
02/27/2026	01ACH022726	Duke Energy	2069 S Branch Blvd- Entrance 01.03.26- 02.02.26		67.45	2,330,016.15
02/27/2026	02ACH022726	Duke Energy	16159 SOFT FERN TRCE 01.03.26- 02.02.26 (Fountain)		163.85	2,329,852.30
02/27/2026	03ACH022726	Duke Energy	16236 Weathered Windmill TE- Irrigation 01.03.26- 02.02.26		30.80	2,329,821.50
02/27/2026	04ACH022726	Duke Energy	3003 S Branch Blvd Access and B&B Ct 01.03.26- 02.02.26		30.80	2,329,790.70
02/27/2026	05ACH022726	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.26- 02.02.26		30.80	2,329,759.90
02/27/2026	06ACH022726	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,729.10
02/27/2026	07ACH022726	Duke Energy	3246 Living Coral Dr- Irrigation 01.03.26- 02.02.26		30.80	2,329,698.30
02/27/2026	08ACH022726	Duke Energy	16080 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		30.80	2,329,667.50
02/27/2026	09ACH022726	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		206.91	2,329,460.59
02/27/2026	10ACH022726	Duke Energy	2887 Living Coral Dr.- Fountain 01.03.26- 02.02.26		286.98	2,329,173.61
02/27/2026	11ACH022726	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.26- 02.02.26		396.04	2,328,777.57
02/27/2026	12ACH022726	Duke Energy	2539 S Branch Blvd- Fountain 01.03.26- 02.02.26		1,156.99	2,327,620.58
02/27/2026	13ACH022726	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		224.83	2,327,395.75
02/27/2026	14ACH022726	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.26- 02.02.26		185.68	2,327,210.07
02/27/2026	15ACH022726	Duke Energy	3234 LIVING CORAL DR 1.3.26- 2.02.26 (Fountain)		434.34	2,326,775.73
02/27/2026	16ACH022726	Duke Energy	3410 S BRANCH BLVD 01.03.26- 02.02.26 (Fountain)		246.53	2,326,529.20
02/27/2026	17ACH022726	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.26- 02.02.26		198.92	2,326,330.28
02/27/2026	18ACH022726	Duke Energy	3194 TUSCON WIND PL 01.03.26- 02.02.26 (Fountain)		219.16	2,326,111.12
02/27/2026	19ACH022726	Duke Energy	15501 SWEET SPRINGS BN 01.03.26- 02.02.26 (Fountain)		206.91	2,325,904.21
02/28/2026		End of Month		\$ 16,705.06	\$ 53,661.84	\$ 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	Brietic 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
03/10/2026	1533	Pasco County Property Appraiser	Annual renewal Fee		150.00	2,295,320.96
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.	Deposit	24,630.99		2,341,824.89
03/23/2026	100576	Business Observer	Invoice: 26-00568P (Reference: Public Board Meeting 4/8/26.)		74.38	2,341,750.51
03/23/2026	100577	Kilinski Van Wyk PLLC	Invoice: 14470 (Reference: legal services Feb26.)		2,114.63	2,339,635.88
03/24/2026	01ACH032426	Pasco County - Utilities Services	16546 Secret Meadow Dr 01.14.26- 02.12.26		11.00	2,339,624.88
03/24/2026	02ACH032426	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 01.14.26- 02.12.26		123.22	2,339,501.66
03/24/2026	03ACH032426	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 01.14.26- 02.12.26		57.46	2,339,444.20
03/24/2026	04ACH032426	Pasco County - Utilities Services	3048 Suncoast Blend Dr 01.14.26- 02.12.26		74.74	2,339,369.46
03/24/2026	1534	David H. Silverstein	BOS Meeting 3/05/26		200.00	2,339,169.46
03/24/2026	1535	Thomas Handrick, Jr.	BOS Meeting 3/05/26		200.00	2,338,969.46
03/24/2026	1536	Robert Howard	BOS Meeting 3/05/26		200.00	2,338,769.46
03/26/2026	01ACH032626	Duke Energy	2069 S Branch Blvd- Entrance 02.03.26- 03.02.26		54.50	2,338,714.96
03/26/2026	02ACH032626	Duke Energy	16159 SOFT FERN TRCE 02.03.26- 03.02.26 (Fountain)		150.31	2,338,564.65

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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 B&B Ct 02.03.26- 03.02.26		30.80	2,338,503.05
03/26/2026	06ACH032626	Duke Energy	2574 Storybrook Preserve Dr- Fountain 02.03.26- 03.02.26		30.80	2,338,472.25
03/26/2026	07ACH032626	Duke Energy	3000 Living Coral Dr - Irrigation 02.03.26- 03.02.26		30.80	2,338,441.45
03/26/2026	08ACH032626	Duke Energy	3246 Living Coral Dr- Irrigation 02.03.26- 03.02.26		30.80	2,338,410.65
03/26/2026	09ACH032626	Duke Energy	16080 Tuscany Hillside Rd- Fountain 02.03.26- 03.02.26		30.80	2,338,379.85
03/26/2026	10ACH032626	Duke Energy	16108 Tuscany Hillside Rd- Fountain 02.03.26- 03.02.26		276.52	2,338,103.33
03/26/2026	11ACH032626	Duke Energy	2887 Living Coral Dr.- Fountain 02.03.26- 03.02.26		236.21	2,337,867.12
03/26/2026	12ACH032626	Duke Energy	2853 Suncoast Blend Dr- Fountain 02.03.26- 03.02.26		550.54	2,337,316.58
03/26/2026	13ACH032626	Duke Energy	2539 S Branch Blvd- Fountain 02.03.26- 03.02.26		1,066.08	2,336,250.50
03/26/2026	14ACH032626	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		303.47	2,335,947.03
03/26/2026	15ACH032626	Duke Energy	16090 Secret Meadow Dr- Fountain 02.03.26- 03.02.26		169.36	2,335,777.67
03/26/2026	16ACH032626	Duke Energy	3234 LIVING CORAL DR 02.03.26- 03.02.26 (Fountain)		393.58	2,335,384.09
03/26/2026	18ACH032626	Duke Energy	3410 S BRANCH BLVD 02.03.26- 03.02.26 (Fountain)		216.10	2,335,167.99
03/26/2026	19ACH032626	Duke Energy	15883 Deep Ravine Ln- Fountain 02.03.26- 03.02.26		181.61	2,334,986.38
03/26/2026	20ACH032626	Duke Energy	3194 TUSCON WIND PL 02.03.26- 03.02.26 (Fountain)		198.93	2,334,787.45
03/26/2026	21ACH032626	Duke Energy	15501 SWEET SPRINGS BN 02.03.26- 03.02.26 (Fountain)		188.73	2,334,598.72
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 SB- 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	Bretic 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	3048 Suncoast Blend Dr 02.12.26- 03.16.26		92.92	1,300,832.05
04/22/2026	04ACH042226	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 02.12.26- 03.16.26		639.33	1,300,192.72
04/27/2026	100583	Cepra Landscape	Invoice: TPA6794 (Reference: Mar26 Landscape maintenance.)		24,695.00	1,275,497.72
04/27/2026	100584	Business Observer	Invoice: 26-00897P (Reference: Legal Advertising - Regular Meeting.)		61.25	1,275,436.47
04/29/2026	01ACH042926	Duke Energy	2069 S Branch Blvd- Entrance 03.03.26- 04.01.26		50.14	1,275,386.33
04/29/2026	02ACH042926	Duke Energy	16159 SOFT FERN TRCE 03.03.26- 04.01.26 (Fountain)		158.76	1,275,227.57
04/29/2026	03ACH042926	Duke Energy	16236 Weathered Windmill TE- Irrigation 03.03.26- 04.01.26		30.80	1,275,196.77
04/29/2026	04ACH042926	Duke Energy	3003 S Branch Blvd Access and B&B Ct 03.03.26- 04.01.26		30.80	1,275,165.97
04/29/2026	05ACH042926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.03.26- 04.01.26		30.80	1,275,135.17
04/29/2026	06ACH042926	Duke Energy	3000 Living Coral Dr - Irrigation 03.03.26- 04.01.26		30.80	1,275,104.37
04/29/2026	07ACH042926	Duke Energy	3246 Living Coral Dr- Irrigation 03.03.26- 04.01.26		30.80	1,275,073.57
04/29/2026	08ACH042926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		30.80	1,275,042.77
04/29/2026	09ACH042926	Duke Energy	16108 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		448.03	1,274,594.74
04/29/2026	10ACH042926	Duke Energy	2887 Living Coral Dr.- Fountain 03.03.26- 04.01.26		355.88	1,274,238.86
04/29/2026	11ACH042926	Duke Energy	2853 Suncoast Blend Dr- Fountain 03.03.26- 04.01.26		509.20	1,273,729.66
04/29/2026	12ACH042926	Duke Energy	2539 S Branch Blvd- Fountain 03.03.26- 04.01.26		156.84	1,273,572.82
04/29/2026	13ACH042926	Duke Energy	15935 Deep Ravine Ln - Fountain 03.03.26- 04.01.26		502.06	1,273,070.76
04/29/2026	14ACH042926	Duke Energy	16090 Secret Meadow Dr- Fountain 03.03.26- 04.01.26		179.85	1,272,890.91
04/29/2026	15ACH042926	Duke Energy	3234 LIVING CORAL DR 03.03.26- 04.01.26 (Fountain)		420.69	1,272,470.22
04/29/2026	16ACH042926	Duke Energy	3410 S BRANCH BLVD 03.03.26- 04.01.26 (Fountain)		239.69	1,272,230.53
04/29/2026	17ACH042926	Duke Energy	15883 Deep Ravine Ln- Fountain 03.03.26- 04.01.26		191.51	1,272,039.02
04/29/2026	18ACH042926	Duke Energy	3194 TUSCON WIND PL 03.03.26- 04.01.26 (Fountain)		211.59	1,271,827.43
04/29/2026	19ACH042926	Duke Energy	15501 SWEET SPRINGS BN 03.03.26- 04.01.26 (Fountain)		199.82	1,271,627.61
04/29/2026	100585	GHS Environmental	Invoice: 2026-288 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	1,269,752.61
04/30/2026		End of Month		\$ 30,630.56	\$ 1,095,476.67	\$ 1,269,752.61
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



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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
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	Brietic 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	Kilinski Van Wyk PLLC	Invoice: 14998 (Reference: Legal Services April 26.)		2,048.49	1,234,288.29
05/21/2026	100599	Coyra 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.)		62.50	1,183,226.29
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	1,179,750.38
05/28/2026	052826ACH10	Duke Energy	2887 Living Coral Dr- Fountain 04.02.26- 05.01.26		157.28	1,179,593.10
05/28/2026	052826ACH11	Duke Energy	16236 Weathered Windmill TE- Irrigation 04.02.26- 05.01.26		30.80	1,179,562.30
05/28/2026	052826ACH12	Duke Energy	3003 S Branch Blvd Access and B&B Ct 04.02.26- 05.01.26		30.80	1,179,531.50
05/28/2026	052826ACH13	Duke Energy	16108 Tuscan Hillside Rd- Fountain 04.02.26- 05.01.26		164.72	1,179,366.78
05/28/2026	052826ACH14	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.02.26- 05.01.26		30.80	1,179,335.98
05/28/2026	052826ACH15	Duke Energy	3000 Living Coral Dr - irrigation 04.02.26- 05.01.26		30.80	1,179,305.18
05/28/2026	052826ACH16	Duke Energy	3246 Living Coral Dr- Irrigation 04.02.26- 05.01.26		30.80	1,179,274.38
05/28/2026	052826ACH17	Duke Energy	16080 Tuscan Hillside Rd- Fountain 04.02.26- 05.01.26		30.80	1,179,243.58
05/28/2026	052826ACH18	Duke Energy	16159 SOFT FERN TRCE 04.02.26- 05.01.26 (Fountain)		129.91	1,179,113.67
05/28/2026	052826ACH19	Duke Energy	2069 S Branch Blvd- Entrance 04.02.26- 05.01.26		61.19	1,179,052.48
05/29/2026	100601	Thomas Handrick, Jr.	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,852.48
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
06/01/2026	060126ACH1	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 4/7/26 - 5/5/26		6,843.96	1,171,217.02
06/03/2026	100606	Office Pride Commercial Cleaning Services	Invoice: Inv-321284 (Reference: Porter Services June 26.)		875.00	1,170,342.02
06/03/2026	060326ACH1	Duke Energy	000 State Road 54 LITE S Branch RDWY 04/8/26 - 5/6/26		3,723.46	1,166,518.56
06/05/2026	100607	Brietic Dvorak, Inc	Invoice: 2476 (Reference: Engineering Services May 26.)		2,270.00	1,164,248.56
06/08/2026	060826ACH3	Duke Energy	00 South Branch Blvd. LITE 04/16/26 - 5/14/26		797.89	1,163,450.67
06/08/2026	060826ACH2	Duke Energy	00000 S Branch Blvd 4B 04/16/26 - 5/14/26		632.05	1,162,818.62
06/08/2026	060826ACH1	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 04/16/26 - 5/14/26		831.03	1,161,987.59
06/09/2026	100608	Thomas Handrick, Jr.	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,787.59
06/09/2026	100609	Robert Howard	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,587.59
06/09/2026	100610	Anthony Snyder	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,387.59
06/09/2026	100611	David H. Silverstein	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,187.59
06/09/2026	100612	GHS Environmental	Invoice: 2026-414 (Reference: Aquatic Maintenance May 26.)		1,875.00	1,159,312.59
06/09/2026	100613	Vesta District Services	Invoice: 432696 (Reference: Billable Expenses - May 2026.)		23.62	1,159,288.97
06/11/2026	100614	Business Observer	Invoice: 26-00898P (Reference: Legal Advertising.)		124.69	1,159,164.28
06/11/2026	100615	Vesta District Services	Invoice: 432045 (Reference: Management Fees June 26.)		3,909.00	1,155,255.28
06/12/2026	100616	Business Observer	Invoice: 26-01352P (Reference: Legal Advertising.)		61.25	1,155,194.03
06/15/2026			Deposit	13,681.07		1,168,875.10
06/18/2026	100617	Office Pride Commercial Cleaning Services	Invoice: Inv-321755 (Reference: Porter Service Supplies.)		165.54	1,168,709.56
06/22/2026	100618	Kilinski Van Wyk PLLC	Invoice: 15243 (Reference: Legal Services May 26.)		3,792.85	1,164,916.71
06/22/2026	100619	Parking Lot Services	Invoice: 14661 (Reference: Replace Sidewalk/Apron and restriping.)		6,530.50	1,158,386.21
06/23/2026	062326ACH1	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 04/15/26 - 5/15/26		879.71	1,157,506.50
06/23/2026	062326ACH2	Pasco County - Utilities Services	3048 Suncoast Blend Dr 04/15/26 - 5/15/26		101.00	1,157,405.50
06/23/2026	062326ACH3	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 04/15/26 - 5/15/26		101.90	1,157,303.60
06/23/2026	062326ACH4	Pasco County - Utilities Services	16546 Secret Meadow Dr 04/15/26 - 5/15/26		11.00	1,157,292.60
06/25/2026	062526ACH1	Duke Energy	15501 SWEET SPRINGS BN 5/2/26 - 6/1/26 (Fountain)		198.16	1,157,094.44
06/25/2026	062526ACH2	Duke Energy	3194 TUSCON WIND PL 5/2/26 - 6/1/26 (Fountain)		210.07	1,156,884.37
06/25/2026	062526ACH3	Duke Energy	15883 Deep Ravine Ln- Fountain 5/2/26 - 6/1/26		191.03	1,156,693.34



The Preserve at South Branch CDD
Check Register - FY 2026

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
06/25/2026	062526ACH4	Duke Energy	3410 S BRANCH BLVD 5/2/26 - 6/1/26 (Fountain)		34.05	1,156,659.29
06/25/2026	062526ACH5	Duke Energy	3234 LIVING CORAL DR 5/2/26 - 6/1/26 (Fountain)		412.17	1,156,247.12
06/25/2026	062526ACH6	Duke Energy	16090 Secret Meadow Dr- Fountain 5/2/26 - 6/1/26		179.78	1,156,067.34
06/25/2026	062526ACH7	Duke Energy	3246 Living Coral Dr- Irrigation 5/2/26 - 6/1/26		30.80	1,156,036.54
06/25/2026	062526ACH8	Duke Energy	2539 S Branch Blvd- Fountain 5/2/26 - 6/1/26		459.02	1,155,577.52
06/25/2026	062526ACH9	Duke Energy	2853 Suncoast Blend Dr- Fountain 5/2/26 - 6/1/26		356.78	1,155,220.74
06/25/2026	062526ACH10	Duke Energy	2887 Living Coral Dr.- Fountain 5/2/26 - 6/1/26		356.50	1,154,864.24
06/25/2026	062526ACH11	Duke Energy	16080 Tuscany Hillside Rd- Fountain 5/2/26 - 6/1/26		30.80	1,154,833.44
06/25/2026	062526ACH12	Duke Energy	3000 Living Coral Dr - irrigation 5/2/26 - 6/1/26		30.80	1,154,802.64
06/25/2026	062526ACH	Duke Energy	16108 Tuscany Hillside Rd- Fountain 5/2/26 - 6/1/26		159.59	1,154,643.05
06/25/2026	062526ACH14	Duke Energy	2574 Storybrook Preserve Dr- Fountain 5/2/26 - 6/1/26		30.80	1,154,612.25
06/25/2026	062526ACH15	Duke Energy	3003 S Branch Blvd Access and BBall Ct 5/2/26 - 6/1/26		30.80	1,154,581.45
06/25/2026	062526ACH16	Duke Energy	16236 Weathered Windmill TE- Irrigation 5/2/26 - 6/1/26		30.80	1,154,550.65
06/25/2026	062526ACH17	Duke Energy	15935 Deep Ravine Ln - Fountain 5/2/26 - 6/1/26		30.80	1,154,519.85
06/25/2026	062526ACH18	Duke Energy	16159 SOFT FERN TRCE 5/2/26 - 6/1/26 (Fountain)		157.76	1,154,362.09
06/25/2026	062526ACH19	Duke Energy	2069 S Branch Blvd- Entrance 5/2/26 - 6/1/26		59.58	1,154,302.51
06/26/2026	100620	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119526 (Reference: Audit FYE 09/30/2025.)		3,700.00	1,150,602.51
06/29/2026	100621	Cepra Landscape	Invoice: TPA7264 (Reference: Landscape Maintenance JUN26.)		24,695.00	1,125,907.51
06/30/2026	End of Month			\$ 13,681.07	\$ 65,834.54	\$ 1,125,907.51



The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	060126ACH1	06/01/2026	Duke Energy	1101000 · Cash- Operating Account		-6,943.96
Bill	88574963 - 5.26	05/08/2026		1540010 · Utilities - Streetlights	-6,943.96	6,943.96
TOTAL					-6,943.96	6,943.96
Bill Pmt -Check	060326ACH1	06/03/2026	Duke Energy	1101000 · Cash- Operating Account		-3,723.46
Bill	88593156 - 5.26	05/15/2026		1540010 · Utilities - Streetlights	-3,723.46	3,723.46
TOTAL					-3,723.46	3,723.46
Bill Pmt -Check	060826ACH1	06/08/2026	Duke Energy	1101000 · Cash- Operating Account		-831.03
Bill	88573582 - 5.26	05/15/2026		1540010 · Utilities - Streetlights	-831.03	831.03
TOTAL					-831.03	831.03
Bill Pmt -Check	062326ACH1	06/23/2026	Pasco County - Util...	1101000 · Cash- Operating Account		-879.71
Bill	0999505-24572247	06/02/2026		1540030 · Utilities - Water Reclaimed	-879.71	879.71
TOTAL					-879.71	879.71
Bill Pmt -Check	062526ACH1	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-198.16
Bill	88573342 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-198.16	198.16
TOTAL					-198.16	198.16
Bill Pmt -Check	060826ACH2	06/08/2026	Duke Energy	1101000 · Cash- Operating Account		-632.05
Bill	88574400 - 5.26	05/15/2026		1540010 · Utilities - Streetlights	-632.05	632.05
TOTAL					-632.05	632.05
Bill Pmt -Check	062326ACH2	06/23/2026	Pasco County - Util...	1101000 · Cash- Operating Account		-101.00
Bill	1060520-24573196	06/02/2026		1540020 · Utilities - Water	-101.00	101.00
TOTAL					-101.00	101.00



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The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	062526ACH2	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-210.07
Bill	88573904 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-210.07	210.07
TOTAL					-210.07	210.07
Bill Pmt -Check	060826ACH3	06/08/2026	Duke Energy	1101000 · Cash- Operating Account		-797.89
Bill	88592212 - 5.26	05/15/2026		1540010 · Utilities - Streetlights	-797.89	797.89
TOTAL					-797.89	797.89
Bill Pmt -Check	062326ACH3	06/23/2026	Pasco County - Util...	1101000 · Cash- Operating Account		-101.90
Bill	1144390-24573849	06/02/2026		1540020 · Utilities - Water	-101.90	101.90
TOTAL					-101.90	101.90
Bill Pmt -Check	062526ACH3	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-191.03
Bill	88574137 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-191.03	191.03
TOTAL					-191.03	191.03
Bill Pmt -Check	062326ACH4	06/23/2026	Pasco County - Util...	1101000 · Cash- Operating Account		-11.00
Bill	1030820-24572943	06/02/2026		1540020 · Utilities - Water	-11.00	11.00
TOTAL					-11.00	11.00
Bill Pmt -Check	062526ACH4	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-34.05
Bill	88574731 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-34.05	34.05
TOTAL					-34.05	34.05
Bill Pmt -Check	062526ACH5	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-412.17
Bill	88591344 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-412.17	412.17
TOTAL					-412.17	412.17



The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	062526ACH6	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-179.78
Bill	88591584 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-179.78	179.78
TOTAL					-179.78	179.78
Bill Pmt -Check	062526ACH7	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88594272 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	062526ACH8	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-459.02
Bill	88592022 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-459.02	459.02
TOTAL					-459.02	459.02
Bill Pmt -Check	062526ACH9	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-356.78
Bill	88592402 6.26	06/03/2026		1540000 · Utilities - Electricity	-356.78	356.78
TOTAL					-356.78	356.78
Bill Pmt -Check	062526ACH10	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-356.50
Bill	88592767 6.26	06/03/2026		1540000 · Utilities - Electricity	-356.50	356.50
TOTAL					-356.50	356.50
Bill Pmt -Check	062526ACH11	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88594529 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	062526ACH12	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88594082 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80



The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	062526ACH14	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88593932 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	062526ACH15	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88593346 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	062526ACH16	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88592957 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	062526ACH17	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-30.80
Bill	88591823 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	062526ACH18	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-157.76
Bill	88594769 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-157.76	157.76
TOTAL					-157.76	157.76
Bill Pmt -Check	062526ACH19	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-59.58
Bill	88619000 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-59.58	59.58
TOTAL					-59.58	59.58
Bill Pmt -Check	062526ACH	06/25/2026	Duke Energy	1101000 · Cash- Operating Account		-159.59
Bill	88593700 - 6.26	06/03/2026		1540000 · Utilities - Electricity	-159.59	159.59
TOTAL					-159.59	159.59



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The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	100606	06/03/2026	Office Pride Comm...	1101000 · Cash- Operating Account		-875.00
Bill	Inv-321284	06/01/2026		1560081 · Porter Services Contracted	-875.00	875.00
TOTAL					-875.00	875.00
Bill Pmt -Check	100607	06/05/2026	Brletic Dvorak, Inc	1101000 · Cash- Operating Account		-2,270.00
Bill	2476	05/29/2026		1510130 · Engineering Services	-2,270.00	2,270.00
TOTAL					-2,270.00	2,270.00
Bill Pmt -Check	100608	06/09/2026	Thomas Handrick, ...	1101000 · Cash- Operating Account		-200.00
Bill	060426 BOS	06/08/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100609	06/09/2026	Robert Howard	1101000 · Cash- Operating Account		-200.00
Bill	060426 BOS	06/08/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100610	06/09/2026	Anthony Snyder	1101000 · Cash- Operating Account		-200.00
Bill	060426 BOS	06/08/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100611	06/09/2026	David H. Silverstein	1101000 · Cash- Operating Account		-200.00
Bill	060426 BOS	06/08/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100612	06/09/2026	GHS Environmental	1101000 · Cash- Operating Account		-1,875.00
Bill	2026-414	06/03/2026		1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL					-1,875.00	1,875.00



The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	100613	06/09/2026	Vesta District Servi...	1101000 · Cash- Operating Account		-23.62
Bill	432896	05/31/2026		1510180 · Miscellaneous Services	-23.62	23.62
TOTAL					-23.62	23.62
Bill Pmt -Check	100614	06/11/2026	Business Observer	1101000 · Cash- Operating Account		-124.69
Bill	26-00898P	04/24/2026		1510120 · Legal Advertising	-124.69	124.69
TOTAL					-124.69	124.69
Bill Pmt -Check	100615	06/11/2026	Vesta District Servi...	1101000 · Cash- Operating Account		-3,909.00
Bill	433045	06/01/2026		1560010 · Field Operations Management	-274.84	274.84
				1510020 · District Management Services	-1,287.50	1,287.50
				1510030 · Administrative Services	-944.17	944.17
				1510040 · Accounting Services	-944.16	944.16
				1530020 · Assessment Roll	-458.33	458.33
TOTAL					-3,909.00	3,909.00
Bill Pmt -Check	100616	06/12/2026	Business Observer	1101000 · Cash- Operating Account		-61.25
Bill	26-01352P	06/12/2026		1510120 · Legal Advertising	-61.25	61.25
TOTAL					-61.25	61.25
Bill Pmt -Check	100617	06/18/2026	Office Pride Comm...	1101000 · Cash- Operating Account		-165.54
Bill	Inv-321755	06/16/2026		1560081 · Porter Services Contracted	-165.54	165.54
TOTAL					-165.54	165.54
Bill Pmt -Check	100618	06/22/2026	Kilinski Van Wyk P...	1101000 · Cash- Operating Account		-3,792.85
Bill	15243	06/16/2026		1510140 · Legal Services	-3,792.85	3,792.85
TOTAL					-3,792.85	3,792.85



The Preserve at South Branch CDD
Check Detail
June 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	100619	06/22/2026	Parking Lot Services	1101000 · Cash- Operating Account		-6,530.50
Bill	14661	06/18/2026		1560150 · Miscellaneous Field Expense	-6,530.50	6,530.50
TOTAL					-6,530.50	6,530.50
Bill Pmt -Check	100620	06/26/2026	Dibartolomeo, McB...	1101000 · Cash- Operating Account		-3,700.00
Bill	90119526	06/23/2026		1510090 · Auditing Services	-3,700.00	3,700.00
TOTAL					-3,700.00	3,700.00
Bill Pmt -Check	100621	06/29/2026	Cepra Landscape	1101000 · Cash- Operating Account		-24,695.00
Bill	TPA7264	06/01/2026		1560090 · Landscape Maintenance	-24,695.00	24,695.00
TOTAL					-24,695.00	24,695.00





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

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

Bill date May 8, 2026

For service Apr 7 - May 5
29 days

Account number **9100 8857 4963**

Billing summary

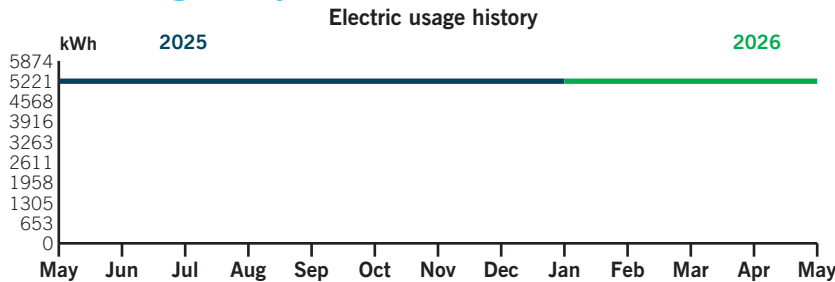
Previous Amount Due	\$6,943.96
Payment Received Apr 30	-6,943.96
Current Lighting Charges	6,926.40
Taxes	17.56
Total Amount Due May 29	\$6,943.96



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 77°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,221	5,221	62,652	5,221
Avg. Daily (kWh)	180	163	172	
12-month usage based on most recent history				

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

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



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

Account number
9100 8857 4963

Amount of automatic draft

\$6,943.96
by May 29

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

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

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

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

889100885749630006600000000000000069439600006943960

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 07 - May 05		
Description	Quantity	Usage
Sanibel Black Type III 4000K	1	17 kWh
50W SAN III 3K BLK	10	170 kWh
50W LED BLK SANIBEL 3K	1	17 kWh
50W LED BLK SANIBEL 4K	1	17 kWh
70W LED SANIBEL	200	5,000 kWh
Total	213	5,221 kWh

Billing details - Lighting

Billing Period - Apr 07 26 to May 05 26	
Customer Charge	\$1.92
Energy Charge	
5,221.000 kWh @ 4.188c	218.66
Fuel Charge	
5,221.000 kWh @ 4.325c	225.81
Asset Securitization Charge	
5,221.000 kWh @ 0.054c	2.82
Fixture Charge	
Sanibel Black Type III 4000K	16.53
70W LED SANIBEL	3,306.00
50W SAN III 3K BLK	178.20
50W LED BLK SANIBEL 4K	16.40
50W LED BLK SANIBEL 3K	16.40
Maintenance Charge	
Sanibel Black Type III 4000K	2.04
70W LED SANIBEL	408.00
50W SAN III 3K BLK	20.40
50W LED BLK SANIBEL 4K	2.04
50W LED BLK SANIBEL 3K	2.04
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
213 Pole(s) @ \$11.780	2,509.14
Total Current Charges	\$6,926.40

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

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

Billing details - Taxes

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



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 08 - May 06		
Description	Quantity	Usage
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVL	58	3,016 kWh
Total	62	3,108 kWh

Billing details - Lighting

Billing Period - Apr 08 26 to May 06 26	
Customer Charge	\$1.92
Energy Charge	
3,108.000 kWh @ 4.188c	130.15
Fuel Charge	
3,108.000 kWh @ 4.325c	134.42
Asset Securitization Charge	
3,108.000 kWh @ 0.054c	1.68
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVL	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVL	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,713.35

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

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

Billing details - Taxes

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



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 16 - May 14		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing details - Lighting

Billing Period - Apr 16 26 to May 14 26	
Customer Charge	\$1.92
Energy Charge	
425.000 kWh @ 4.188c	17.80
Fuel Charge	
425.000 kWh @ 4.325c	18.38
Asset Securitization Charge	
425.000 kWh @ 0.054c	0.23
Fixture Charge	
50W SAN III 3K BLK	445.50
Maintenance Charge	
50W SAN III 3K BLK	51.00
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
25 Pole(s) @ \$11.780	294.50
Total Current Charges	\$829.33

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

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

Billing details - Taxes

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





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42-52576

THE PRESERVE AT SOUTH BRANCH CDD

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

Bill Number: 24572247

Billing Date: 6/2/2026

Billing Period: 4/15/2026 to 5/15/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035597	4/15/2026	46631	5/15/2026	47502	30	871

Usage History

Reclaimed

May 2026	871
April 2026	931
March 2026	633
February 2026	122
January 2026	584
December 2025	762
November 2025	410
October 2025	364
September 2025	419
August 2025	386
July 2025	380
June 2025	384

Transactions

Previous Bill	940.31
Payment 05/21/26	-940.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	871 Thousand Gals X \$1.01 879.71
Total Current Transactions	879.71
TOTAL BALANCE DUE	\$879.71

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Account # 0999505
Customer # 01390145
Balance Forward 0.00
Current Transactions 879.71

Total Balance Due \$879.71
Due Date 6/19/2026

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

The Total Due will be electronically transferred on 06/19/2026.

THE PRESERVE AT SOUTH BRANCH CDD
250 INTERNATIONAL PARKWAY STE 208
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013901457099950512457224730000879714



Your usage snapshot - Continued

Current electric usage for meter number 366660705

Actual reading on Jun 1	10956
Previous reading on May 2	- 9675
Energy Used	1,281 kWh
Billed kWh	1,281.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 366660705

Customer Charge	\$18.01
Energy Charge	
1,281.000 kWh @ 9.609c	123.10
Fuel Charge	
1,281.000 kWh @ 3.859c	49.43
Asset Securitization Charge	
1,281.000 kWh @ 0.195c	2.50
Total Current Charges	\$193.04

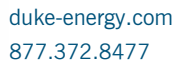
Your current rate is General Service Non-Demand Sec (GS-1).

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	4.95
Total Taxes	\$5.12

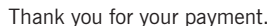




For service Apr 16 - May 14
29 days

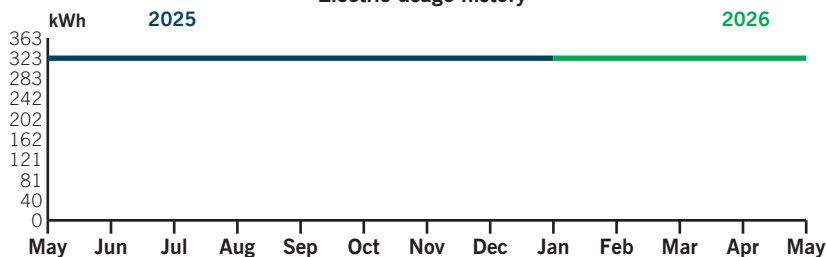
Account number **9100 8857 4400**

Previous Amount Due	\$632.05
<i>Payment Received May 07</i>	-632.05
Current Lighting Charges	630.74
Taxes	1.31
Total Amount Due Jun 05	\$632.05



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

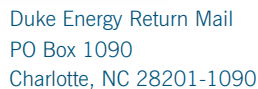
Electric usage history



81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 79°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	323	323	3,876	323
Avg. Daily (kWh)	11	11	11	
12-month usage based on most recent history				

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



Account number
9100 8857 4400

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

Amount of automatic draft

\$632.05
by Jun 5

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

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

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

Duke Energy Payment Processing
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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 16 - May 14		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing details - Lighting

Billing Period - Apr 16 26 to May 14 26	
Customer Charge	\$1.92
Energy Charge	
323.000 kWh @ 4.188c	13.52
Fuel Charge	
323.000 kWh @ 4.325c	13.97
Asset Securitization Charge	
323.000 kWh @ 0.054c	0.17
Fixture Charge	
50W SAN III 3K BLK	338.58
Maintenance Charge	
50W SAN III 3K BLK	38.76
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
19 Pole(s) @ \$11.780	223.82
Total Current Charges	\$630.74

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

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

Billing details - Taxes

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





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THE PRESERVE AT SOUTH BRANCH CDD

Service Address: **3048 SUNCOAST BLEND DR**

Bill Number: 24573196

Billing Date: 6/2/2026

Billing Period: 4/15/2026 to 5/15/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101953	4/15/2026	6753	5/15/2026	6853	30	100

Usage History

Reclaimed

May 2026	100
April 2026	68
March 2026	92
February 2026	74
January 2026	74
December 2025	79
November 2025	126
October 2025	199
September 2025	253
August 2025	253
July 2025	245
June 2025	197

Transactions

Previous Bill	68.68
Payment 05/21/26	-68.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	100 Thousand Gals X \$1.01 101.00
Total Current Transactions	101.00
TOTAL BALANCE DUE	\$101.00

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Account # 1060520
Customer # 01390145
Balance Forward 0.00
Current Transactions 101.00

Total Balance Due \$101.00
Due Date 6/19/2026

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

The Total Due will be electronically transferred on 06/19/2026.

THE PRESERVE AT SOUTH BRANCH CDD
250 INTERNATIONAL PARKWAY STE 208
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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
3194 TUSCON WIND PL
FOUNTAIN

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8857 3904**

Billing summary

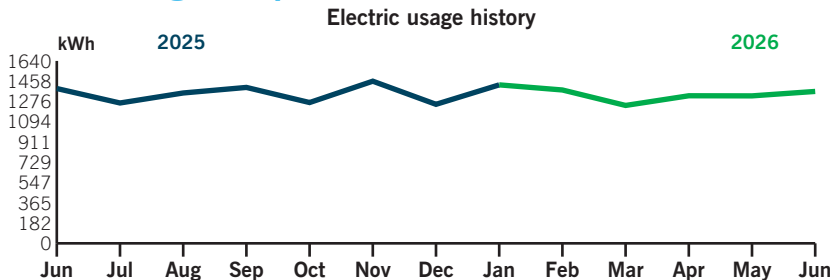
Previous Amount Due	\$211.45
Payment Received May 26	-211.45
Current Electric Charges	204.64
Taxes	5.43
Total Amount Due Jun 24	\$210.07



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,366	1,392	16,053	1,338
Avg. Daily (kWh)	44	44	44	
12-month usage based on most recent history				

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

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



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PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8857 3904

Amount of automatic draft

\$210.07
by Jun 24

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

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

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

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

88910088573904000660000000000000002100700000210077



Your usage snapshot - Continued

Current electric usage for meter number 4520493

Actual reading on Jun 1	87063
Previous reading on May 2	- 85697
Energy Used	1,366 kWh
Billed kWh	1,366.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 4520493

Customer Charge	\$18.01
Energy Charge	
1,366.000 kWh @ 9.609c	131.26
Fuel Charge	
1,366.000 kWh @ 3.859c	52.71
Asset Securitization Charge	
1,366.000 kWh @ 0.195c	2.66
Total Current Charges	\$204.64

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.25
Total Taxes	\$5.43





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Your Energy Bill

Page 1 of 3

Service address

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

Bill date May 15, 2026

For service Apr 16 - May 14
29 days

Account number **9100 8859 2212**

Billing summary

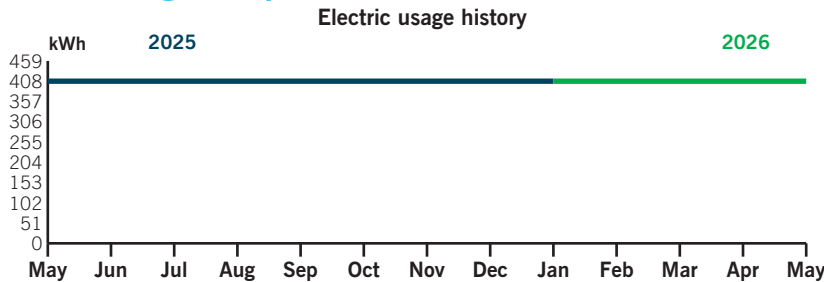
Previous Amount Due	\$797.89
Payment Received May 07	-797.89
Current Lighting Charges	796.25
Taxes	1.64
Total Amount Due Jun 05	\$797.89



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

81° 82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 79°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	408	408	4,896	408
Avg. Daily (kWh)	14	14	13	
12-month usage based on most recent history				

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

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



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

Account number
9100 8859 2212

Amount of automatic draft

\$797.89
by Jun 5

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

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

THE PRESERVE AT S BRANCH CDD
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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 16 - May 14		
Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing details - Lighting

Billing Period - Apr 16 26 to May 14 26	
Customer Charge	\$1.92
Energy Charge	
408.000 kWh @ 4.188c	17.10
Fuel Charge	
408.000 kWh @ 4.325c	17.65
Asset Securitization Charge	
408.000 kWh @ 0.054c	0.22
Fixture Charge	
50W SAN III 3K BLK	427.68
Maintenance Charge	
50W SAN III 3K BLK	48.96
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
24 Pole(s) @ \$11.780	282.72
Total Current Charges	\$796.25

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

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

Billing details - Taxes

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





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THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 24573849

Billing Date: 6/2/2026

Billing Period: 4/15/2026 to 5/15/2026

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210125093	4/15/2026	14	5/15/2026	14	30	0
Reclaim	201161114	4/15/2026	3402	5/15/2026	3492	30	90

Usage History

	Water	Reclaimed
May 2026	0	90
April 2026	0	73
March 2026	0	60
February 2026	0	46
January 2026	0	66
December 2025	0	74
November 2025	0	52
October 2025	0	75
September 2025	0	48
August 2025	0	47
July 2025	0	64
June 2025	0	91

Transactions

Previous Bill	84.73
Payment 05/21/26	-84.73 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed	90 Thousand Gals X \$1.01
Total Current Transactions	101.90
TOTAL BALANCE DUE	\$101.90

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Account # 1144390
Customer # 01420479
Balance Forward 0.00
Current Transactions 101.90

Total Balance Due \$101.90
Due Date 6/19/2026

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

The Total Due will be electronically transferred on 06/19/2026.

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

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014204799114439002457384980000101905



Your usage snapshot - Continued

Current electric usage for meter number 1020089	
Actual reading on Jun 1	99185
Previous reading on May 2	- 97955
Energy Used	1,230 kWh
Billed kWh	1,230.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 1020089	
Customer Charge	\$18.01
Energy Charge	
1,230.000 kWh @ 9.609c	118.21
Fuel Charge	
1,230.000 kWh @ 3.859c	47.47
Asset Securitization Charge	
1,230.000 kWh @ 0.195c	2.40
Total Current Charges	\$186.09

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.78
Total Taxes	\$4.94





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PRESERVE OF PASCO CO.- SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**
Bill Number: 24572943
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190410080	4/15/2026	0	5/15/2026	0	30	0

Usage History

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

Transactions

Previous Bill	11.00
Payment 05/21/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00

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

Total Balance Due \$11.00
Due Date 6/19/2026

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

The Total Due will be electronically transferred on 06/19/2026.

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

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

013958015103082042457294380000011002



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
3410 S BRANCH BLVD
FOUNTAIN

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8857 4731**

Billing summary

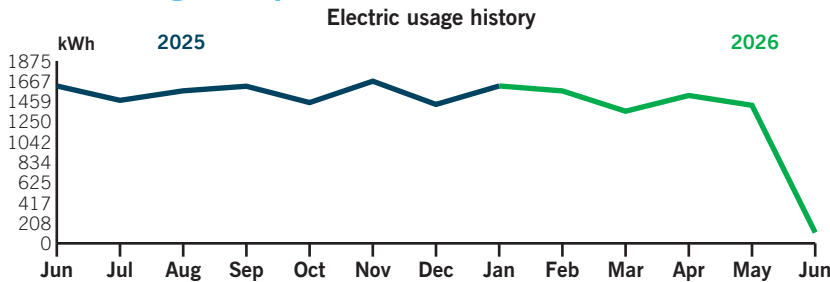
Previous Amount Due	\$224.99
Payment Received May 26	-224.99
Current Electric Charges	33.17
Taxes	0.88
Total Amount Due Jun 24	\$34.05



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	111	1,618	16,788	1,399
Avg. Daily (kWh)	4	51	46	
12-month usage based on most recent history				

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

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

Amount of automatic draft



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

Account number
9100 8857 4731

\$34.05
by Jun 24

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

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

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

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

889100885747310006600000000000000000340500000034050

Your usage snapshot - Continued

Current electric usage for meter number 4520461	
Actual reading on Jun 1	109765
Previous reading on May 2	- 109654
Energy Used	111 kWh
Billed kWh	111.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 4520461	
Customer Charge	\$18.01
Energy Charge	
111.000 kWh @ 9.609c	10.66
Fuel Charge	
111.000 kWh @ 3.859c	4.28
Asset Securitization Charge	
111.000 kWh @ 0.195c	0.22
Total Current Charges	\$33.17

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.85
Total Taxes	\$0.88





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
3234 LIVING CORAL DR
FOUNTAIN

Bill date

Jun 3, 2026
For service May 2 - Jun 1
31 days

Account number **9100 8859 1344**

Billing summary

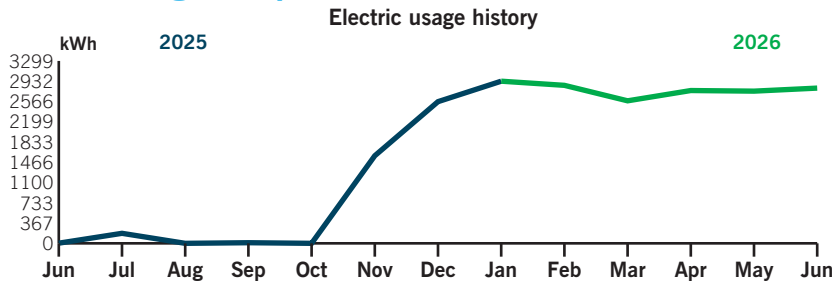
Previous Amount Due	\$419.08
Payment Received May 26	-419.08
Current Electric Charges	401.52
Taxes	10.65
Total Amount Due Jun 24	\$412.17



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,807	3	21,026	1,752
Avg. Daily (kWh)	91	0	58	
12-month usage based on most recent history				

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

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

Amount of automatic draft



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

Account number
9100 8859 1344

\$412.17
by Jun 24

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

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

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

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

889100885913440006600000000000000004121700000412176



Your usage snapshot - Continued

Current electric usage for meter number 8170801

Actual reading on Jun 1	101377
Previous reading on May 2	- 98570
Energy Used	2,807 kWh
Billed kWh	2,807.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 8170801

Customer Charge	\$18.01
Energy Charge	
2,807.000 kWh @ 9.609c	269.72
Fuel Charge	
2,807.000 kWh @ 3.859c	108.32
Asset Securitization Charge	
2,807.000 kWh @ 0.195c	5.47
Total Current Charges	\$401.52

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.35
Gross Receipts Tax	10.30
Total Taxes	\$10.65





Your usage snapshot - Continued

Current electric usage for meter number 2771446

Actual reading on Jun 1	141866
Previous reading on May 2	- 140716
Energy Used	1,150 kWh
Billed kWh	1,150.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 2771446

Customer Charge	\$18.01
Energy Charge	
1,150.000 kWh @ 9.609c	110.51
Fuel Charge	
1,150.000 kWh @ 3.859c	44.38
Asset Securitization Charge	
1,150.000 kWh @ 0.195c	2.24
Total Current Charges	\$175.14

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.15
Gross Receipts Tax	4.49
Total Taxes	\$4.64





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Your Energy Bill

Page 1 of 3

Service address

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

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8859 4272**

Billing summary

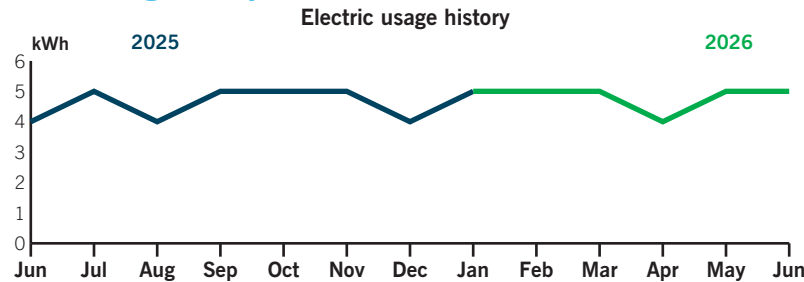
Previous Amount Due	\$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	4	57	5
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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

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

Amount of automatic draft



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

Account number
9100 8859 4272

\$30.80
by Jun 24

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

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

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

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

889100885942720006600000000000000000308000000030809

Your usage snapshot - Continued

Current electric usage for meter number 3286494	
Actual reading on Jun 1	304
Previous reading on May 2	- 299
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 3286494	
Customer Charge	\$18.01
Energy Charge	
5.000 kWh @ 9.609c	0.48
Fuel Charge	
5.000 kWh @ 3.859c	0.19
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.31
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
2539 S BRANCH BLVD
FOUNTAIN

Bill date

Jun 3, 2026
For service May 2 - Jun 1
31 days

Account number **9100 8859 2022**

Billing summary

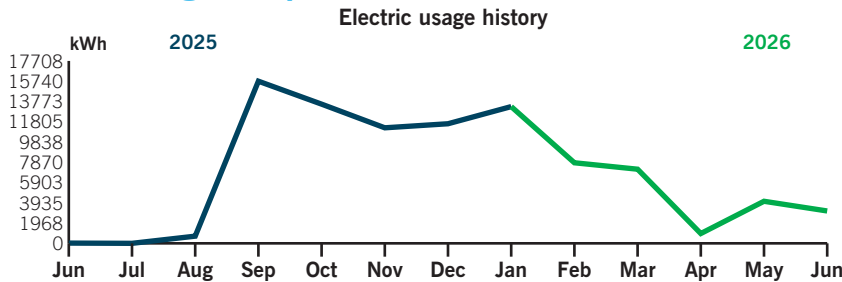
Previous Amount Due	\$612.84
Payment Received May 26	-612.84
Current Electric Charges	447.15
Taxes	11.87
Total Amount Due Jun 24	\$459.02



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,141	22	89,238	7,437
Avg. Daily (kWh)	101	1	245	
12-month usage based on most recent history				

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

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

Amount of automatic draft



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

Account number
9100 8859 2022

\$459.02
by Jun 24

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

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

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

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

889100885920220006600000000000000004590200000459020



Your usage snapshot - Continued

Current electric usage for meter number 197896

Actual reading on Jun 1	598713
Previous reading on May 2	- 595572
Energy Used	3,141 kWh
Billed kWh	3,141.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 197896

Customer Charge	\$18.01
Energy Charge	
3,141.000 kWh @ 9.609c	301.81
Fuel Charge	
3,141.000 kWh @ 3.859c	121.21
Asset Securitization Charge	
3,141.000 kWh @ 0.195c	6.12
Total Current Charges	\$447.15

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.39
Gross Receipts Tax	11.48
Total Taxes	\$11.87





Your usage snapshot - Continued

Current electric usage for meter number 1018357

Actual reading on Jun 1	194839
Previous reading on May 2	- 192427
Energy Used	2,412 kWh
Billed kWh	2,412.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 1018357

Customer Charge	\$18.01
Energy Charge	
2,412.000 kWh @ 9.609c	231.77
Fuel Charge	
2,412.000 kWh @ 3.859c	93.08
Asset Securitization Charge	
2,412.000 kWh @ 0.195c	4.70
Total Current Charges	\$347.56

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.30
Gross Receipts Tax	8.92
Total Taxes	\$9.22





Your usage snapshot - Continued

Current electric usage for meter number 4516185

Actual reading on Jun 1	170610
Previous reading on May 2	- 168200
Energy Used	2,410 kWh
Billed kWh	2,410.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 4516185

Customer Charge	\$18.01
Energy Charge	
2,410.000 kWh @ 9.609c	231.58
Fuel Charge	
2,410.000 kWh @ 3.859c	93.00
Asset Securitization Charge	
2,410.000 kWh @ 0.195c	4.70
Total Current Charges	\$347.29

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.30
Gross Receipts Tax	8.91
Total Taxes	\$9.21





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
16080 TUSCANY HILLSIDE RD
FOUNTAIN

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8859 4529**

Billing summary

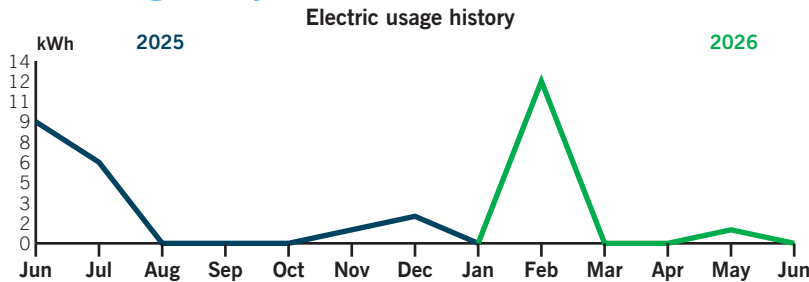
Previous Amount Due	\$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	9	22	2
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 4529

Amount of automatic draft

\$30.80
by Jun 24

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

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

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

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

889100885945290006600000000000000000308000000030805

Your usage snapshot - Continued

Current electric usage for meter number 3547206	
Actual reading on Jun 1	127073
Previous reading on May 2	- 127073
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 3547206	
Customer Charge	\$18.01
Minimum Bill Adjustment	11.99
Total Current Charges	\$30.00

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

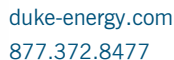
Your current rate is General Service Non-Demand Sec (GS-1).

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

Billing details - Taxes

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

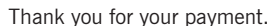




Bill date Jun 3, 2026
For service May 2 - Jun 1
31 days

Account number **9100 8859 4082**

Previous Amount Due	\$30.80
<i>Payment Received May 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

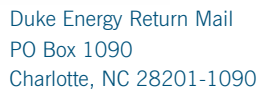
The chart displays electric usage in kWh over a 13-month period. The y-axis ranges from 0 to 6 kWh. The x-axis shows months from June 2025 to June 2026. The data is represented by a blue line for 2025 and a green line for 2026.

Month	Usage (kWh)	Year
Jun	5.0	2025
Jul	4.0	2025
Aug	5.0	2025
Sep	5.0	2025
Oct	4.0	2025
Nov	5.0	2025
Dec	4.0	2025
Jan	5.0	2026
Feb	5.0	2026
Mar	4.0	2026
Apr	5.0	2026
May	4.0	2026
Jun	5.0	2026

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	55	5
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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



Account number
9100 8859 4082

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

\$30.80
by Jun 24

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

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

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

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

88910088594082000660000000000000000000308000000030801

Your usage snapshot - Continued

Current electric usage for meter number 4514175	
Actual reading on Jun 1	324
Previous reading on May 2	- 319
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 4514175	
Customer Charge	\$18.01
Energy Charge	
5.000 kWh @ 9.609c	0.48
Fuel Charge	
5.000 kWh @ 3.859c	0.19
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.31
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
2574 STORYBROOK PRESERVE DR
FOUNTAIN

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8859 3932**

Billing summary

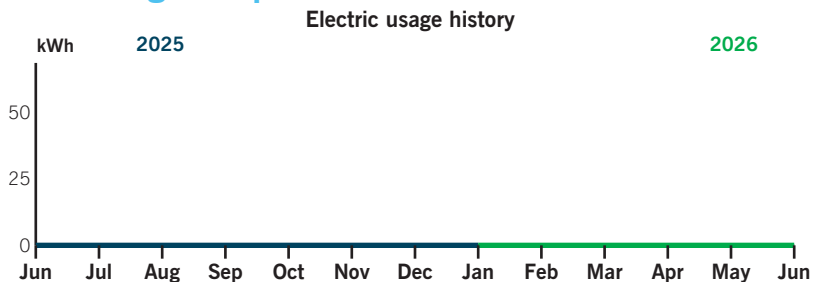
Previous Amount Due	\$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

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

12-month usage based on most recent history

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

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



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

Account number
9100 8859 3932

Amount of automatic draft

\$30.80
by Jun 24

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

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

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

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

889100885939320006600000000000000000308000000030806

Your usage snapshot - Continued

Current electric usage for meter number 8037821	
Actual reading on Jun 1	49896
Previous reading on May 2	- 49896
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 8037821	
Customer Charge	\$18.01
Minimum Bill Adjustment	11.99
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
3003 S BRANCH BLVD
ACCESS AND BBALL CT

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8859 3346**

Billing summary

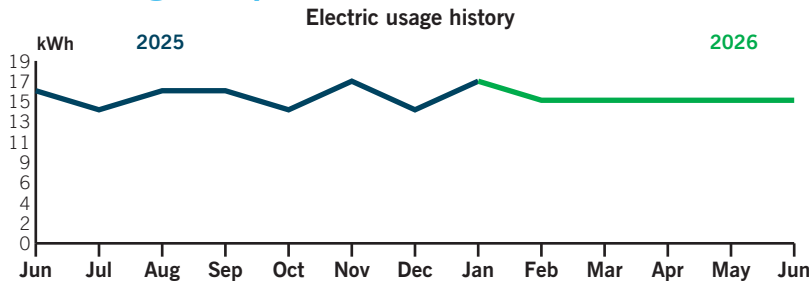
Previous Amount Due	\$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	16	183	15
Avg. Daily (kWh)	0	1	1	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 3346

Amount of automatic draft

\$30.80
by Jun 24

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

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

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

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

8891008859334600066000000000000000000000308000000030800

Your usage snapshot - Continued

Current electric usage for meter number 1049461	
Actual reading on Jun 1	868
Previous reading on May 2	- 853
Energy Used	15 kWh
Billed kWh	15.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 1049461	
Customer Charge	\$18.01
Energy Charge	
15.000 kWh @ 9.609c	1.44
Fuel Charge	
15.000 kWh @ 3.859c	0.58
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.94
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
16236 WEATHERED WINDMILL TE
IRRIGATION TIMER

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8859 2957**

Billing summary

Previous Amount Due	\$30.80
Payment Received May 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80

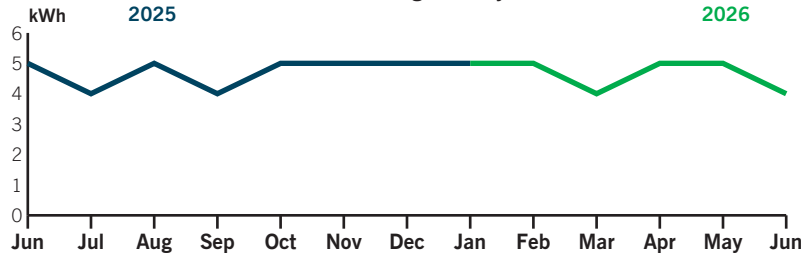


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	5	56	5
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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

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



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

Account number
9100 8859 2957

Amount of automatic draft

\$30.80
by Jun 24

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

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

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

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

889100885929570006600000000000000000308000000030805



Your usage snapshot - Continued

Current electric usage for meter number 4307180

Actual reading on Jun 1	275
Previous reading on May 2	- 271
Energy Used	4 kWh
Billed kWh	4.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 4307180

Customer Charge	\$18.01
Energy Charge	
4.000 kWh @ 9.609c	0.37
Fuel Charge	
4.000 kWh @ 3.859c	0.15
Asset Securitization Charge	
4.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.46
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
15935 DEEP RAVINE LN
FOUNTAIN

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8859 1823**

Billing summary

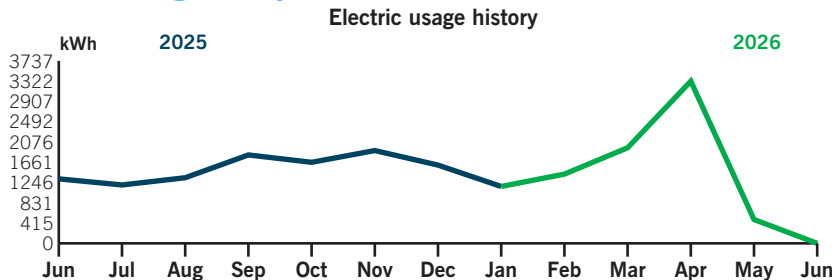
Previous Amount Due	\$89.46
Payment Received May 26	-89.46
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	1,321	17,866	1,489
Avg. Daily (kWh)	0	41	49	
12-month usage based on most recent history				

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

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



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

Account number
9100 8859 1823

Amount of automatic draft

\$30.80
by Jun 24

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

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

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

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

8891008859182300066000000000000000000000308000000030802



Your usage snapshot - Continued

Current electric usage for meter number 1035423

Actual reading on Jun 1	166557
Previous reading on May 2	- 166557
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 1035423

Customer Charge	\$18.01
Minimum Bill Adjustment	11.99
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

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



Your usage snapshot - Continued

Current electric usage for meter number 8255839	
Actual reading on Jun 1	89569
Previous reading on May 2	- 88576
Energy Used	993 kWh
Billed kWh	993.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 8255839	
Customer Charge	\$18.01
Energy Charge	
993.000 kWh @ 9.609c	95.42
Fuel Charge	
993.000 kWh @ 3.859c	38.32
Asset Securitization Charge	
993.000 kWh @ 0.195c	1.94
Total Current Charges	\$153.69

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.94
Total Taxes	\$4.07





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
2069 S BRANCH BLVD
ENTRANCE

Bill date Jun 3, 2026

For service May 2 - Jun 1
31 days

Account number **9100 8861 9000**

Billing summary

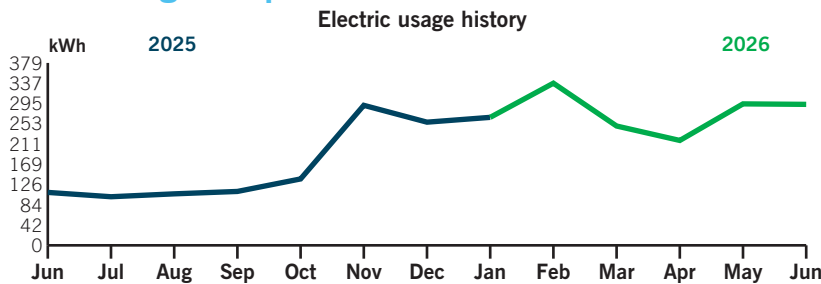
Previous Amount Due	\$61.19
Payment Received May 26	-61.19
Current Electric Charges	58.04
Taxes	1.54
Total Amount Due Jun 24	\$59.58



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

82° 84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 85°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	293	110	2,661	222
Avg. Daily (kWh)	9	3	7	
12-month usage based on most recent history				

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

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



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

Account number
9100 8861 9000

Amount of automatic draft

\$59.58
by Jun 24

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 164224

Actual reading on Jun 1	168942
Previous reading on May 2	- 168649
Energy Used	293 kWh
Billed kWh	293.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26

Meter - 164224

Customer Charge	\$18.01
Energy Charge	
293.000 kWh @ 9.609c	28.15
Fuel Charge	
293.000 kWh @ 3.859c	11.31
Asset Securitization Charge	
293.000 kWh @ 0.195c	0.57
Total Current Charges	\$58.04

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.05
Gross Receipts Tax	1.49
Total Taxes	\$1.54



Your usage snapshot - Continued

Current electric usage for meter number 3408638	
Actual reading on Jun 1	102625
Previous reading on May 2	- 101619
Energy Used	1,006 kWh
Billed kWh	1,006.000 kWh



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

Billing details - Electric

Billing Period - May 02 26 to Jun 01 26	
Meter - 3408638	
Customer Charge	\$18.01
Energy Charge	
1,006.000 kWh @ 9.609c	96.67
Fuel Charge	
1,006.000 kWh @ 3.859c	38.82
Asset Securitization Charge	
1,006.000 kWh @ 0.195c	1.96
Total Current Charges	\$155.46

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	3.99
Total Taxes	\$4.13



INVOICE

OFFICE PRIDE
Commercial Cleaning Services
Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer Number: THEP0014
Invoice Number: Inv-321284
Invoice Date: 06-01-2026
Due Date: 07/01/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	07/01/2026	F0214
Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	\$875.00	\$875.00
Subtotal			\$875.00
Sales Tax			\$0.00
Total			\$875.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$875.00
Reference Inv-321284 with your payment to ensure prompt and accurate application.			
Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

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

Each Office Pride franchise is independently owned and operated.

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



Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2476
DATE 05/29/2026
TERMS Net 30
DUE DATE 06/28/2026

PROJECT NAME
Preserve at South Branch CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Inspector	[May 07 - May 17]	8:30	80.00	680.00
Project Manager II	[May 18 - May 29]	6:30	180.00	1,170.00
Project Manager	[May 19]	2:00	210.00	420.00

BALANCE DUE \$2,270.00

Pay invoice

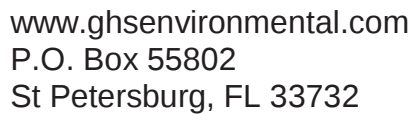




PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
May-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	6.00	\$180	J. Whited	\$1,080.00
Maintenance Bond Release for South Branch	0.00	\$210	S. Brletic	\$0.00
Blvd. County and Vendor RFI's.	0.50	\$180	J. Whited	\$90.00
ERP .003 and .008; Field Investigation,	2.00	\$210	R. Dvorak	\$420.00
Reporting, Review Report and Sign/Seal.	8.50	\$80	S. Ferguson	\$680.00
INVOICE TOTAL	17.00			\$2,270.00





Date: 6/3/2026
Invoice #: 2026-414

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

Due Date	Service Date:
6/3/2026	May 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2025-2026	83.33%	1,875.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$1,875.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$1,875.00



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 05/31/2026

Invoice # 432896

In Reference To:

Billable Expenses - May 2026

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

Description	Quantity	Rate	Amount
Billable Expenses			
Cepira Landscape, LLC 402 E VICK AVE, OAKLAND, FL 34760 Rob Ferrante			23.62
(321) 263-0132			
Total Billable Expenses			23.62

Total 23.62



PO Box 733360
Dallas, TX 75373

The above address is for correspondence only.

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

Remittance Advice

Your payment is due : 06/11/2026
Invoice Number : 260524W078887
Invoice Date : 05/27/2026
Account Number : W021088396
UPS Shipper Number : E10A79

Amount Due this Invoice
\$ 78.81
Amount Enclosed
\$

Remit payment to:

Worldwide Express
P.O. BOX 733360
DALLAS, TX 75373

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



Questions?

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

Pay Online:

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

Customer Name: DPGF MANAGEMENT CONSULTING
Invoice Number: 260524W078887
Invoice Date: 05/27/2026
Account/Shipper Number: W021088396/E10A79
Amount Due: \$ 78.81
Due Date: 06/11/2026

All services provided in connection with this invoice are solely in the capacity of a licensed property broker by the Federal Motor Carrier Safety Administration and not as the carrier of the goods. The Worldwide Express mark is a trademark of Worldwide Express Operations, LLC, which provides UPS, LTL and FTL transportation services. For more information regarding Worldwide Express and our service offerings, please contact your local Worldwide Express office or visit our website, www.wwex.com. Freight services connected to this document are provided by Worldwide Express in its capacity as a freight broker, pursuant to its property brokerage authority issued by the U.S. Department of Transportation Federal Motor Carrier Safety Administration. Worldwide Express is not a motor carrier. All prices are subject to change.

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

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

Invoice Summaries

Summary by Reference 1

Reference 1	Items	Amount
DPFG Management and Consulting	3	70.86
	1	7.95
Total Billed	4	78.81

Summary by Reference 2

Reference 2	Items	Amount
PSB - B	1	23.62
UPE - B	2	47.24
	1	7.95
Total Billed	4	78.81





Invoice No 260524W078887
Invoice Date 05/27/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

Via UPS On 05/21/2026

Account # W021088396
Tracking Number 1ZE10A790396571757
Shipper DPGF MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY,
STE 208,
LAKE MARY, FL 32746
Marcy Scott
(321) 263-0132 ext. 735
Receiver Nuepane & Dhungana
1010 MONTGOMERY BELL RD,
WESLEY CHAPEL, FL 33543
Deepak Nuepane & Jeenu
Dhungana
(321) 263-0132
Payer SENDER
Zone 2
Service Level Residential Ground
Reference# DPGF Management and Consulting
Reference# Billing To UPE - B
(N.A is not acceptable)
Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790396571757	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$5.13
	RESIDENTIAL SURCHARGE				\$6.50
Total Pieces			Total Weight	Total Amount	
1			1 LB	\$23.62	

Via UPS On 05/21/2026

Account # W021088396
Tracking Number 1ZE10A790398528345
Shipper DPGF MANAGEMENT CONSULTING
250 INTERNATIONAL PKWY,
STE 208,
LAKE MARY, FL 32746
Marcy Scott
(321) 263-0132 ext. 735
Receiver Richard McLavish and Jazmin Sanchez
1001 MONTGOMERY BELL RD,
WESLEY CHAPEL, FL 33543
Richard McLavish and Jazmin Sanchez
(321) 263-0132
Payer SENDER
Zone 2
Service Level Residential Ground
Reference# DPGF Management and Consulting
Reference# Billing To UPE - B
(N.A is not acceptable)
Must Specify

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790398528345	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$5.13
	RESIDENTIAL SURCHARGE				\$6.50





Invoice No 260524W078887
Invoice Date 05/27/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

Total Pieces	Total Weight	Total Amount
1	1 LB	\$23.62

Via UPS On 05/22/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Cepira Landscape, LLC
Tracking Number	1ZE10A790398497585		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		402 E VICK AVE, OAKLAND, FL 34760
Payer	SENDER		Marcy Scott		Rob Ferrante
Zone	2		(321) 263-0132 ext. 735		(321) 263-0132
Service Level	Residential Ground				
Reference# DPGF Management and Consulting	DPFG Management and Consulting				
Reference# Billing To (N.A is not acceptable) Must Specify	PSB - B				

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790398497585	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$5.13
	RESIDENTIAL SURCHARGE				\$6.50

Total Pieces	Total Weight	Total Amount
1	1 LB	\$23.62

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

Invoice Total \$78.81



Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00898P

Date 04/24/2026

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

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

Description

Amount

Serial # 26-00898P Request for Proposals RE: The Preserve at South Branch CDD Landscape and Irrigation Services RFP Published: 4/24/2026	\$124.69
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Important Message

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

Paid	()
Total	\$124.69

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT Pasco County, Florida

Notice is hereby given that The Preserve at South Branch Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to hbeckett@vestapropertyservices.com and cc sconley@vestapropertyservices.com. In order to submit a proposal, each Proposer must

(1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and

(2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than Tuesday, May 25, 2026, at noon (EST) at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attention: The Preserve at South Branch CDD, District Manager. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of three percent (3%) of contractor's bid amount with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (The Preserve at South Branch Community Development District - Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned unopened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by sending an email to hbeckett@vestapropertyservices.com, cc sconley@vestapropertyservices.com, (321) 263-0132.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Heath Beckett at hbeckett@vestapropertyservices.com, Shirley Conley at sconley@vestapropertyservices.com, and Lindsay Moczynski at lindsay@cddlawyers.com.

The Preserve at South Branch Community Development District Heath Beckett,
District Manager
April 24, 2026

26-00898P

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

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250 International Parkway, Suite 208
Lake Mary, FL 32746
TEL: 321-263-0132

Invoice

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

Date 06/01/2026
Invoice # 433045

In Reference To:

Monthly contracted management fees, as follows:

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

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

Total 3,909.00



Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01352P

Date 06/12/2026

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

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

Description

Amount

Serial # 26-01352P

\$61.25

Notice of Regular Meeting of the Board of Supervisors

RE: The Preserve at South Branch CDD Meeting on July 2, 2026 at 4:00 p.m

Published: 6/12/2026

Important Message

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

Paid

()

Total

\$61.25

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

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3rd Floor
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INVOICE

Legal Advertising

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

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on July 2, 2026, at 4:00 p.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
June 12, 2026

26-01352P

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

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INVOICE

OFFICE PRIDE
Commercial Cleaning Services
Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer Number: THEP0014
Invoice Number: Inv-321755
Invoice Date: 06-16-2026
Due Date: 07/15/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	07/15/2026	F0214
Quantity	Description	Rate	Amount
1	Dog Waste Roll Bag -Universal Fit, Strong, Thick 200 bags/roll	\$111.30	\$111.30
1	Coastwide Professional 55-60 Gallon Trash Bag, 38 x 60, High Density, 22 mic, Black, 150 Bags/Box (CW17712)	\$54.24	\$54.24
Subtotal			\$165.54
Sales Tax			\$0.00
Total			\$165.54
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$165.54
Reference Inv-321755 with your payment to ensure prompt and accurate application.			
Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
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This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.





KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 15243
Date: 06/16/2026
Due On: 07/16/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,792.85	) - (\$0.00	) = \$3,792.85

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	05/01/2026	Confer with S. Conley and review draft addendum to landscape RFP package; Review draft agenda package	0.40	\$275.00	-	\$110.00
Service	LM	05/04/2026	Review request for landscaping RFP package; Confer with District Staff re: RFP bids and project manual	0.30	\$275.00	50.0%	\$41.25
Service	LM	05/04/2026	Prepare first addendum to landscaping request for proposals	0.50	\$275.00	-	\$137.50
Service	LM	05/05/2026	Confer with S. Conley re: addendum to RFP for landscaping, notice for new meeting	0.20	\$275.00	-	\$55.00
Service	LM	05/07/2026	Confer with K. DuBois re: pre-bid meeting; Confer with M. Bush re: pre-bid	0.20	\$275.00	-	\$55.00



meeting for landscaping RFP							
Service	LM	05/08/2026	Confer with S. Conley and M. Bush re: confirmation of addendum, pre-bid meeting	0.20	\$275.00	-	\$55.00
Service	LM	05/11/2026	Confer with District Staff re: RFP process, option to re-bid and notice requirements, etc.	0.30	\$275.00	-	\$82.50
Service	LG	05/11/2026	Advise regarding RFP procedures.	0.30	\$385.00	-	\$115.50
Service	LM	05/12/2026	Confer with M. Bush and S. Conley re: questions from RFP landscaping proposers	0.20	\$275.00	-	\$55.00
Service	LM	05/13/2026	Confer with H. Beckett re: crosswalk repairs, executed agreement with Parking Lot Services, timing of repairs	0.20	\$275.00	-	\$55.00
Service	LM	05/14/2026	Confer with S. Conley and H. Beckett re: RFP discussion for agenda; Confer with M. Bush re: pre-bid meeting; Confer with RFP proposer; Review agenda package	0.90	\$275.00	-	\$247.50
Service	LM	05/14/2026	Confer with H. Beckett re: RFP landscaping, fountains, agenda items	0.50	\$275.00	-	\$137.50
Service	LM	05/15/2026	Review agreement and additional service orders relating to Fountain 7; Review additional question from RFP proposer; Confer with M. Bush re: proposer question on mulch and irrigation	1.20	\$275.00	-	\$330.00
Service	LG	05/15/2026	Advise regarding procedures for landscape RFP addendum.	0.30	\$385.00	-	\$115.50
Service	LM	05/15/2026	Confer with District Staff re: RFP landscaping process, intent to award, etc.	0.30	\$275.00	100.0%	\$0.00



Service	LG	05/18/2026	Advise regarding procedures for RFP addendum.	0.10	\$385.00	100.0%	\$0.00
Service	LM	05/18/2026	Review Fountain Kings report of each fountain motor; Confer with H. Beckett re: timing of crosswalk repairs	0.20	\$275.00	-	\$55.00
Service	LM	05/19/2026	Confer with S. Conley re: second addendum; Review irrigation as-builts and plans; Confer with H. Beckett and M. Bush re: other Proposer questions	0.70	\$275.00	-	\$192.50
Service	LM	05/20/2026	Confer with H. Beckett re: proposer question	0.10	\$275.00	100.0%	\$0.00
Service	LM	05/21/2026	Review revised agenda package and prepare for meeting; Confer with H. Beckett and M. Bush re: RFP schedule; Confer with C. McAllister re: RFP package	0.60	\$275.00	-	\$165.00
Service	LM	05/21/2026	Prepare for and attend Board meeting	2.90	\$275.00	-	\$797.50
Service	LM	05/21/2026	Confer with H. Beckett and review report of work done on fountain 7	0.20	\$275.00	-	\$55.00
Expense	KB	05/21/2026	Travel: Mileage - LM.	25.00	\$0.725	-	\$18.13
Expense	KB	05/21/2026	Travel: Tolls - LM.	1.00	\$1.72	-	\$1.72
Service	LM	05/22/2026	Prepare notices of intent to re-bid landscape RFP to the eight proposers; Confer with S. Conley and H. Beckett re: RFP proposer questions	0.90	\$275.00	-	\$247.50
Service	LG	05/22/2026	Advise regarding response to landscape bid protest.	0.20	\$385.00	-	\$77.00
Service	LM	05/22/2026	Review notice of protest from Redtree; Review project manual for protest bid amount; Confer with S. Conley and H. Beckett re: protest	0.20	\$275.00	-	\$55.00
Service	LM	05/26/2026	Prepare notice for RFP	0.50	\$275.00	50.0%	\$68.75



landscape maintenance							
Service	LM	05/27/2026	Confer with H. Beckett re: bond for RFP landscaping; Confer with C. McAllister re: records request	0.20	\$275.00	-	\$55.00
Service	LM	05/28/2026	Confer with S. Conley re: fulfilling public records request; Review agenda package with currently available exhibits	0.40	\$275.00	-	\$110.00
Service	LM	05/29/2026	Confer with S. Conley re: project manual, scope of services; Finalize revisions to RFP landscaping project manual	1.10	\$275.00	-	\$302.50
Line Item Discount Subtotal							-\$258.50
Total							\$3,792.85

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

Please pay within 30 days.





INVOICE

Preserve at South Branch CDD
Attn: Heath Bechett
250 International Pkwy, Suite 208
Lake Mary, FL 32746

DATE: 06/18/26 INVOICE: 14661 PAGE: 1

Job Site: Touchpoint
Job #: 2631032

Proposal Rep: Jason Lambert

P.O. #: CONTRACT

FOR SERVICES RENDERED AT:

Preserve at South Branch
2200 Touchpoint Drive
Odessa, FL 33556

SIDEWALK/APRON REMOVE & REPLACE: AS PER CONTRACT
THERMOPLASTIC RESTRIPIING: AS PER CONTRACT
TRUNCATED DOMES: AS PER CONTRACT

Payment Due Upon Completion	Original Contract Sum	\$13,061.00
Please Remit Payment To: Parking Lot Services P. O. Box 23125 Tampa, FL 33623 Overnight: 8511 Sunstate St, Suite 101, 33634	LESS DEPOSIT RECEIVED	(\$6,530.50)
	Tax	\$0.00
Thank You. Federal I.D. #26-4453072	Due Upon Receipt	\$6,530.50

GO GREEN WITH PLS!

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

The Preserve at South Branch Community
Development District
Vesta Property Services
250 International Pkwy Ste 280

June 23, 2026
Invoice: 90119526

Services rendered regarding audited financial statements for the year ended September 30, 2025. \$3,700.00

Invoice Total \$3,700.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,700.00	0.00	0.00	0.00	3,700.00



**INVOICE #TPA7264**

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

BILL TO

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA7264	06/01/2026	\$24,695.00	Net 15	

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

