



Your Community.
Our Commitment.

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Regular Meeting Advanced Agenda Package

***Date/Time:
Thursday, October 8, 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, October 8, 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, October 8, 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

SECOND ORDER OF BUSINESS:

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

THIRD ORDER OF BUSINESS:

BUSINESS MATTERS

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*
- B. Review of Field Services Requests/Responses (8/29 –9/30)
- C. Aquatic – *Chuck Burnite, GHS Environmental*
 - 1. Consideration of GHS Proposals
- D. Wetlands/Conservation
- E. Landscape – *Rob Ferrante/Jacob Zucker, Cepra*

[EXHIBIT 1](#)

[EXHIBIT 2](#)

[EXHIBIT 3](#)



THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- F. Fountains – *Kyle Roehm, Fountain Kings* [EXHIBIT 4](#)
 - 1. Consideration of Fountain Kings Proposals
 - a. #QU-0884 - Fountain 3 Control Panel Enclosure Replacement - \$1,000.00 [EXHIBIT 5](#)
 - b. Fountain 4:
 - i. #QU-0746 – Replace Motor, Pump, Control Panel & Lights - \$13,035.50 [EXHIBIT 6](#)
 - ii. #QU-0747 – Install New Fountain with Lights - \$15,750.00 [EXHIBIT 7](#)
 - c. Fountain 5: Motor & Pump Replacement
 - i. #QU-0861 – With Light Repairs - \$9,724.50 [EXHIBIT 8](#)
 - ii. #QU-0862 – No Light Repairs - \$7,325.00 [EXHIBIT 9](#)
 - d. Fountain 6: Control Panel Replacement
 - i. #QU-0885 – 400 ft Cable - \$9,591.60 [EXHIBIT 10](#)
 - ii. #QU-0886 – 300 ft Cable - \$6,742.60 [EXHIBIT 11](#)
 - e. #QU-0754 - LED Light Replacements on Eleven (11) Fountains - \$21,900.00 [EXHIBIT 12](#)
- G. Field Services – *Michael Bush, Vesta District Services* [EXHIBIT 13](#)
 - 1. Consideration of Illuminations Holiday Lighting Landscape Lighting and Fixture Repairs - \$2,490.00 [EXHIBIT 14](#)
- H. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- I. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Approval of District’s FY 2026 Report of Achieved Goals and Objectives [EXHIBIT 15](#)
 - 2. Discussion of Mitigation 1 Area Per Resident

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting Held September 3, 2026 [EXHIBIT 16](#)
- B. Acceptance of the August 2026 Unaudited Financial Report [EXHIBIT 17](#)

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS
(Includes Updates, General Comments, and Next Meeting Agenda Requests)

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS
(Limited to 3 Minutes Per Individual on CDD-Related Business)



SEVENTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CONFIRMATION

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

4 p.m. on Thursday November 5, 2026
Springhill Suites Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

AGENDA DEADLINE
NOON – October 29, 2026

EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS:

ADJOURNMENT



EXHIBIT 1



The Preserve at South Branch CDD
Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
356	09/20/26	Landscaping (of the common areas; includes irrigation issues)	Reardon	2885 Beluga Bay Drive	The area behind my townhouse has not improved. I thought the drainage issue was going to be resolved. It's muddy and moldy (green). What is the solution? <i>[9/21 Beckett email: Thank you for contacting the CDD regarding the drainage concerns behind your home. The CDD has reviewed the location of the reported issue and determined that the area in question is not located on or adjacent to CDD-owned property. Based on our review, the drainage condition appears to be occurring on private property within the townhouse area. The CDD's jurisdiction and maintenance responsibilities are limited to property and infrastructure owned by the CDD. You may be recalling a prior drainage-related project completed by the CDD and the developer that addressed standing water affecting certain sidewalks and areas adjacent to District property. That work did not include private townhouse lots. Because the affected area is private property, any long-term drainage improvements would need to be evaluated by the property owner(s) and/or the homeowners association. The CDD is not able to expend public funds to make improvements on privately owned property. We understand the frustration that recurring drainage issues can cause and encourage you to contact the HOA regarding possible solutions that may be available within the townhouse area.]</i>
354	09/04/26	HOA Amenities (Swimming pool, playgrounds, trailhead)	Hampton	2944 Suncoast Blend Dr	Hello, I've been residing at 2944 Suncoast Blend Dr since April and was not provided a fob for access to the pool or fitness center. <i>[forwarded to HOA]</i>
353	08/31/26	Other	Anthonisamy	3446 Suncoast Plains Drive	I have attached photos and videos showing how dark the area around my house becomes at night due to the lack of a street light. Walking from the end of the street toward the main entrance is very difficult and feels unsafe because there is not enough lighting. I would like to request the installation of a new street light at the end of the street so the area is properly illuminated and residents can walk safely toward the main door, especially at night. <i>[9/3 Mtg: Board declined - contingent on streetlight plan and utility permits being satisfied by developer]</i>



The Preserve at South Branch CDD
Field Requests

Entry #	Date Created	Subject	Your Name - Last	Address - Street Address	Your Message
352	08/31/26	Landscaping (of the common areas; includes irrigation issues)	Pasternack	2870 Suncoast Plains Drive	The bamboo trees on the other side of the wall that separates our backyard from the Suncoast toll road have grown so tall (24') that they block the sun and hang over the wall into the backyard when it rains. Another issue is since these bamboo trees limit the amount of sun we receive each day, grass has very little chance to survive. The narrow grassy area that we have is between the wall and the 2-story townhomes, so whatever sun we do get is limited to begin with. The original sod never took root, so not to just have weeds (which seem to do well without much sun, unfortunately), we tried resodding with Bahia, but it didn't make it, either, because of limited sunshine. A sod company said there had to be at least 4 hours of sunshine for some varieties of the St. Augustine sod to survive, which is our next attempt at having natural grass. For this to work, however, we need the bamboo removed. As a result, we are asking for the permanent removal of the bamboo trees from behind the wall. I've attached some pictures of what we have to deal with. <i>[9/1 Beckett: Thank you for bringing this to our attention. We have reached out to the landscaping vendor and they will provide the board with a proposal to address this issue.</i> <i>9/3 Cepra to schedulebiannual bamboo cutback per landscape maintenance addendum]</i>



EXHIBIT 2



**GHS Environmental**

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

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

8/25/2026 to 9/25/2026

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	Photos
2026-09-04	FPC E	clear sky 81.64°F 8.05 mph S	F	Tech: Ti C	No photos
2026-09-11	Miscellaneous	broken clouds 90.05°F 8.05 mph WSW	MISC	Moved rock closer to valve box for CDD. Tech: Ch B	2 photos: P1, P2
2026-09-25	FPC E	scattered clouds 82.54°F 3 mph NNE	T	Tech: Ch B	No photos
2026-09-25	Pond 2	scattered clouds 82.49°F 7.72 mph NNW	GSW, T	Tech: Ch B, Ca B	No photos
2026-09-25	Pond 10	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	Pond 9	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-09-25	Pond 8	scattered clouds 82.54°F 3 mph NNE	T	Tech: Ch B	No photos
2026-09-25	Pond 7	scattered clouds 82.49°F 7.72 mph NNW	GSW, T	Tech: Ch B, Ca B	No photos
2026-09-25	Pond 6	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	Pond 5	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	Pond 4	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	FPC D	scattered clouds 82.54°F 3 mph NNE	T	Tech: Ch B	No photos
2026-09-25	FPC C	scattered clouds 82.54°F 3 mph NNE	T	Tech: Ch B	No photos
2026-09-25	FPC B2	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	FPC B1	scattered clouds 82.49°F 7.72 mph NNW	GSW, T	Tech: Ch B, Ca B	No photos
2026-09-25	FPC A	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	Mit 3	scattered clouds 82.49°F	T	Tech: Ca B	No photos

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
		7.72 mph NNW			
2026-09-25	Mit 1	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	FPC H	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos
2026-09-25	FPC G	scattered clouds 82.49°F 7.72 mph NNW	A, T	Tech: Ca B	No photos
2026-09-25	FPC F	scattered clouds 82.49°F 7.72 mph NNW	T	Tech: Ca B	No photos

Photo Log

Job Photos:



P1

Miscellaneous



P2

Miscellaneous

EXHIBIT 3



From: Rob Ferrante

Sent: Wednesday, September 30, 2026 3:16 PM

Subject: CEPRA Landscape - Fall/Winter Landscape Transition Discussion 2026

Good Afternoon,

With the arrival of Autumn last week, we thought it would be beneficial to explain what to expect with landscaping services as we transition from our busy season to the “less busy” season. Hopefully we’ll get a cold front in between too! The month of September is usually filled with heat, an occasional tropical storm, and reduced rainfall. As of today, we are well BELOW our rainfall for the month, fortunately NO storms have impacted us, as we desperately needed a break from the 2024 storm season. The average temperature for the month of September dropped by 1 degree on the 15th, and by October 1st, our average temperature is 89. This downward trend in temperature affects plants and their growth. And since our days are also getting shorter (sunset is earlier than the day before) the plants receive less light. Less sunlight = less photosynthesis = less cellular reproduction which results in the plants not growing as quickly.

All of that said, our landscape services will begin to change to reflect the variations in the environment. Landscape maintenance contracts require us to mow the grass weekly thorough the active growing season. Once October rolls around, we begin to make the transition to reduced mowing – biweekly for St. Augustine turf areas and Bahia as needed. Many of our ponds become once per month cuts as well. For residents and managers, this may seem like a drastic change. However, the environmental factors discussed above quickly change the plant biology. Plant growth dramatically decreases in the next few weeks. Most of the summer we are focused on mowing, trimming, weeding, and dodging rainfall. With the reduction of these responsibilities, we will begin to focus on rejuvenating the landscape through specialized pruning, weeding, and other items that we are unable to do during the summer.

Shorter days and cooler temperatures will help deciduous trees drop their leaves at different rates. Every year I typically receive a dozen emails and phone calls stating “my trees are dying”. As you may gather from this email, this is a normal environmental change. You may have already started observing Crape Myrtles, Maples, Sycamores, and some Oaks begin to defoliate. The color of the leaves will also change, then they begin to drop the foliage. Bald Cypress – the common tree planted around ponds will also turn a brilliant orange/reddish color. This is an ordinary process for deciduous trees and is exacerbated by the lack of rainfall this month.

In conclusion, Autumn is here and we are looking forward to winter/cooler months. Landscape maintenance will begin to change to reflect the reduced plant and grass growth. October marks the beginning of reduced mowing in high focal areas and limited mowing on ponds. Cepra will monitor the current weather conditions and adjust as needed. In the event we need to mow an extra week, we will make the correct decision so your community looks its best. Some plant material, including trees will begin to change – leaves dropping and color changing. Once we get mid to late October, I will send another correspondence discussing further changes to the landscape as the weather goes from warm to cool. Lets save the “holiday” talk for November!!! (Yes, poinsettia season is nearly upon us....)

Thank you,

Rob Ferrante



EXHIBIT 4



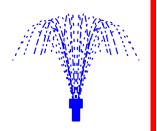
Fountain Kings Inc.

5668 Fishhawk Crossing Blvd. #155

Lithia, FL 33547

FountainKings

— 813-833-8610 —



Visit Date: 09/08/2026

The Preserve at South Branch CDD - Fountain Maintenance / Equipment Status Report;

Fountain:	HP	Voltage	Status	Lights	Issues Noted
#3	5hp	480v 3P	Running	0/4	*Yes, control panel & lights
#4	5hp	230v 1P	Not Running	0/4	*Yes, see notes
#5	5hp	230v 1P	Not Running	0/4	*Yes, see notes
#6	7.5hp	230v 1P	Not Running	0/6	*Yes, see notes
#7	7.5hp	230v 1P	Running	0/6	
#8	3hp	230v 1P	Running	2/3	*Replaced timer battery
#9	5hp	230v 1P	Running	3/4	
#10	5hp	230v 1P	Running	3/4	*Replaced (x1) capacitor
#FPC A	7.5hp	230v 1P	Running	2/6	
#FPC B2	5hp	230v 1P	Running	1/4	
#FPC E	3hp	230v 1P	Running	2/3	
#MIT 1	7.5hp	230v 1P	Running	5/6	*Replaced (x1) capacitor

Fountain Issues Noted:

#3 Fountain: (5hp 480v 3P) Needs: Control panel replaced, we can't open it to perform basic service / maintenance. Attached is a revised quote to replace the outer enclosure with a new composite control panel enclosure.

Repair Cost: **\$1,000.00 (1-year warranty)** (Quote QU-0884)

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

Repair Cost: **\$13,035.50 (2-year warranty)** (Quote QU-0746)

Replacement Cost: **\$15,750 (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) Currently off and needing to be repaired.

Repair Cost w/ Lights: \$9,724.50 (2-year warranty) (Quote QU-0861)

Repair Cost w/o Lights: \$7,325.00 (2-year warranty) (Quote QU-0862)

Issues Found..

- Pump and motor shaft stripped out. There is no intake screen present. Light fixtures all have water in them / not working. In-ground junction box is broken and needs to be replaced.

#6 Fountain: (7.5hp 230v 1P) Currently off and needing to be repaired.

Repair Option #1 (400ft): \$9,591.60 (1-year warranty) (Quote QU-0885)

Repair Option #2 (300ft): \$6,742.60 (1-year warranty) (Quote QU-0886)

Issues Found..

- Multiple issues with the control panel and components. The control panel is starting to rust apart, there are multiple melted terminals and wiring and there is no GFCI protection present.
- The fountain motor tested ok, the submersible motor cable tested bad. Recommend upsizing the electrical conduit and running a new submersible cable from the control panel all the way to the fountain, avoiding the in-ground junction.
- The fountain is currently 400ft away from the panel, relocating it to 300ft away saves \$2,849.00.

Fountains w/ Lights Out: There are (11) fountains that have lights not working due to water intrusion. Cost to replace light package and cable for these fountains below:

- **#3:** (2) 36w White LED Lights & (300ft) of Cable: **\$1,900.00**
- **#4:** (2) 36w White LED Lights & (350ft) of Cable: **\$2,000.00**
- **#5:** (2) 36w White LED Lights & (300ft) of Cable: **\$1,900.00**
- **#6:** (2) 36w White LED Lights & (400ft) of Cable: **\$2,200.00**
- **#7:** (2) 36w White LED Lights & (300ft) of Cable: **\$1,900.00**
- **#8:** (2) 36w White LED Lights & (250ft) of Cable: **\$1,800.00**
- **#9:** (2) 36w White LED Lights & (350ft) of Cable: **\$2,000.00**
- **#10:** (2) 36w White LED Lights & (250ft) of Cable: **\$1,800.00**
- **#FPC A:** (2) 36w White LED Lights & (400ft) of Cable: **\$2,200.00**
- **#FPC B2:** (2) 36w White LED Lights & (350ft) of Cable: **\$2,000.00**
- **#MIT 1:** (2) 36w White LED Lights & (400ft) of Cable: **\$2,200.00**
- **TOTAL:** \$21,900.00 (Quote QU-0754)

EXHIBIT 5





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date	30 Sep 2026	Fountain Kings Inc.
Expiry	29 Dec 2026	5668 Fishhawk Crossing Blvd
Quote Number	QU-0884	#155
Reference	#3 ControlPanel	LITHIA FL 33547
		UNITED STATES

Fountain #3: Control Panel Enclosure Replacement

Replacement of the control panel enclosure with a new composite enclosure. The internal control components will be reused.
Warranty: (1-year on the new Composite Enclosure).

Item	Description	Quantity	Unit Price	Amount USD
CPE-1860	Polycarbonate Control Panel Enclosure 18x16x10 w/ Aluminum Back Panel	1.00	475.00	475.00
RLBR	Repair Labor	3.00	175.00	525.00
			Subtotal	1,000.00
			TOTAL TAX	0.00
			TOTAL USD	1,000.00

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."
This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.
If you have any questions call or email, 813-833-8610 ContactUs@FountainKings.com
Name and Signature Required to Bind Quote:



EXHIBIT 6





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date	30 Sep 2026	Fountain Kings Inc.
Expiry	29 Dec 2026	5668 Fishhawk Crossing Blvd
Quote Number	QU-0746	#155
Reference	#4 Repair w/Lights	LITHIA FL 33547
		UNITED STATES

Fountain #4: 5hp Repair Option with Lights

Supply and replace the following: (1) 5hp 230v 1P Submersible Motor, (1) 5hp 300 GPM Pump, (1) Complete Composite 5hp Fountain Control Panel with GFCI Protection, (2) 36w White LED Lights and (400ft) of Submersible Motor and Light Cables.
Warranties: (3-years on LED Lights), (2-years on Pump & Motor), (1-year on all other Parts & Labor).

Item	Description	Quantity	Unit Price	Amount USD
FRM	(1) 5hp 230v 1P Submersible Motor, (1) 5hp 300 GPM Pump and (2) 2-part Resin Splice Kits.	1.00	4,900.00	4,900.00
LED036W-2	(2) 36w White LED Light Set	1.00	824.50	824.50
CP050	(1) Complete Composite 5hp Fountain Control Panel with GFCI Protection	1.00	1,750.00	1,750.00
CBL-064	(400ft) 6/4 Submersible Motor Cable	400.00	8.09	3,236.00
CBL-143	(400ft) Submersible Light Cable	400.00	2.75	1,100.00
RLBR	Repair Labor	7.00	175.00	1,225.00
			Subtotal	13,035.50
			TOTAL TAX	0.00
			TOTAL USD	13,035.50

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."
This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of repair completion.



EXHIBIT 7





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date
30 Sep 2026

Expiry
29 Dec 2026

Quote Number
QU-0747

Reference
#4 NewFtn

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Fountain #4: New 5hp Replacement Option

Scope of Work: Complete installation of (1) new 5hp Maven Aeration F5 Fountain w/400ft of submersible power cables, (2) 36watt White LED lights, 3-Tier display, new composite control panel w/digital timers and GFCI Protection included.
Warranties: (4-years on Floating Fountain Components), (3-years on LED Lights), (1-year on all other Parts & Labor).

Item	Description	Quantity	Unit Price	Amount USD
FTNINS	New Fountain Install: (1) Maven 5hp 230v 1-phase Fountain with 3-Tier Display, (2) 36watt LED Lights, 400ft Power Cables, Control Panel w/Digital Timers + GFCI Protection. Installed Price.	1.00	15,750.00	15,750.00
			Subtotal	15,750.00
			TOTAL TAX	0.00
			TOTAL USD	15,750.00

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of installation completion.

If you have any questions call or email, 813-833-8610 ContactUs@FountainKings.com

Name and Signature Required to Bind Quote:



EXHIBIT 8





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date
30 Sep 2026

Expiry
29 Dec 2026

Quote Number
QU-0861

Reference
#5 Ftn Repair

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Fountain #5: Repairs Needed

Scope of work: Supply and Install (1) 5hp 230v Submersible Motor, (1) 5hp Grundfos Submersible Pump, (2) 2-part Resin Splice Kits, (1) 6in Stainless Steel Intake Screen, (1) 50a GFCI Motor Breaker, (1) In Ground Junction Box, (2) 36w White LED Lights, (450ft) of Submersible Light Cable and (1) 20a GFCI Light Breaker.
Fountain will then be relocated back into the lake, tested and the timers set to the appropriate times.

Item	Description	Quantity	Unit Price	Amount USD
FR050	5hp Fountain Repair Includes: (1) 5hp 230v 1P Submersible Motor, (1) 5hp Submersible Pump, (1) 6in Stainless Steel Intake Screen, (1) 50a GFCI Motor Breaker, (1) In Ground Junction Box and (1) 2-part Resin Splice Kit.	1.00	5,925.00	5,925.00
FRM	Fountain Light Set Replacement Includes: (2) 36w White LED Lights, (450ft) of Submersible Light Cable, (1) 20a GFCI Light Breaker and (1) 2-part Resin Splice Kit.	1.00	2,399.50	2,399.50
RLBR	Repair Labor	8.00	175.00	1,400.00
			Subtotal	9,724.50
			TOTAL TAX	0.00
			TOTAL USD	9,724.50

Terms

****Warranty:** (2-years on Pump & Motor), (3-years on LED Lights), (1-year on all other Parts & Labor).
This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of repair completion.
If you have any questions call or email, 813-833-8610 ContactUs@FountainKings.com
Name and Signature Required to Bind Quote:



EXHIBIT 9





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date
30 Sep 2026

Expiry
29 Dec 2026

Quote Number
QU-0862

Reference
#5 Ftn Repair (O#2)

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Fountain #5: Repairs Needed (option #2, no light repairs)

Scope of work: Supply and Install (1) 5hp 230v Submersible Motor, (1) 5hp Grundfos Submersible Pump, (1) 2-part Resin Splice Kit, (1) 6in Stainless Steel Intake Screen, (1) In Ground Junction Box, and (1) 50a GFCI Motor Breaker.
Fountain will then be relocated back into the lake, tested and the timers set to the appropriate times.

Item	Description	Quantity	Unit Price	Amount USD
FR050	5hp Fountain Repair Includes: (1) 5hp 230v 1P Submersible Motor, (1) 5hp Submersible Pump, (1) 6in Stainless Steel Intake Screen, (1) In Ground Junction Box, (1) 50a GFCI Motor Breaker and (1) 2-part Resin Splice Kit.	1.00	5,925.00	5,925.00
RLBR	Repair Labor	8.00	175.00	1,400.00
			Subtotal	7,325.00
			TOTAL TAX	0.00
			TOTAL USD	7,325.00

Terms

****Warranty:** (2-years on Pump & Motor), (1-year on all other Parts & Labor).
This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of repair completion.
If you have any questions call or email, 813-833-8610 ContactUs@FountainKings.com
Name and Signature Required to Bind Quote:



EXHIBIT 10





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date
30 Sep 2026

Expiry
29 Dec 2026

Quote Number
QU-0885

Reference
#6 Repairs 400ft

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Fountain #6: Repairs Needed (400ft)

Scope of Work: Replacement of the 7.5hp Fountain Control Panel. We will then dig up the existing conduit going from the control panel to the lake and replace it with larger conduit to accommodate the submersible motor and light cables. The submersible motor cable will then be replaced going from the control panel out to the fountain.
New complete 7.5hp control panel will include a digital timer and GFCI protection for the motor and the lights.
Warranty: (1-year on Parts)

Item	Description	Quantity	Unit Price	Amount USD
CP075	7.5HP Fountain Control Panel w/GFCI Protection and Digital Timers	1.00	2,750.00	2,750.00
SPL03	Large Splice Kit A3	1.00	265.60	265.60
MISC	2in Electrical Conduit (100ft)	100.00	4.25	425.00
CBL044	4/4 Submersible Motor Cable (400ft)	400.00	13.19	5,276.00
RLBR	Repair Labor	5.00	175.00	875.00
			Subtotal	9,591.60
			TOTAL TAX	0.00
			TOTAL USD	9,591.60

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."
This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from invoice date.

EXHIBIT 11





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date
30 Sep 2026

Expiry
29 Dec 2026

Quote Number
QU-0886

Reference
#6 Repairs 300ft

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Fountain #6: Repairs Needed (300ft) (Option #2)

Scope of Work: Replacement of the 7.5hp Fountain Control Panel. We will then dig up the existing conduit going from the control panel to the lake and replace it with larger conduit to accommodate the submersible motor and light cables. The submersible motor cable will then be replaced going from the control panel out to the fountain.
New complete 7.5hp control panel will include a digital timer and GFCI protection for the motor and the lights.
Warranty: (1-year on Parts)

Item	Description	Quantity	Unit Price	Amount USD
CP075	7.5HP Fountain Control Panel w/GFCI Protection and Digital Timers	1.00	2,750.00	2,750.00
CBL-064	6/4 Submersible Motor Cable (300ft)	300.00	8.09	2,427.00
SPL03	Large Splice Kit A3	1.00	265.60	265.60
MISC	2in Electrical Conduit (100ft)	100.00	4.25	425.00
RLBR	Repair Labor	5.00	175.00	875.00
			Subtotal	6,742.60
			TOTAL TAX	0.00
			TOTAL USD	6,742.60

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."
This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from invoice date.

EXHIBIT 12





QUOTE

The Preserve at South Branch CDD
Attention: Vesta District Services / The Preserve at South Branch
250 International Pkwy, Ste 208
LAKE MARY FL 32746
USA

Date
30 Sep 2026

Expiry
29 Dec 2026

Quote Number
QU-0754

Reference
LightsNeeded

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

LED Light Replacements on (11) Fountains

Scope of work: Supply and Install LED Lights and Submersible Cable on the following (11) Fountains.
Warranties: (3-years on LED Lights), (1-year on all other Parts & Labor).

Item	Description	Quantity	Unit Price	Amount USD
FRM	Fountain #3: Replacement of (2) 36w White LED Lights and (300ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	1,900.00	1,900.00
FRM	Fountain #4: Replacement of (2) 36w White LED Lights and (350ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	2,000.00	2,000.00
FRM	Fountain #5: Replacement of (2) 36w White LED Lights and (300ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	1,900.00	1,900.00
FRM	Fountain #6: Replacement of (2) 36w White LED Lights and (400ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	2,200.00	2,200.00
FRM	Fountain #7: Replacement of (2) 36w White LED Lights and (300ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	1,900.00	1,900.00
FRM	Fountain #8: Replacement of (2) 36w White LED Lights and (250ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	1,800.00	1,800.00
FRM	Fountain #9: Replacement of (2) 36w White LED Lights and (350ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	2,000.00	2,000.00
FRM	Fountain #10: Replacement of (2) 36w White LED Lights and (250ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	1,800.00	1,800.00



Item	Description	Quantity	Unit Price	Amount USD
FRM	Fountain #FPC A: Replacement of (2) 36w White LED Lights and (400ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	2,200.00	2,200.00
FRM	Fountain #FPC B2: Replacement of (2) 36w White LED Lights and (350ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	2,000.00	2,000.00
FRM	Fountain #MIT 1: Replacement of (2) 36w White LED Lights and (400ft) of Submersible Light Cable. *Includes Splice Kit(s) & Labor.	1.00	2,200.00	2,200.00
			Subtotal	21,900.00
			TOTAL TAX	0.00
			TOTAL USD	21,900.00

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of repair completion.

If you have any questions call or email, 813-833-8610 ContactUs@FountainKings.com

Name and Signature Required to Bind Quote:



EXHIBIT 13



The background of the page features a series of thin, light-colored lines that intersect to form various geometric shapes, including triangles and polygons. These lines are primarily located in the upper half of the page, creating a subtle, abstract pattern.

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



The Preserve at South Branch

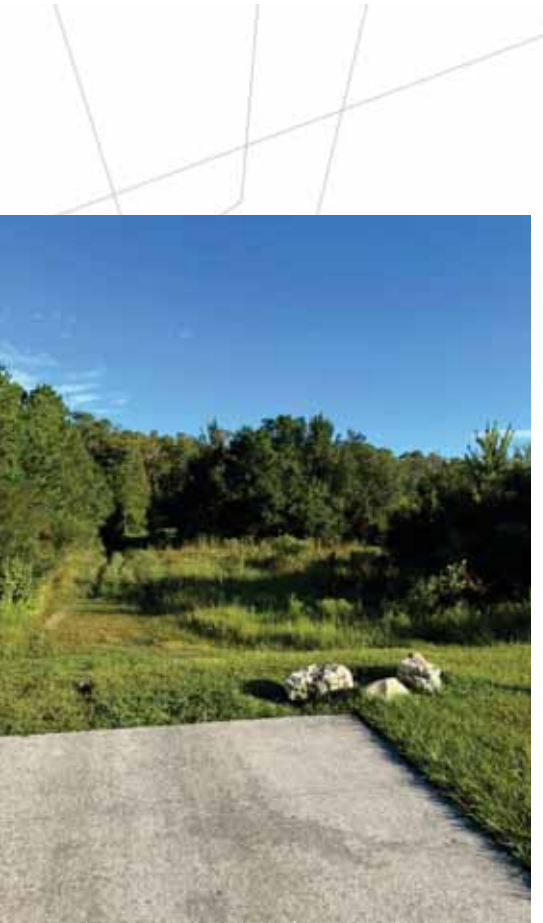


The Preserve at South Branch

- 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.
 - Basketball Court Benches.
 - Park at Suncoast Trail.
 - Tampa Swap Pressure Washing Area.
- Street Signs.
 - All have been repaired.
 - No further issues reported.
 - Alligator Signs.
 - Tampa Swap will be repairing one that was sent via email.
 - I have asked them to inspect the rest of these while they are on-site.
- Basketball court sign.
 - Installed.
- Dog Park Fence.
 - Tightened.
- Basketball Court Fence.
 - Tightened.
- Mosquito Control.
 - Have been contacted to spray the community.
- Landscape Lighting.
 - Duke Energy has been contacted about the electrical issues after lighting strike.
 - 14 lights damaged by landscaping crew according to Tim (Light Vendor)









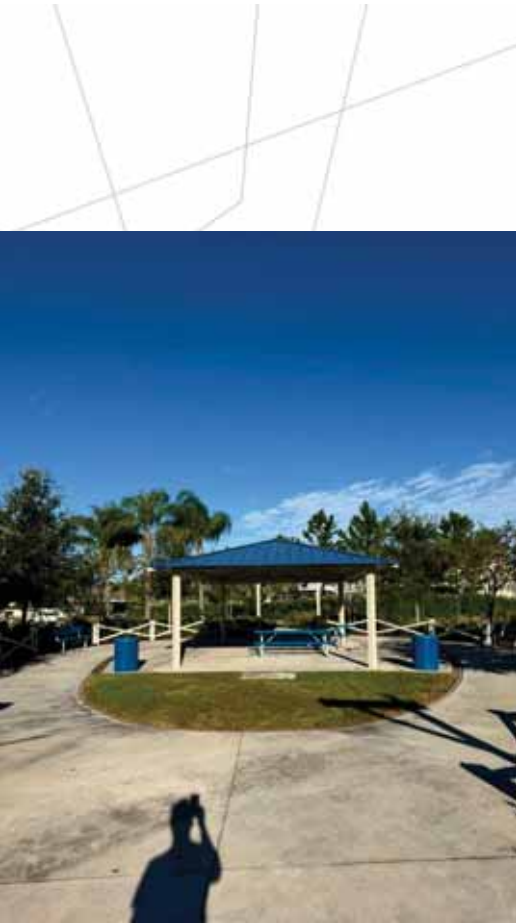
South Branch
Blvd Center
Medians.





Pond 9.





Pond FPC A.











Ponds
6
&
7





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 14



Illuminations Holiday Lighting

PROPOSAL

8606 Herons Cove Place
Tampa, FL 33647
Tim Gay | (813) 334-4827

Date
September 17, 2026

Prepared for	Project
Preserve at South Branch CDD 250 International Parkway, Suite 208 Lake Mary, FL 32746 (321) 263-0132	Landscape Lighting Storm and Fixture Damage Repairs

Following two site visits, we are proposing the work below as two separate items. The transformer replacement addresses the apparent lightning or electrical-surge event. The rear center-median repairs address concentrated physical damage to fourteen landscape-lighting fixtures.

PROPOSED WORK	AMOUNT
Front Entrance - Transformer Replacement Replace one 300-watt Smart IT transformer following apparent lightning or electrical-surge damage. Reconnect, program, and test the affected landscape-lighting circuit.	\$950.00
Rear Center Median - Landscape Light Repairs Repair, test, reposition, and aim fourteen fixtures showing concentrated physical damage consistent with lawn-maintenance equipment impact. Includes rebuilding four fixtures with broken stakes and an allowance for up to two replacement fixtures and two Bluetooth MR16 lamps or damaged shrouds, as needed. Any additional concealed damage will be quoted before replacement.	\$1,540.00
Total Proposal	\$2,490.00

Deposit: The standard 50% deposit is waived.

Payment: Payment is due upon receipt of invoice after completion.

Documentation: Photographs on the following pages document the observed electrical and fixture damage.

Tim Gay

September 17, 2026

Prepared by

Date

Photo Documentation

The Preserve at South Branch CDD



Electrical service equipment showing visible surge damage.



Dislodged surge-protection component near the lighting controls.



Fixture knocked down at a rear center-median palm.



Displaced fixture and damaged mounting stake.

Photo Documentation

The Preserve at South Branch CDD



Fixture lying loose within the palm bed.



Close view of the physically damaged fixture assembly.



Fixture component separated from its installed position.

EXHIBIT 15



**The Preserve at South Branch
Community Development District
Performance Measures/Standards and Annual Reporting
10/1/2025-9/30/2026**

1) Public Meeting Compliance

- a. Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2026
- b. Measurement: Number of regular Board meetings held as verified with meeting minutes
- c. Achieved: Yes ☒ No ☐

2) Access to Records Compliance

- a. Goal: Ensure that meeting minutes and other public records are available and accessible to the public
- b. 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
- c. Achieved: Yes ☒ No ☐

3) District Engineer Site Inspection

- a. Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the District
- b. Measurement: The District Engineer will submit a complete report to the Board by September 30, 2026.
- c. Achieved: Yes ☒ No ☐

4) Annual Budget Preparation

- a. Goal: Approve the preliminary budget for FY 2026/27 by June 15, 2026, set by Florida Statute, and Adopt the final budget for FY 2026/27 by September 30, 2026, set by Florida Statute
- b. Measurement: Preliminary budget for FY 2026/27 approved and final budget adopted by dates set by Florida Statute
- c. Achieved: Yes ☒ No ☐

5) Financial Audit

- a. Goal: Accept the FY 2024/25 annual audit by July 15, 2026
- b. Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2026
- c. Achieved: Yes ☒ No ☐

The above Performance Measures and Standards for FY 2026 were established by The Preserve at South Branch Community Development District Board of Supervisors on September 2, 2025.

Anthony J. Snyder II
Anthony Snyder II, Chairman,
Board of Supervisors

Heath Beckett
Heath Beckett, District Manager

The Preserve at South Branch Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on October 8, 2026

Chairman,
Board of Supervisors

District Manager



EXHIBIT 16



**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 September 3, 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 at 4:01 p.m. 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 (<i>Virtually</i>)
Rob Ferrante	Branch Manager, Cepra
Jacob Zuker	Landscape Account Manager, Cepra
Chuck Burnite	Aquatics Account Manager, GHS Environmental
Kyle Roehm	President, Fountain Kings

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

BUSINESS MATTERS

A. Wetlands/Conservation

1. EXHIBIT 1: Presentation of Fire Line Map

Mr. Beckett relayed the latest communication with Mr. Penfield. A concern was raised regarding the proximity of the burn areas to the properties with the map showing no clear demarcation. A potential cost-savings was noted if the prescribed burn for the area including wetland 11 was scheduled prior to the elevation adjustment project.

2. EXHIBIT 2: Consideration of Willowcreek Fire Co. Proposal to Install Fire Lines - \$15,500.00

On a MOTION by Supervisor Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the Board approved the Willowcreek Fire Co. proposal to install fire lines in the amount of \$15,500.00, for The Preserve at South Branch Community Development District.

B. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*

Mr. Whited discussed the need to increase the elevation at four locations at wetland 11 to ensure watershed in the correct direction – he has reached out to MRIC regarding adding to the current survey, and his communication with Pasco County regarding the release of the phase 1 maintenance bond.

1. WALK-ON EXHIBIT A: Acceptance of FY 2027 Labor Rates

On a MOTION by Supervisor Silverstein, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the Board accepted the FY 2027 labor rates presented by BDi for ongoing engineering services, for The Preserve at South Branch Community Development District.

C. EXHIBIT 3: Review of Field Services Requests/Responses (7/30 – 8/28)

D. WALK-ON EXHIBIT B: Aquatic – *Chuck Burnite, GHS Environmental*

Mr. Burnite provided an update on the aquatic maintenance events and discussed the upcoming monitoring report required under the SWFWMD Environmental Resource Permit.

A concern was raised regarding kids righting motorized bikes around the ponds and damaging the pond banks.

1. Consideration of GHS Proposals

E. Landscape – *Rob Ferrante/Jacob Zucker, Cepra*

Mr. Ferrante and Mr. Zucker presented the Landscape Report and responded to Supervisor questions. The townhomes bamboo cutback and servicing of the palms were discussed, the declining palms around the roundabout are being monitored, and the trimming around pond 1 is impeded due to saturation levels.

A proposal to replace the Oleanders around the Living Coral park was requested.

1. Consideration of Cepra Proposals

a. EXHIBIT 4: 2026 Hurricane Recovery Plan and Rates

Pricing in line with the RFP response was requested.

b. WALK-ON EXHIBIT C: #60032 – Sod Replacement Along South Branch Blvd - \$12,825.00

A discount on the pricing was presented for sod replacement proposal and seeding or new sod for the soccer field and turf pests and diseases were discussed.

On a MOTION by Howard, SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the Board approved Cepra proposal #60032 for sod replacement along South Branch Blvd in the discounted amount of \$10,640.00, for The Preserve at South Branch Community Development District.

Options to mitigate drainage around the mailboxes was discussed.

F. EXHIBIT 5: Fountains – *Kyle Roehm, Fountain Kings*

Mr. Roehm reviewed maintenance activities on the pond fountains and water feature.

1. Consideration of Fountain Kings Proposals

a. EXHIBIT 6: Fountain 5

i. Motor, Pump & Lights Repairs #QU-0861 - \$9,624.50

ii. Motor & Pump Repairs #QU-0862 - \$7,225.00

b. EXHIBIT 7 : Fountain 6 – Contactor and Wiring Repair # QU-0863 - \$500

Mr. Roehm reviewed the scope of the proposals. He will perform a further diagnostic on fountain 6 and present a proposal that bundles the repairs for fountains 4,5, and 6.

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

The Field Services Report was reviewed and Supervisor questions answered.

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

Ms. Moczynski provided an update on the Pasco County project to extend Rangeland Blvd and reminded Supervisors of the ethics training requirement.

I. District Manager – *Heath Beckett, Vesta District Services*

1. WALK-ON EXHIBIT D: Discussion on Streetlight Request (Suncoast Plains Dr.)

The Board denied the request for a new streetlight at the end of Suncoast Plains Drive, contingent on the approved lighting plans and utility permit requirements being satisfied by the developer.

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

A. EXHIBIT 9: Approval of the Minutes of the Regular Meeting Held August 6, 2026

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

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

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

Supervisors requested a financial analysis of FY 2026 once the year is completed, for staff to request Pasco County add the District to its mosquito control spray route, and for staff to contact Pasco County Sheriff's Office for patrols due to an issue with e-bikes being ridden on District property.

SIXTH ORDER OF BUSINESS:

AUDIENCE COMMENTS

There being none, the next item followed.

SEVENTH 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 October 8, 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.

EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

District Manager

- Add Rangeland Blvd Extension information to District website (9/14)

NINTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Snyder, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:29 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 October 8, 2026.

Heath Beckett, Secretary

Anthony Snyder, Chair

EXHIBIT 17



The Preserve at South Branch Community Development District

Financial Statements (Unaudited)

August 31, 2026



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

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
1 ASSETS						
2 OPERATING ACCOUNT	\$ 957,402	\$ -	\$ -	\$ -	\$ -	\$ 957,402
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	5,712	7,740	9,417	22,868
5 TRUST ACCOUNTS	-	-	-	-	-	-
6 REVENUE FUND	-	-	239,571	327,272	162,913	729,757
7 RESERVE FUND	-	-	131,656	177,872	217,050	526,578
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	36,788	36,788
11 ACCOUNTS RECEIVABLE	550	-	-	-	-	550
12 ON ROLL ASSESSMENTS RECEIVABLE	-	-	-	-	-	-
13 DUE FROM OTHER FUNDS	-	307,239	-	0	0	307,239
14 PREPAID EXPENSES	1,764	-	-	-	-	1,764
15 DEPOSITS	4,871	-	-	-	-	4,871
16 TOTAL ASSETS	\$ 964,588	\$ 307,239	\$ 376,940	\$ 512,884	\$ 426,168	\$ 2,587,819
17 LIABILITIES						
18 ACCOUNTS PAYABLE	\$ 19,598	\$ -	\$ -	\$ -	\$ -	\$ 19,598
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	-	-	-	-	-	-
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER FUNDS	307,239	-	-	-	-	307,239
24 TOTAL LIABILITIES	326,837	-	-	-	-	326,837
25 FUND BALANCE						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,635	-	-	-	-	6,635
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	631,115	307,239	376,940	512,884	426,168	2,254,346
31 TOTAL FUND BALANCE	637,750	307,239	376,940	512,884	426,168	2,260,981
32 TOTAL LIABILITIES & FUND BALANCE	\$ 964,588	\$ 307,239	\$ 376,940	\$ 512,884	\$ 426,168	\$ 2,587,819



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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS	\$ 973,905	\$ 0	\$ 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	\$ 0	\$ 1,001,690	\$ 5,660	101%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 15,000	\$ 600	\$ 7,600	\$ (7,400)	51%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	14,163	(1,288)	92%
11 ADMINISTRATIVE SERVICES	11,330	944	10,386	(944)	92%
12 ACCOUNTING SERVICES	11,330	944	10,386	(944)	92%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	5,042	(458)	92%
15 MASS MAILING	1,800	19	2,021	221	112%
16 MEETING ROOM RENTAL	3,000	183	1,660	(1,340)	55%
17 BANKING FEES	375	-	-	(375)	0%
18 AUDITING	3,900	-	3,700	(200)	95%
19 REGULATORY AND PERMIT FEES	175	-	175	-	100%
20 TAX COLLECTOR/PROPERTY APPRAISER FEES	600	-	688	88	115%
21 LEGAL ADVERTISEMENTS	1,500	70	1,529	29	102%
22 ENGINEERING SERVICES	30,000	1,470	24,525	(5,475)	82%
23 LEGAL SERVICES	20,000	1,902	20,188	188	101%
24 TRUSTEE FEES	12,500	-	12,952	452	104%
25 ARBITRAGE	1,950	-	650	(1,300)	33%
26 WEBSITE ADMINISTRATION	1,600	-	1,515	(85)	95%
27 MISCELLANEOUS	500	-	42	(458)	8%
28 TOTAL ADMINISTRATIVE	139,010	7,879	119,721	(19,289)	86%
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	5,713	50,796	(33,204)	60%
34 STREETLIGHTS	193,790	12,877	142,943	(50,847)	74%
35 RECLAIMED WATER	7,500	427	10,424	2,924	139%
36 TOTAL UTILITIES	285,290	19,017	204,163	(81,127)	72%

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 August 31, 2026

37	FIELD OPERATIONS					
38	FIELD OPERATIONS	3,890	275	3,023	(867)	78%
39	AQUATIC MAINTENANCE	22,500	3,750	19,487	(3,013)	87%
40	WETLAND MONITORING CONTRACTED	9,500	-	-	(9,500)	0%
41	WETLAND MAINTENANCE CONTRACTED	51,840	-	-	(51,840)	0%
42	FOUNTAIN MAINTENANCE CONTRACTED	20,200	1,115	22,900	2,700	113%
43	FOUNTAIN REPAIRS	14,000	788	13,123	(877)	94%
44	PORTER SERVICES CONTRACTED	11,000	875	10,104	(897)	92%
45	ENTRANCE, WALL & FENCE MAINTENANCE	7,000	-	207	(6,793)	3%
46	LANDSCAPE MAINTENANCE	310,000	24,695	251,950	(58,050)	81%
47	LANDSCAPE REPLACEMENT/REPAIRS	22,500	-	12,105	(10,395)	54%
48	IRRIGATION REPAIRS	4,000	-	4,870	870	122%
49	MULCH	20,000	-	18,942	(1,058)	95%
50	ANNUAL FLOWER ROTATION	9,000	-	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	-	4,000	(1,000)	80%
54	POND BANK REPAIR, MAINTENANCE & PLANTINGS	2,800	-	6,424	3,624	229%
55	SIDEWALK MAINTENANCE	3,000	-	-	(3,000)	0%
56	ROADWAY & SIGNAGE MAINTENANCE	3,000	375	2,703	(297)	90%
57	PLAYGROUND & PARK MAINTENANCE	3,000	-	350	(2,650)	12%
58	MISC FIELD SERVICES/CONTINGENCY	17,500	-	30,180	12,680	172%
59	TOTAL FIELD OPERATIONS	551,730	31,872	409,502	(142,228)	74%
60	TOTAL EXPENDITURES	\$ 996,030	\$ 58,768	\$ 749,142	\$ (246,888)	75%
61	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	(58,768)	252,547	252,547	
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)	(58,768)	252,547	252,547	
68	FUND BALANCE - ENDING - PROJECTED	\$ 342,611		\$ 637,750	\$ 295,139	
69	ANALYSIS OF FUND BALANCE					
70	NONSPENDABLE					
71	PREPAID & DEPOSITS	6,635		6,635		
72	CAPITAL RESERVES					
73	OPERATING CAPITAL	-		-		
74	UNASSIGNED	335,975		631,115		
75	TOTAL FUND BALANCE	\$ 342,611		\$ 637,750		

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 August 31, 2026

	FY 2026 Amended Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 250,715	\$ 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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,313	\$ 264,166	\$ 853
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	9,601	9,601
5 TOTAL REVENUE	263,313	273,767	10,454
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	13,023	8,672
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	13,023	8,672
21 FUND BALANCE - ENDING	\$ 326,046	\$ 376,940	\$ 50,894

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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 356,800	\$ 357,955	\$ 1,155
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	12,210	12,210
5 TOTAL REVENUE	356,800	370,165	13,365
6 EXPENDITURES			
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 TOTAL EXPENDITURES	353,176	350,450	(2,726)
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,625	19,715	16,090
14 OTHER FINANCING SOURCES (USES)			
15 TRANSFERS IN	-	-	-
16 TRANSFERS OUT	-	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
18 FUND BALANCE - BEGINNING	444,525	493,169	48,644
19 NET CHANGE IN FUND BALANCE	3,625	19,715	16,090
20 FUND BALANCE - ENDING	\$ 448,149	\$ 512,884	\$ 64,734



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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	435,506	\$ 1,406
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	11,067	11,067
5 TOTAL REVENUE	434,100	446,573	12,473
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)	10,923	12,473
15 OTHER FINANCING SOURCES (USES)			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(7,203)	(7,203)
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(7,203)	(7,203)
19 FUND BALANCE - BEGINNING	366,400	385,660	19,260
20 NET CHANGE IN FUND BALANCE	(1,550)	3,720	5,270
21 FUND BALANCE - ENDING	\$ 364,850	389,380	\$ 24,530



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	445,893.01
10/07/2025	100511	Office Pride Commercial Cleaning Services	Invoice: Inv-285380 (Reference: CC Fees- Avid Pay.)		17.50	445,885.51
10/07/2025	100512	Vesta District Services	Invoice: 428941 (Reference: Oct25 Management fees.)		3,909.00	441,976.51
10/08/2025	1509	Site Masters of Florida, LLC	Replaced broken curb and remediate the infiltration at curb inlet		4,800.00	437,176.51
10/08/2025	1510	Egis Insurance & Risk Advisors	Insurance FY Policy #100125331 10/01/25 - 10/01/26		15,756.00	421,420.51
10/09/2025	01ACH100925	Duke Energy	00000 S Branch Blvd 4B 08.15.25- 09.15.25		638.99	420,781.52
10/09/2025	02ACH100925	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 08.15.25- 09.15.25		840.16	419,941.36
10/09/2025	03ACH100925	Duke Energy	00 South Branch Blvd. LITE 08.15.25- 09.15.25		806.64	419,134.72
10/14/2025	1511	David H. Silverstein	BOS Meeting 10/2/25		200.00	418,934.72
10/14/2025	1512	Robert Howard	BOS Meeting 10/2/25		200.00	418,734.72
10/14/2025	1513	Thomas Handrick, Jr.	BOS Meeting 10/2/25		200.00	418,534.72
10/14/2025	100513	Cepra Landscape	Invoice: TPA6124 (Reference: Light Mulching of South Branch Blvd.) Invoice: TPA6182 (Referenc...		5,180.50	413,354.22
10/14/2025	100514	Bretic Dvorak, Inc	Invoice: 2139 (Reference: Engineering service.)		2,775.00	410,579.22
10/14/2025	100515	Vesta District Services	Invoice: 428984 (Reference: FY2026 Dismination Agent Fee.) Invoice: 429039 (Reference: Bill...		4,890.23	405,688.99
10/14/2025	100516	Kilinski Van Wyk PLLC	Invoice: 13345 (Reference: Legal services.)		1,567.58	404,121.41
10/22/2025	01ACH102225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.18.25- 09.17.25		49.48	404,071.93
10/22/2025	02ACH102225	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.18.25- 09.17.25		204.93	403,867.00
10/22/2025	03ACH102225	Pasco County - Utilities Services	16546 Secret Meadow Dr 08.18.25- 09.17.25		10.60	403,856.40
10/22/2025	04ACH102225	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 08.18.25- 09.17.25		339.39	403,517.01
10/27/2025	01ACH102725	Duke Energy	2069 S Branch Blvd- Entrance 09.03.25- 10.01.25		40.85	403,476.16
10/27/2025	02ACH102725	Duke Energy	16159 SOFT FERN TRCE 09.03.25- 10.01.25 (Fountain)		175.15	403,301.01
10/27/2025	03ACH102725	Duke Energy	3234 LIVING CORAL DR 09.03.25- 10.01.25 (Fountain)		30.80	403,270.21
10/27/2025	04ACH102725	Duke Energy	16236 Weathered Windmill TE- Irrigation 09.03.25- 10.01.25		30.80	403,239.41
10/27/2025	05ACH102725	Duke Energy	3003 S Branch Blvd Access and Ball Cr 09.03.25- 10.01.25		30.80	403,208.61
10/27/2025	06ACH102725	Duke Energy	2574 Storybrook Preserve Dr- Fountain 09.03.25- 10.01.25		30.80	403,177.81
10/27/2025	07ACH102725	Duke Energy	3000 Living Coral Dr - irrigation 09.03.25- 10.01.25		30.80	403,147.01
10/27/2025	08ACH102725	Duke Energy	3246 Living Coral Dr - Irrigation 09.03.25- 10.01.25		30.80	403,116.21
10/27/2025	09ACH102725	Duke Energy	16080 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		30.80	403,085.41
10/27/2025	10ACH102725	Duke Energy	16108 Tuscany Hillside Rd- Fountain 09.03.25- 10.01.25		218.32	402,867.09
10/27/2025	11ACH102725	Duke Energy	2887 Living Coral Dr - Fountain 09.03.25- 10.01.25		398.44	402,468.65
10/27/2025	12ACH102725	Duke Energy	2853 Suncoast Blend Dr- Fountain 09.03.25- 10.01.25		385.38	402,083.27
10/27/2025	13ACH102725	Duke Energy	2539 S Branch Blvd- Fountain 09.03.25- 10.01.25		2,277.56	399,805.71
10/27/2025	14ACH102725	Duke Energy	15935 Deep Ravine Ln - Fountain 09.03.25- 10.01.25		295.41	399,510.30
10/27/2025	15ACH102725	Duke Energy	16090 Secret Meadow Dr- Fountain 09.03.25- 10.01.25		197.24	399,313.06
10/27/2025	16ACH102725	Duke Energy	3410 S BRANCH BLVD 09.03.25- 10.01.25 (Fountain)		259.78	399,053.28
10/27/2025	17ACH102725	Duke Energy	15883 Deep Ravine Ln- Fountain 09.03.25- 10.01.25		209.94	398,843.34
10/27/2025	18ACH102725	Duke Energy	3194 TUSCON WIND PL 09.03.25- 10.01.25 (Fountain)		229.51	398,613.83
10/29/2025	01ACH102925	Duke Energy	15501 SWEET SPRINGS BN 09.03.25- 10.01.25 (Fountain)		153.93	398,459.90
10/30/2025	100517	Business Observer	Invoice: 25-02285P (Reference: Public board meeting- legal Advertisement.)		70.00	398,389.90
10/30/2025	100518	Cepra Landscape	Invoice: TPA6217 (Reference: Work Order: 51483 Natural Area Pruning.)		10,218.60	388,171.30
10/30/2025	100519	SchoolNow	Invoice: INV-SN-1096 (Reference: Website Hosting.)		1,515.00	386,656.30
10/30/2025	100520	GHS Environmental	Invoice: 2025-669 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	384,781.30
10/31/2025	01ACH103125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 09.05.25- 10.03.25		7,056.77	377,724.53
10/31/2025		End of Month		\$ -	\$ 112,113.45	377,724.53
11/03/2025			Deposit			387,322.53
11/03/2025	100521	Cepra Landscape	Invoice: TPA6126 (Reference: OCTOBER BILLING Landscape Maintenance.) Invoice: TPA6247 (Refere...	9,598.00		360,527.53
11/03/2025	01ACH110325	Duke Energy	000 State Road 54 LITE S Branch RDWY 09.06.25- 10.06.25		26,795.00	379,612.53
11/06/2025	100522	Cepra Landscape	Invoice: TPA6273 (Reference: Repair of valve in back left conservation area including 1 and half...		3,515.00	353,221.92
11/06/2025	100523	Office Pride Commercial Cleaning Services	Invoice: Inv-289775 (Reference: Day Porter Services 3x per week.)		875.00	352,346.92
11/06/2025			Deposit			352,423.40
11/06/2025			Deposit	76.48		374,008.36
11/10/2025	1514	Anthony Snyder	BOS Meeting 11/6/25	21,584.96		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	Bretic Dvorak, Inc	Invoice: 2175 (Reference: Engineering service.)		2,175.00	371,033.36
11/10/2025	100525	Vesta District Services	Invoice: 429509 (Reference: Monthly Management fees.)		3,909.00	367,124.36
11/10/2025	100526	Blue Water Aquatics, Inc.	Invoice: 34436 (Reference: Fountain inspection and cleaning.)		1,000.00	366,124.36

The Preserve at South Branch CDD
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/10/2025	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 Prsrv 5B- 09.16.25- 10.15.25		840.16	364,477.56
11/10/2025	03ACH111025	Duke Energy	00000 S Branch Blvd 4B 09.16.25- 10.15.25		638.99	363,838.57
11/10/2025			Deposit	0.03		363,838.60
11/12/2025	100527	GHS Environmental	Invoice: 2025-700 (Reference: Control Structure Maintenance.)		2,000.00	361,838.60
11/14/2025			Deposit	62,130.74		423,969.34
11/14/2025			Deposit	17.50		423,986.84
11/17/2025	100528	Business Observer	Invoice: 25-02438P (Reference: Legal Advertising - Board Meeting.)		61.25	423,925.59
11/20/2025			Deposit	76,783.70		500,709.29
11/21/2025	1518	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District State Fee		175.00	500,534.29
11/21/2025	1519	Mike Fasano, Pasco County Tax Collector			538.08	499,996.21
11/24/2025	01ACH112425	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 09.17.25- 10.16.25		86.75	499,909.46
11/24/2025	02ACH112425	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.25- 10.16.25		200.99	499,708.47
11/24/2025	03ACH112425	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 09.17.25- 10.16.25		367.64	499,340.83
11/24/2025	05ACH112425	Pasco County - Utilities Services	16546 Secret Meadow Dr 09.17.25- 10.16.25		11.00	499,329.83
11/25/2025	100529	Vesta District Services	Invoice: 429444 (Reference: billable Expenses Oct25- meeting room.)		195.81	499,134.02
11/25/2025	100530	Kilinski Van Wyk PLLC	Invoice: 13553 (Reference: legal services.)		2,526.16	496,607.86
11/25/2025	100531	GHS Environmental	Invoice: 2025-705 (Reference: Aquatic Maintenance.) Invoice: 2025-702 (Reference: Control Str...		2,000.00	494,607.86
11/25/2025	100532	GHS Environmental	Invoice: 2025-737 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	492,732.86
11/26/2025			Deposit	24,902.76		517,635.62
11/28/2025	01ACH112825	Duke Energy	2069 S Branch Blvd- Entrance 10.02.25- 11.03.25		66.44	517,569.18
11/28/2025	02ACH112825	Duke Energy	16159 SOFT FERN TRCE10.02.25- 11.03.25 (Fountain)		195.91	517,373.27
11/28/2025	03ACH112825	Duke Energy	16236 Weathered Windmill TE- Irrigation 10.02.25- 11.03.25		30.80	517,342.47
11/28/2025	04ACH112825	Duke Energy	3003 S Branch Blvd Access and B&B Ct 10.02.25- 11.03.25		30.80	517,311.67
11/28/2025	05ACH112825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 10.02.25- 11.03.25		30.80	517,280.87
11/28/2025	06ACH112825	Duke Energy	3000 Living Coral Dr - Irrigation 10.02.25- 11.03.25		30.80	517,250.07
11/28/2025	07ACH112825	Duke Energy	3246 Living Coral Dr - Irrigation 10.02.25- 11.03.25		30.80	517,219.27
11/28/2025	08ACH112825	Duke Energy	16080 Tuscany Hillside Rd- Fountain 10.02.25- 11.03.25		30.80	517,188.47
11/28/2025	09ACH112825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 10.02.25- 11.03.25		246.55	516,941.92
11/28/2025	10ACH112825	Duke Energy	2887 Living Coral Dr.- Fountain 10.02.25- 11.03.25		451.46	516,490.46
11/28/2025	11ACH112825	Duke Energy	2853 Suncoast Blend Dr- Fountain 10.02.25- 11.03.25		407.78	516,082.68
11/28/2025	12ACH112825	Duke Energy	2539 S Branch Blvd- Fountain 10.02.25- 11.03.25		1,893.41	514,189.27
11/28/2025	13ACH112825	Duke Energy	15935 Deep Ravine Ln - Fountain 10.02.25- 11.03.25		335.70	513,853.57
11/28/2025	14ACH112825	Duke Energy	16090 Secret Meadow Dr- Fountain 10.02.25- 11.03.25		222.14	513,631.43
11/28/2025	15ACH112825	Duke Energy	3234 LIVING CORAL DR 10.02.25- 11.03.25 (Fountain)		282.68	513,348.75
11/28/2025	16ACH112825	Duke Energy	3410 S BRANCH BLVD 10.02.25- 11.03.25 (Fountain)		296.57	513,052.18
11/28/2025	17ACH112825	Duke Energy	15883 Deep Ravine Ln- Fountain 10.02.25- 11.03.25		237.54	512,814.64
11/28/2025	19ACH112825	Duke Energy	15501 SWEET SPRINGS BN 10.02.25- 11.03.25 (Fountain)		245.91	512,568.73
11/28/2025	20ACH112825	Duke Energy	3194 TUSCON WIND PL 10.01.25- 11.03.25 (Fountain)		261.63	512,307.10
11/30/2025		End of Month		\$ 195,094.17	\$ 60,511.60	512,307.10
12/02/2025	100533	Cepra Landscape	Invoice: TPA6293 (Reference: Nov Landscape billing.)		24,695.00	487,612.10
12/02/2025	100534	Blue Water Aquatics, Inc.	Invoice: 34590 (Reference: Fountain Inspection & PM Cleaning.)		1,000.00	486,612.10
12/02/2025	100535	Office Pride Commercial Cleaning Services	Invoice: Inv-293363 (Reference: Day Porter Services 3x per week.)		875.00	485,737.10
12/03/2025	01ACH120325	Duke Energy	000 State Road 54 LITE S Branch RDWY 10.07.25- 11.06.25		3,790.61	481,946.49
12/03/2025	02ACH120325	Duke Energy	000 State Road 54 LITE Sbranch PH&B SL 10.04.25- 11.05.25		7,056.77	474,889.72
12/05/2025			Deposit	1,835,236.71		2,310,126.43
12/08/2025	01ACG120825	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 10.16.25- 11.13.25		840.16	2,309,286.27
12/08/2025	02ACH120825	Duke Energy	00000 S Branch Blvd 4B 10.16.25- 11.13.25		638.99	2,308,647.28
12/08/2025	03ACH120825	Duke Energy	00 South Branch Blvd. LITE 10.16.25- 11.13.25		806.64	2,307,840.64
12/09/2025	1520	Anthony Snyder	BOS Meeting 12/4/25		200.00	2,307,640.64
12/09/2025	1521	David H. Silverstein	BOS Meeting 12/4/25		200.00	2,307,440.64
12/09/2025	1522	Robert Howard	BOS Meeting 12/4/25		200.00	2,307,240.64
12/09/2025	1523	Thomas Handrick, Jr.	BOS Meeting 12/4/25		200.00	2,307,040.64
12/10/2025	100536	Bretic Dvorak, Inc	Invoice: 2218 (Reference: Engineering Services.)		1,620.00	2,305,420.64
12/10/2025	100537	Cepra Landscape	Invoice: TPA6460 (Reference: Repair of broken valve.)		635.00	2,304,785.64
12/11/2025	100538	LLS Tax Solutions, Inc	Invoice: 003957 (Reference: Arbitrage Services.)		650.00	2,304,135.64
12/11/2025			Deposit	118,944.99		2,423,080.63
12/11/2025			Deposit	1,238.58		2,424,319.21
12/15/2025	100539	Cepra Landscape	Invoice: TPA6471 (Reference: Remove Dead Palm.)		1,775.00	2,422,544.21
12/15/2025	100540	Vesta District Services	Invoice: 429997 (Reference: Management Fees Dec 25.)		3,909.00	2,418,635.21
12/17/2025	100541	Cepra Landscape	Invoice: TPA6477 (Reference: Repair broken mainline.)		700.00	2,417,935.21
12/18/2025	100542	Cepra Landscape	Invoice: TPA6480 (Reference: Stump Grinding.)		350.00	2,417,585.21
12/18/2025			Deposit	1,226.76		2,418,811.97
12/18/2025			Deposit	17,774.41		2,436,586.38
12/19/2025	100543	Kilinski Van Wyk PLLC	Invoice: 13788 (Reference: Legal Services Nov 25.)		1,350.00	2,435,236.38
12/22/2025	01ACH122225	Pasco County - Utilities Services	16546 Secret Meadow Dr 10.16.25- 11.14.25		11.00	2,435,225.38

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/22/2025	02ACH122225	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 10.16.25- 11.14.25		63.52	2,435,161.86
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
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 Pt. 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 11/01/25-10/31/26		4,148.38	2,382,032.11
01/07/2026	1525	US Bank	Series 2019 PHASE 2 11/01/25-10/31/2026		4,256.13	2,377,775.98
01/09/2026	100548	GHS Environmental	Invoice: 2026-110 (Reference: Aquatic Maintenance Program Dec25.)		1,875.00	2,375,900.98
01/09/2026	100549	Brietic Dvorak, Inc.	Invoice: 2272 (Reference: December Engineering services.)		1,350.00	2,374,550.98
01/09/2026	100550	Vesta District Services	Invoice: 430315 (Reference: JAN26 District Management services.)		3,909.00	2,370,641.98
01/09/2026	100551	Office Pride Commercial Cleaning Services	Invoice: Inv-299091 (Reference: CC Fees- Avid Pay.)		17.50	2,370,624.48
01/09/2026			Deposit	26,549.84		2,397,174.32
01/09/2026			Deposit	9,225.93		2,406,400.25
01/09/2026			Deposit	1,628.13		2,408,028.38
01/13/2026	1526	Site Masters of Florida, LLC	Living Coral (2nd) Curb Repair - Final		2,100.00	2,405,928.38
01/15/2026	100552	Blue Water Aquatics, Inc.	Invoice: 34849 (Reference: Fountain Installation.)		4,154.38	2,401,774.00
01/15/2026	100553	Vesta District Services	Invoice: 430404 (Reference: Billable Expenses - Dec 2025.)		597.00	2,401,177.00
01/20/2026	100554	Business Observer	Invoice: 26-00065P (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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/29/2026	15ACH012926	Duke Energy	3234 LIVING CORAL DR 12.02.25- 01.02.26 (Fountain)		530.37	2,390,480.62
01/29/2026	16ACH012926	Duke Energy	3410 S BRANCH BLVD 12.02.25- 01.02.26 (Fountain)		300.92	2,390,179.70
01/29/2026	17ACH012926	Duke Energy	3194 TUSCON WIND PL 12.02.25- 01.02.26 (Fountain)		267.21	2,389,912.49
01/29/2026	19ACH012926	Duke Energy	15501 SWEET SPRINGS BN 12.02.25- 01.02.26 (Fountain)		251.17	2,389,661.32
01/29/2026	100557	GHS Environmental	Invoice: 2026-159 (Reference: JAN26 Aquatic Maintenance Program 2025- 2026.)		1,875.00	2,387,786.32
01/30/2026	01ACH013026	Duke Energy	15883 Deep Ravine Ln- Fountain 12.02.25- 01.02.26		240.33	2,387,545.99
01/30/2026	100558	Cepra Landscape	Invoice: TPA6521 (Reference: JAN26 Landscape Maintenance.)		24,695.00	2,362,850.99
01/31/2026		End of Month		\$ 37,403.90	\$ 68,275.12	2,362,850.99
02/02/2026	01ACH020226	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 12.04.25- 01.06.26		7,093.38	2,355,757.61
02/04/2026	01ACH020426	Duke Energy	000 State Road 54 LITE S Branch RDWY 12.05.25- 01.07.26		3,812.42	2,351,945.19
02/04/2026	100559	Office Pride Commercial Cleaning Services	Invoice: Inv-303325 (Reference: Day Porter Services 3x per week.)		875.00	2,351,070.19
02/04/2026	100560	Vesta District Services	Invoice: 430660 (Reference: FEB26 District Management services.)		3,909.00	2,347,161.19
02/04/2026	100561	Blue Water Aquatics, Inc.	Invoice: 34931 (Reference: Fountain Inspection & Preventative Maintenance Cleaning Services ROU...		1,091.60	2,346,069.59
02/09/2026	01ACH020926	Duke Energy	00 South Branch Blvd. LITE 12.13.25- 01.15.26		809.56	2,345,260.03
02/09/2026	02ACH020926	Duke Energy	00000 S Branch Blvd 4B 12.13.25- 01.15.26		641.30	2,344,618.73
02/09/2026	03ACH020926	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 12.13.25- 01.15.26		843.20	2,343,775.53
02/09/2026	100562	Romaner Graphics	Invoice: 22984 (Reference: Reposition and straighten Speed Limit sign on Glowing Grove Ave. Repa...		210.00	2,343,565.53
02/09/2026	100563	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	Killsit Van Wyk PLLC	Invoice: 14277 (Reference: legal services.)		307.50	2,354,778.60
02/26/2026	100566	Cepra Landscape	Invoice: TPA6654 (Reference: FEBRUARY BILLING Landscape Maintenance.)		24,695.00	2,330,083.60
02/27/2026	01ACH022726	Duke Energy	2069 S Branch Blvd- Entrance 01.03.26- 02.02.26		67.45	2,330,016.15
02/27/2026	02ACH022726	Duke Energy	16159 SOFT FERN TRCE 01.03.26- 02.02.26 (Fountain)		163.85	2,329,852.30
02/27/2026	03ACH022726	Duke Energy	16236 Weathered Windmill TE- Irrigation 01.03.26- 02.02.26		30.80	2,329,821.50
02/27/2026	04ACH022726	Duke Energy	3003 S Branch Blvd Access and B&B Ct 01.03.26- 02.02.26		30.80	2,329,790.70
02/27/2026	05ACH022726	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.26- 02.02.26		30.80	2,329,759.90
02/27/2026	06ACH022726	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,729.10
02/27/2026	07ACH022726	Duke Energy	3246 Living Coral Dr - Irrigation 01.03.26- 02.02.26		30.80	2,329,698.30
02/27/2026	08ACH022726	Duke Energy	16080 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		30.80	2,329,667.50
02/27/2026	09ACH022726	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.26- 02.02.26		206.91	2,329,460.59
02/27/2026	10ACH022726	Duke Energy	2887 Living Coral Dr - Fountain 01.03.26- 02.02.26		286.98	2,329,173.61
02/27/2026	11ACH022726	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.26- 02.02.26		396.04	2,328,777.57
02/27/2026	12ACH022726	Duke Energy	2539 S Branch Blvd- Fountain 01.03.26- 02.02.26		1,156.99	2,327,620.58
02/27/2026	13ACH022726	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		224.83	2,327,395.75
02/27/2026	14ACH022726	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.26- 02.02.26		185.68	2,327,210.07
02/27/2026	15ACH022726	Duke Energy	3234 LIVING CORAL DR 1.3.26- 2.02.26 (Fountain)		434.34	2,326,775.73
02/27/2026	16ACH022726	Duke Energy	3410 S BRANCH BLVD 01.03.26- 02.02.26 (Fountain)		246.53	2,326,529.20
02/27/2026	17ACH022726	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.26 - 02.02.26		198.92	2,326,330.28
02/27/2026	18ACH022726	Duke Energy	3194 TUSCON WIND PL 01.03.26- 02.02.26 (Fountain)		219.16	2,326,111.12
02/27/2026	19ACH022726	Duke Energy	15501 SWEET SPRINGS BN 01.03.26- 02.02.26 (Fountain)		206.91	2,325,904.21
02/28/2026		End of Month		\$ 16,705.06	\$ 53,651.84	2,325,904.21
03/02/2026	100567	Office Pride Commercial Cleaning Services	Invoice: Inv-304073 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 M...		129.92	2,325,774.29
03/02/2026	100568	Vesta District Services	Invoice: 431105 (Reference: Management fee services Mar26.)		3,909.00	2,321,865.29
03/02/2026	100569	Blue Water Aquatics, Inc.	Invoice: 35059 (Reference: Fountain Inspection & PM Cleaning.)		500.00	2,321,365.29
03/03/2026	100570	Blue Water Aquatics, Inc.	Invoice: 35122 (Reference: Fountain Repair Services FOUNTAIN FPC-A.) Invoice: 35124 (Referenc...		3,073.40	2,318,291.89
03/03/2026	100571	Office Pride Commercial Cleaning Services	Invoice: Inv-307946 (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

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
03/10/2026	1533	Pasco County Property Appraiser	Annual renewal Fee		150.00	2,295,320.96
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.		24,630.99		2,341,824.89
03/23/2026	100576	Business Observer	Invoice: 26-00568P (Reference: Public Board Meeting 4/8/26.)		74.38	2,341,750.51
03/23/2026	100577	Kilinski Van Wyk PLLC	Invoice: 14470 (Reference: legal services Feb26.)		2,114.63	2,339,635.88
03/24/2026	01ACH032426	Pasco County - Utilities Services	16546 Secret Meadow Dr 01.14.26- 02.12.26		11.00	2,339,624.88
03/24/2026	02ACH032426	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 01.14.26- 02.12.26		123.22	2,339,501.66
03/24/2026	03ACH032426	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 01.14.26- 02.12.26		57.46	2,339,444.20
03/24/2026	04ACH032426	Pasco County - Utilities Services	3048 Suncoast Blend Dr 01.14.26- 02.12.26		74.74	2,339,369.46
03/24/2026	1534	David H. Silverstein	BOS Meeting 3/05/26		200.00	2,339,169.46
03/24/2026	1535	Thomas Handrick, Jr.	BOS Meeting 3/05/26		200.00	2,338,969.46
03/24/2026	1536	Robert Howard	BOS Meeting 3/05/26		200.00	2,338,769.46
03/26/2026	01ACH032626	Duke Energy	2069 S Branch Blvd- Entrance 02.03.26- 03.02.26		54.50	2,338,714.96
03/26/2026	02ACH032626	Duke Energy	16159 SOFT FERN TRCE 02.03.26- 03.02.26 (Fountain)		150.31	2,338,564.65
03/26/2026	03ACH032626	Duke Energy	16236 Weathered Windmill TE- Irrigation 02.03.26- 03.02.26		30.80	2,338,533.85
03/26/2026	04ACH032626	Duke Energy	3003 S Branch Blvd Access and BBall Ct 02.03.26- 03.02.26		30.80	2,338,503.05
03/26/2026	06ACH032626	Duke Energy	2574 Storybrook Preserve Dr- Fountain 02.03.26- 03.02.26		30.80	2,338,472.25
03/26/2026	07ACH032626	Duke Energy	3000 Living Coral Dr - irrigation 02.03.26- 03.02.26		30.80	2,338,441.45
03/26/2026	08ACH032626	Duke Energy	3246 Living Coral Dr- Irrigation 02.03.26- 03.02.26		30.80	2,338,410.65
03/26/2026	09ACH032626	Duke Energy	16080 Tuscany Hillside Rd- Fountain 02.03.26- 03.02.26		30.80	2,338,379.85
03/26/2026	10ACH032626	Duke Energy	16108 Tuscany Hillside Rd- Fountain 02.03.26- 03.02.26		276.52	2,338,103.33
03/26/2026	11ACH032626	Duke Energy	2887 Living Coral Dr - Fountain 02.03.26- 03.02.26		236.21	2,337,867.12
03/26/2026	12ACH032626	Duke Energy	2853 Suncoast Blend Dr- Fountain 02.03.26- 03.02.26		550.54	2,337,316.58
03/26/2026	13ACH032626	Duke Energy	2539 S Branch Blvd- Fountain 02.03.26- 03.02.26		1,066.08	2,336,250.50
03/26/2026	14ACH032626	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.26- 02.02.26		303.47	2,335,947.03
03/26/2026	15ACH032626	Duke Energy	16090 Secret Meadow Dr- Fountain 02.03.26- 03.02.26		169.36	2,335,777.67
03/26/2026	16ACH032626	Duke Energy	3234 LIVING CORAL DR 02.03.26- 03.02.26 (Fountain)		393.58	2,335,384.09
03/26/2026	18ACH032626	Duke Energy	3410 S BRANCH BLVD 02.03.26- 03.02.26 (Fountain)		216.10	2,335,167.99
03/26/2026	19ACH032626	Duke Energy	15883 Deep Ravine Ln- Fountain 02.03.26- 03.02.26		181.61	2,334,986.38
03/26/2026	20ACH032626	Duke Energy	3194 TUSCON WIND PL 02.03.26- 03.02.26 (Fountain)		198.93	2,334,787.45
03/26/2026	21ACH032626	Duke Energy	15501 SWEET SPRINGS BN 02.03.26- 03.02.26 (Fountain)		198.73	2,334,588.72
03/31/2026		End of Month		\$ 47,418.29	\$ 38,723.78	2,334,598.72
04/01/2026	01ACH040126	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 02.05.26- 03.04.26		6,943.96	2,327,654.76
04/01/2026	02ACH040126	Duke Energy	000 State Road 54 LITE S Branch RDWY 02.06.26- 03.05.26		3,723.46	2,323,931.30
04/06/2026	100578	Vesta District Services	Invoice: 431786 (Reference: Apr26 Management fees.)		3,909.00	2,320,022.30
04/06/2026	100579	Office Pride Commercial Cleaning Services	Invoice: Inv-312407 (Reference: Day Porter Services 3x per week.)		875.00	2,319,147.30
04/08/2026	1537	Jules C. Abercrombie			400.00	2,318,747.30
04/08/2026	01ACH040826	Duke Energy	00000 S Branch Blvd 4B 02.13.26- 03.13.26		632.05	2,318,115.25
04/08/2026	02ACH040826	Duke Energy	00 South Branch Blvd. LITE 02.13.26- 03.13.26		797.89	2,317,317.36
04/08/2026	03ACH040826	Duke Energy	0000 S Branch Blvd Lite Prsrvr 5B- 02.13.26- 03.13.26		831.03	2,316,486.33
04/09/2026			Deposit	91.79		2,316,578.12
04/09/2026			Deposit	16,413.43		2,332,991.55
04/09/2026			Deposit	14,125.34		2,347,116.89
04/10/2026	1538	US Bank Tax distribution			1,039,198.45	1,307,918.44
04/10/2026	100580	Brietic 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 BBall Ct 03.03.26- 04.01.26		30.80	1,275,165.97
04/29/2026	05ACH042926	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.03.26- 04.01.26		30.80	1,275,135.17
04/29/2026	06ACH042926	Duke Energy	3000 Living Coral Dr - irrigation 03.03.26- 04.01.26		30.80	1,275,104.37
04/29/2026	07ACH042926	Duke Energy	3246 Living Coral Dr- Irrigation 03.03.26- 04.01.26		30.80	1,275,073.57
04/29/2026	08ACH042926	Duke Energy	16080 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		30.80	1,275,042.77

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
04/29/2026	09ACH042926	Duke Energy	16108 Tuscany Hillside Rd- Fountain 03.03.26- 04.01.26		448.03	1,274,594.74
04/29/2026	10ACH042926	Duke Energy	2887 Living Coral Dr.- Fountain 03.03.26- 04.01.26		355.88	1,274,238.86
04/29/2026	11ACH042926	Duke Energy	2853 Suncoast Blend Dr- Fountain 03.03.26- 04.01.26		509.20	1,273,729.66
04/29/2026	12ACH042926	Duke Energy	2539 S Branch Blvd- Fountain 03.03.26- 04.01.26		156.84	1,273,572.82
04/29/2026	13ACH042926	Duke Energy	15935 Deep Ravine Ln - Fountain 03.03.26- 04.01.26		502.06	1,273,070.76
04/29/2026	14ACH042926	Duke Energy	16090 Secret Meadow Dr- Fountain 03.03.26- 04.01.26		179.85	1,272,890.91
04/29/2026	15ACH042926	Duke Energy	3234 LIVING CORAL DR 03.03.26- 04.01.26 (Fountain)		420.69	1,272,470.22
04/29/2026	16ACH042926	Duke Energy	3410 S BRANCH BLVD 03.03.26- 04.01.26 (Fountain)		239.69	1,272,230.53
04/29/2026	17ACH042926	Duke Energy	15883 Deep Ravine Ln- Fountain 03.03.26- 04.01.26		191.51	1,272,039.02
04/29/2026	18ACH042926	Duke Energy	3194 TUSCON WIND PL 03.03.26- 04.01.26 (Fountain)		211.59	1,271,827.43
04/29/2026	19ACH042926	Duke Energy	15501 SWEET SPRINGS BN 03.03.26- 04.01.26 (Fountain)		199.82	1,271,627.61
04/29/2026	100585	GHS Environmental	Invoice: 2026-288 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	1,269,752.61
04/30/2026		End of Month		\$ 30,630.56	\$ 1,096,476.67	1,269,752.61
05/04/2026	01ACH050426	Duke Energy	000 State Road 54 LITE S Branch RDWY 03.06.26- 04.07.26		3,723.46	1,266,029.15
05/04/2026	02ACH050426	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 03.05.26- 04.06.26		6,943.96	1,259,085.19
05/05/2026	100586	GHS Environmental	Invoice: 2026-335 (Reference: Aquatic Maintenance Program 2025-2026.)		1,875.00	1,257,210.19
05/11/2026	100587	Cepra Landscape	Invoice: 56968 (Reference: Irrigation Repairs.)		2,120.00	1,255,090.19
05/11/2026	100588	Business Observer	Invoice: 26-01011P (Reference: Legal Advertising.)		61.25	1,255,028.94
05/11/2026	100589	Fountain Kings Inc.	Invoice: INV-1213 (Reference: Fountain Repairs.) Invoice: INV-1212 (Reference: Fountain Clean...		3,361.00	1,251,667.94
05/11/2026	100590	The Preserve of Pasco Cnty Comm Assoc	Invoice: 0001 (Reference: Reimbursement for 3 water meters.)		2,204.65	1,249,463.29
05/11/2026	051126ACH1	Duke Energy	0000 S Branch Blvd Life Prsrv SB- 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	Brletic 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	Cepra Landscape	Invoice: TPA6889 (Reference: Mulch Installation.) Invoice: TPA6910 (Reference: Landscape Enha...		50,999.50	1,183,288.79
05/26/2026	100600	Business Observer	Invoice: 26-01174P (Reference: Legal Advertising.)		52.50	1,183,236.29
05/26/2026	052626ACH1	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 03.16.26- 04.15.26		84.73	1,183,151.56
05/26/2026	052626ACH2	Pasco County - Utilities Services	16546 Secret Meadow Dr 03.16.26- 04.15.26		11.00	1,183,140.56
05/26/2026	052626ACH3	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 03.16.26- 04.15.26		940.31	1,182,200.25
05/26/2026	052626ACH4	Pasco County - Utilities Services	3048 Suncoast Blend Dr 03.16.26- 04.15.26		68.68	1,182,131.57
05/28/2026	052826ACH1	Duke Energy	15501 SWEET SPRINGS BN 04.02.26- 05.01.26 (Fountain)		199.36	1,181,932.21
05/28/2026	052826ACH2	Duke Energy	3194 TUSCON WIND PL 04.02.26- 05.01.26 (Fountain)		211.45	1,181,720.76
05/28/2026	052826ACH3	Duke Energy	15883 Deep Ravine Ln- Fountain 04.02.26- 05.01.26		190.34	1,181,530.42
05/28/2026	052826ACH4	Duke Energy	3410 S BRANCH BLVD 04.02.26- 05.01.26 (Fountain)		224.99	1,181,305.43
05/28/2026	052826ACH5	Duke Energy	3234 LIVING CORAL DR 04.02.26- 05.01.26 (Fountain)		419.08	1,180,886.35
05/28/2026	052826ACH6	Duke Energy	16090 Secret Meadow Dr- Fountain 04.02.26- 05.01.26		178.40	1,180,707.95
05/28/2026	052826ACH7	Duke Energy	15935 Deep Ravine Ln - Fountain 04.02.26- 05.01.26		89.46	1,180,618.49
05/28/2026	052826ACH8	Duke Energy	2539 S Branch Blvd- Fountain 04.02.26- 05.01.26		612.84	1,180,005.65
05/28/2026	052826ACH9	Duke Energy	2853 Suncoast Blend Dr- Fountain 04.02.26- 05.01.26		254.27	1,179,751.38
05/28/2026	052826ACH10	Duke Energy	2887 Living Coral Dr.- Fountain 04.02.26- 05.01.26		157.28	1,179,594.10
05/28/2026	052826ACH11	Duke Energy	16236 Weathered Windmill TE- Irrigation 04.02.26- 05.01.26		30.80	1,179,563.30
05/28/2026	052826ACH12	Duke Energy	3003 S Branch Blvd Access and BBall Ct 04.02.26- 05.01.26		30.80	1,179,532.50
05/28/2026	052826ACH13	Duke Energy	16108 Tuscany Hillside Rd- Fountain 04.02.26- 05.01.26		164.72	1,179,367.78
05/28/2026	052826ACH14	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.02.26- 05.01.26		30.80	1,179,336.98
05/28/2026	052826ACH15	Duke Energy	3000 Living Coral Dr - Irrigation 04.02.26- 05.01.26		30.80	1,179,306.18
05/28/2026	052826ACH16	Duke Energy	3246 Living Coral Dr- Irrigation 04.02.26- 05.01.26		30.80	1,179,275.38
05/28/2026	052826ACH17	Duke Energy	16080 Tuscany Hillside Rd- Fountain 04.02.26- 05.01.26		30.80	1,179,244.58
05/28/2026	052826ACH18	Duke Energy	16159 SOFT FERN TRCE 04.02.26- 05.01.26 (Fountain)		129.91	1,179,114.67
05/28/2026	052826ACH19	Duke Energy	2069 S Branch Blvd- Entrance 04.02.26- 05.01.26		61.19	1,179,053.48
05/29/2026	100601	Thomas Handrick, Jr.	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,853.48
05/29/2026	100602	Business Observer	Invoice: 26-01253P (Reference: Legal Advertising.)		192.50	1,178,660.98
05/29/2026	100604	David H. Silverstein	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,460.98
05/29/2026	100605	Robert Howard	Invoice: 052126 BOS Mtg (Reference: BOS Meeting 5/21/26.)		200.00	1,178,260.98
05/31/2026		End of Month		\$ 5,121.75	\$ 96,613.38	1,178,260.98
06/01/2026	060126ACH1	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 4/7/26 - 5/5/26		6,943.96	1,171,317.02
06/03/2026	100606	Office Pride Commercial Cleaning Services	Invoice: Inv-321284 (Reference: Porter Services June 26.)		875.00	1,170,442.02
06/03/2026	060326ACH1	Duke Energy	000 State Road 54 LITE S Branch RDWY 04/8/26 - 5/6/26		3,723.46	1,166,718.56
06/05/2026	100607	Brletic Dvorak, Inc	Invoice: 2476 (Reference: Engineering Services May 26.)		2,270.00	1,164,448.56

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06/08/2026	060826ACH3	Duke Energy	00 South Branch Blvd. LITE 04/16/26 - 5/14/26		797.89	1,163,650.67
06/08/2026	060826ACH2	Duke Energy	00000 S Branch Blvd 4B 04/16/26 - 5/14/26		632.05	1,163,018.62
06/08/2026	060826ACH1	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B-04/16/26 - 5/14/26		831.03	1,162,187.59
06/09/2026	100608	Thomas Handrick, Jr.	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,987.59
06/09/2026	100609	Robert Howard	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,787.59
06/09/2026	100611	David H. Silverstein	Invoice: 060426 BOS (Reference: BOS Mtg 6/4/26.)		200.00	1,161,587.59
06/09/2026	100612	GHS Environmental	Invoice: 2026-414 (Reference: Aquatic Maintenance May 26.)		1,875.00	1,159,712.59
06/09/2026	100613	Vesta District Services	Invoice: 432896 (Reference: Billable Expenses - May 2026.)		23.62	1,159,688.97
06/11/2026	100614	Business Observer	Invoice: 26-00898P (Reference: Legal Advertising.)		124.69	1,159,564.28
06/11/2026	100615	Vesta District Services	Invoice: 433045 (Reference: Management Fees June 26.)		3,909.00	1,155,655.28
06/12/2026	100616	Business Observer	Invoice: 26-01352P (Reference: Legal Advertising.)		61.25	1,155,594.03
06/15/2026			Deposit	13,681.07		1,169,275.10
06/18/2026	100617	Office Pride Commercial Cleaning Services	Invoice: Inv-321755 (Reference: Porter Service Supplies.)		165.54	1,169,109.56
06/22/2026	100618	Kilinski Van Wyk PLLC	Invoice: 15243 (Reference: Legal Services May 26.)		3,792.85	1,165,316.71
06/22/2026	100619	Parking Lot Services	Invoice: 14661 (Reference: Replace Sidewalk/Apron and restriping.)		6,530.50	1,158,786.21
06/23/2026	062326ACH1	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 04/15/26 - 5/15/26		879.71	1,157,906.50
06/23/2026	062326ACH2	Pasco County - Utilities Services	3048 Suncoast Blend Dr 04/15/26 - 5/15/26		101.00	1,157,805.50
06/23/2026	062326ACH3	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 04/15/26 - 5/15/26		101.90	1,157,703.60
06/23/2026	062326ACH4	Pasco County - Utilities Services	16546 Secret Meadow Dr 04/15/26 - 5/15/26		11.00	1,157,692.60
06/25/2026	062526ACH1	Duke Energy	15501 SWEET SPRINGS BN 5/2/26 - 6/1/26 (Fountain)		198.16	1,157,494.44
06/25/2026	062526ACH2	Duke Energy	3194 TUSCON WIND PL 5/2/26 - 6/1/26 (Fountain)		210.07	1,157,284.37
06/25/2026	062526ACH3	Duke Energy	15883 Deep Ravine Ln- Fountain 5/2/26 - 6/1/26		191.03	1,157,093.34
06/25/2026	062526ACH4	Duke Energy	3410 S BRANCH BLVD 5/2/26 - 6/1/26 (Fountain)		34.05	1,157,059.29
06/25/2026	062526ACH5	Duke Energy	3234 LIVING CORAL DR 5/2/26 - 6/1/26 (Fountain)		412.17	1,156,647.12
06/25/2026	062526ACH6	Duke Energy	16090 Secret Meadow Dr- Fountain 5/2/26 - 6/1/26		179.78	1,156,467.34
06/25/2026	062526ACH7	Duke Energy	3246 Living Coral Dr- Irrigation 5/2/26 - 6/1/26		30.80	1,156,436.54
06/25/2026	062526ACH8	Duke Energy	2539 S Branch Blvd- Fountain 5/2/26 - 6/1/26		459.02	1,155,977.52
06/25/2026	062526ACH9	Duke Energy	2853 Suncoast Blend Dr- Fountain 5/2/26 - 6/1/26		356.78	1,155,620.74
06/25/2026	062526ACH10	Duke Energy	2887 Living Coral Dr- Fountain 5/2/26 - 6/1/26		356.50	1,155,264.24
06/25/2026	062526ACH11	Duke Energy	16080 Tuscany Hillside Rd- Fountain 5/2/26 - 6/1/26		30.80	1,155,233.44
06/25/2026	062526ACH12	Duke Energy	3000 Living Coral Dr - Irrigation 5/2/26 - 6/1/26		30.80	1,155,202.64
06/25/2026	062526ACH1	Duke Energy	16108 Tuscany Hillside Rd- Fountain 5/2/26 - 6/1/26		159.59	1,155,043.05
06/25/2026	062526ACH14	Duke Energy	2574 Storybrook Preserve Dr- Fountain 5/2/26 - 6/1/26		30.80	1,155,012.25
06/25/2026	062526ACH15	Duke Energy	3003 S Branch Blvd Access and BBall Ct 5/2/26 - 6/1/26		30.80	1,154,981.45
06/25/2026	062526ACH16	Duke Energy	16236 Weathered Windmill TE- Irrigation 5/2/26 - 6/1/26		30.80	1,154,950.65
06/25/2026	062526ACH17	Duke Energy	15935 Deep Ravine Ln - Fountain 5/2/26 - 6/1/26		30.80	1,154,919.85
06/25/2026	062526ACH18	Duke Energy	16159 SOFT FERN TRCE 5/2/26 - 6/1/26 (Fountain)		157.76	1,154,762.09
06/25/2026	062526ACH19	Duke Energy	2069 S Branch Blvd- Entrance 5/2/26 - 6/1/26		59.58	1,154,702.51
06/26/2026	100620	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119526 (Reference: Audit FYE 09/30/2025.)		3,700.00	1,151,002.51
06/29/2026	100621	Cepra Landscape	Invoice: TPA7264 (Reference: Landscape Maintenance JUN26.)		24,695.00	1,126,307.51
06/30/2026		End of Month		\$ 13,681.07	\$ 66,634.54	1,126,307.51
07/01/2026	070126ACH1	Duke Energy	000 State Road 54 LITE S Branch RDWY 5/8/26 - 6/4/26		3,706.48	1,122,601.03
07/01/2026	070126ACH2	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 5/2/26 - 6/1/26		6,915.39	1,115,685.64
07/02/2026	100622	Vesta District Services	Invoice: 433152 (Reference: Management Fees July 26.)		3,909.00	1,111,776.64
07/02/2026	100623	Cepra Landscape	Invoice: TPA7310 (Reference: Landscape Enhancement.)		2,158.73	1,109,617.91
07/02/2026	100624	Office Pride Commercial Cleaning Services	Invoice: Inv-325658 (Reference: Porter Services July 26.)		875.00	1,108,742.91
07/06/2026	100625	Cepra Landscape	Invoice: TPA7331 (Reference: Sod Replacement.)		8,000.00	1,100,742.91
07/07/2026	100626	GHS Environmental	Invoice: 2026-447 (Reference: Brazilian Pepper Treatment.)		1,950.00	1,098,792.91
07/07/2026	100627	Thomas Handrick, Jr.	Invoice: 070226 BOS (Reference: BOS Meeting 7/2/26.)		200.00	1,098,592.91
07/07/2026	100628	Robert Howard	Invoice: 070226 BOS (Reference: BOS Meeting 7/2/26.)		200.00	1,098,392.91
07/07/2026	100629	Anthony Snyder	Invoice: 070226 BOS (Reference: BOS Meeting 7/2/26.)		200.00	1,098,192.91
07/07/2026	100630	David H. Silverstein	Invoice: 070226 BOS (Reference: BOS Meeting 7/2/26.)		200.00	1,097,992.91
07/08/2026	070826ACH1	Duke Energy	00 South Branch Blvd. LITE 5/15/26 - 6/12/26		795.65	1,097,197.26
07/08/2026	070826ACH2	Duke Energy	00000 S Branch Blvd 4B 5/15/26 - 6/12/26		630.30	1,096,566.96
07/08/2026	070826ACH3	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B 5/15/26 - 6/12/26		828.73	1,095,738.23
07/08/2026	100631	Fountain Kings Inc.	Invoice: INV-1301 (Reference: Replace submersible motor & pump.) Invoice: INV-1302 (Reference...		11,905.32	1,083,832.91
07/08/2026	100632	Briefic Dvorak, Inc	Invoice: 2511 (Reference: Engineering Services June 26.)		2,620.00	1,081,212.91
07/10/2026	100633	Tampa Swap LLC	Invoice: INV-0022 (Reference: Curb Striping & Painting.) Invoice: INV-0021 (Reference: Pressu...		1,100.00	1,080,112.91
07/13/2026	100634	Business Observer	Invoice: 26-01579P (Reference: Legal Advertising.)		516.26	1,079,596.65
07/22/2026	100635	GHS Environmental	Invoice: 2026-475 (Reference: Aquatic Maintenance June 26.)		1,875.00	1,077,721.65
07/22/2026	100636	Romaner Graphics	Invoice: 22999 (Reference: Repair Speed Limit Sign.)		175.00	1,077,546.65
07/22/2026	100637	Vesta District Services	Invoice: 433452 (Reference: Billable Expenses - June 2026.)		638.84	1,076,907.81
07/22/2026	100638	Kilinski Van Wyk PLLC	Invoice: 15473 (Reference: Legal Services June 26.)		2,219.00	1,074,688.81
07/22/2026	072226ACH1	Pasco County - Utilities Services	16546 Secret Meadow Dr 05/15/26 - 6/16/26		11.00	1,074,677.81
07/22/2026	072226ACH2	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 05/15/26 - 6/15/26		112.00	1,074,565.81
07/22/2026	072226ACH3	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 05/15/26 - 6/16/26		709.02	1,073,856.79

The Preserve at South Branch CDD
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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
07/22/2026	072226ACH4	Pasco County - Utilities Services	3048 Suncoast Blend Dr 05/15/26 - 6/16/26		94.94	1,073,761.85
07/22/2026	100639	Romaner Graphics	Invoice: 22916 (Reference: Sign Installation.)		750.00	1,073,011.85
07/24/2026	100640	Alphagraphics Tampa Print	Invoice: 262161 (Reference: Mailings.)		1,652.81	1,071,359.04
07/28/2026	100641	Office Pride Commercial Cleaning Services	Invoice: Inv-326221 (Reference: Dog Waste Roll Bag and Coastwide Professional 55-60 Gallon Tras...		165.54	1,071,193.50
07/29/2026	072926ACH2	Duke Energy	3194 TUSCON WIND PL 6/2/26 - 7/1/26 (Fountain)		252.00	1,070,941.50
07/29/2026	072926ACH3	Duke Energy	15883 Deep Ravine Ln- Fountain 6/2/26 - 7/1/26		189.59	1,070,751.91
07/29/2026	072926ACH4	Duke Energy	3410 S BRANCH BLVD 6/2/26 - 7/1/26 (Fountain)		72.92	1,070,678.99
07/29/2026	072926ACH5	Duke Energy	3234 LIVING CORAL DR 6/2/26 - 7/1/26 (Fountain)		463.09	1,070,215.90
07/29/2026	072926ACH6	Duke Energy	16090 Secret Meadow Dr- Fountain 6/2/26 - 7/1/26		224.94	1,069,990.96
07/29/2026	072926ACH7	Duke Energy	2574 Storybrook Preserve Dr- Fountain 6/2/26 - 7/1/26		30.80	1,069,960.16
07/29/2026	072926ACH9	Duke Energy	2887 Living Coral Dr - Fountain 6/2/26 - 7/1/26		400.83	1,069,559.33
07/29/2026	072926ACH10	Duke Energy	3000 Living Coral Dr - Irrigation 6/2/26 - 7/1/26		30.80	1,069,528.53
07/29/2026	072926ACH11	Duke Energy	3246 Living Coral Dr- Irrigation 6/2/26 - 7/1/26		30.80	1,069,497.73
07/29/2026	072826ACH12	Duke Energy	16108 Tuscany Hillside Rd- Fountain 6/2/26 - 7/1/26		198.86	1,069,298.87
07/29/2026	072926ACH13	Duke Energy	3003 S Branch Blvd Access and B&B Ct 6/2/26 - 7/1/26		30.80	1,069,268.07
07/29/2026	072926ACH14	Duke Energy	15935 Deep Ravine Ln - Fountain 6/2/26 - 7/1/26		30.80	1,069,237.27
07/29/2026	072926ACH15	Duke Energy	16236 Weathered Windmill TE- Irrigation 6/2/26 - 7/1/26		30.80	1,069,206.47
07/29/2026	072926ACH16	Duke Energy	16159 SOFT FERN TRCE 6/2/26 - 7/1/26 (Fountain)		169.12	1,069,037.35
07/29/2026	072926ACH17	Duke Energy	2069 S Branch Blvd- Entrance 6/2/26 - 7/1/26		56.51	1,068,980.84
07/29/2026	072926ACH18	Duke Energy	2539 S Branch Blvd- Fountain 6/2/26 - 7/1/26		662.82	1,068,318.02
07/29/2026	072926ACH19	Duke Energy	16080 Tuscany Hillside Rd- Fountain 6/2/26 - 7/1/26		308.82	1,068,009.20
07/29/2026	072926ACH1	Duke Energy	15501 SWEET SPRINGS BN 6/2/26 - 7/1/26 (Fountain)		237.42	1,067,771.78
07/29/2026	072926ACH8	Duke Energy	2853 Suncoast Blend Dr- Fountain 6/2/26 - 7/1/26		261.26	1,067,510.52
07/30/2026	100642	Cepra Landscape	Invoice: TPA7418 (Reference: Landscape Maintenance July 26.)		24,695.00	1,042,815.52
07/31/2026		End of Month		\$ -	\$ 83,491.99	1,042,815.52
08/03/2026	080326ACH1	Duke Energy	000 State Road 54 LITE S Branch RDWY 6/5/26 - 7/7/26		3,706.48	1,039,109.04
08/03/2026	080326ACH2	Duke Energy	000 State Road 54 LITE S Branch PH1 A&B SL 6/4/26 - 7/6/26		6,915.39	1,032,193.65
08/03/2026	100643	Fountain Kings Inc.	Invoice: INV-1330 (Reference: Water Feature Maintenance July 26.) Invoice: INV-1331 (Referenc...		6,728.00	1,025,465.65
08/03/2026	100644	Vesta District Services	Invoice: 433780 (Reference: Management Fees Aug 26.)		3,909.00	1,021,556.65
08/04/2026	100645	Office Pride Commercial Cleaning Services	Invoice: Inv-329939 (Reference: Porter Services Aug 26.)		875.00	1,020,681.65
08/05/2026	20553	Frontier		730.00		1,021,411.65
08/10/2026	081026ACH1	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B 6/13/26 - 7/15/26		828.73	1,020,582.92
08/10/2026	081026ACH2	Duke Energy	00000 S Branch Blvd 4B 6/13/26 - 7/15/26		630.30	1,019,952.62
08/10/2026	081026ACH3	Duke Energy	00 South Branch Blvd. LITE 6/13/26 - 7/15/26		795.65	1,019,156.97
08/10/2026	100646	Brlitic Dvorak, Inc	Invoice: 2568 (Reference: Engineering Services July 26.)		1,530.00	1,017,626.97
08/11/2026	100647	Vesta District Services	Invoice: 434140 (Reference: Billable Expenses - July 2026.)		198.60	1,017,428.37
08/13/2026	100648	GHS Environmental	Invoice: 2026-525 (Reference: Aquatic Weed Control July 26.)		1,875.00	1,015,553.37
08/14/2026	100649	Robert Howard	Invoice: 080626 BOS (Reference: BOS Meeting 8/06/26.)		200.00	1,015,353.37
08/14/2026	100650	Business Observer	Invoice: 26-02012P (Reference: Legal Advertising.)		70.00	1,015,283.37
08/14/2026	100651	David H. Silverstein	Invoice: 080626 BOS (Reference: BOS Meeting 8/06/26.)		200.00	1,015,083.37
08/14/2026	100652	Thomas Handrick, Jr.	Invoice: 080626 BOS (Reference: BOS Meeting 8/06/26.)		200.00	1,014,883.37
08/14/2026			Deposit	0.04		1,014,883.41
08/20/2026	100653	Kilinski Van Wyk PLLC	Invoice: 15698 (Reference: Legal Services July 26.)		1,902.22	1,012,981.19
08/24/2026	082426ACH1	Pasco County - Utilities Services	16546 Secret Meadow Dr 06/16/26 - 7/16/26		11.00	1,012,970.19
08/24/2026	082426ACH2	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 06/16/26 - 7/16/26		243.41	1,012,726.78
08/24/2026	082426ACH3	Pasco County - Utilities Services	3048 Suncoast Blend Dr 06/16/26 - 7/16/26		97.97	1,012,628.81
08/24/2026	082426ACH4	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 06/16/26 - 7/16/26		74.63	1,012,554.18
08/25/2026	1542	US Bank Tax distribution			22,868.41	989,685.77
08/27/2026	100654	GHS Environmental	Invoice: 2026-599 (Reference: Aquatic Maintenance Aug 26.)		1,875.00	987,810.77
08/27/2026	100655	Cepra Landscape	Invoice: TPA7552 (Reference: Landscape Maintenance Aug 26.)		24,695.00	963,115.77
08/28/2026	082826ACH1	Duke Energy	15501 SWEET SPRINGS BN 7/2/26 - 8/3/26 (Fountain)		327.61	962,788.16
08/28/2026	082826ACH2	Duke Energy	3194 TUSCON WIND PL 7/2/26 - 8/3/26 (Fountain)		288.90	962,499.26
08/28/2026	082826ACH3	Duke Energy	15883 Deep Ravine Ln- Fountain 7/2/26 - 8/3/26		310.07	962,189.19
08/28/2026	082826ACH4	Duke Energy	3410 S BRANCH BLVD 7/2/26 - 8/3/26 (Fountain)		330.55	961,858.64
08/28/2026	082826ACH5	Duke Energy	3234 LIVING CORAL DR 7/2/26 - 8/3/26 (Fountain)		618.49	961,240.15
08/28/2026	082826ACH6	Duke Energy	16090 Secret Meadow Dr- Fountain 7/2/26 - 8/3/26		291.28	960,948.87
08/28/2026	082826ACH7	Duke Energy	2574 Storybrook Preserve Dr- Fountain 7/2/26 - 8/3/26		30.80	960,918.07
08/28/2026	082826ACH8	Duke Energy	2539 S Branch Blvd- Fountain 7/2/26 - 8/3/26		1,088.34	959,829.73
08/28/2026	082826ACH9	Duke Energy	2853 Suncoast Blend Dr- Fountain 7/2/26 - 8/3/26		547.22	959,282.51
08/28/2026	082826ACH10	Duke Energy	2887 Living Coral Dr - Fountain 7/2/26 - 8/3/26		530.98	958,751.53
08/28/2026	082826ACH11	Duke Energy	3000 Living Coral Dr - Irrigation 7/2/26 - 8/3/26		30.80	958,720.73
08/28/2026	082826ACH12	Duke Energy	3246 Living Coral Dr- Irrigation 7/2/26 - 8/3/26		30.80	958,689.93
08/28/2026	082826ACH13	Duke Energy	16108 Tuscany Hillside Rd- Fountain 7/2/26 - 8/3/26		287.92	958,402.01
08/28/2026	082826ACH14	Duke Energy	16236 Weathered Windmill TE- Irrigation 7/2/26 - 8/3/26		30.80	958,371.21
08/28/2026	082826ACH15	Duke Energy	3003 S Branch Blvd Access and B&B Ct 7/2/26 - 8/3/26		30.80	958,340.41
08/28/2026	082826ACH16	Duke Energy	15935 Deep Ravine Ln - Fountain 7/2/26 - 8/3/26		30.80	958,309.61

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Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
08/28/2026	082826ACH17	Duke Energy	16159 SOFT FERN TRCE 7/2/26 - 8/3/26 (Fountain)		246.41	958,063.20
08/28/2026	082826ACH18	Duke Energy	2069 S Branch Blvd- Entrance 7/2/26 - 8/3/26		57.06	958,006.14
08/31/2026	083126ACH1	Duke Energy	16080 Tuscany Hillside Rd- Fountain 7/2/26 - 8/3/26		603.78	957,402.36
08/31/2026	End of Month			\$ 730.04	\$ 86,143.20	957,402.36



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The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	08032...	08/03/2026	Duke Energy	1101000 · Cash- Operating Acco...		-3,706.48
Bill	88593...	07/10/2026		1540010 · Utilities - Streetlights	-3,706.48	3,706.48
TOTAL					-3,706.48	3,706.48
Bill Pmt -Check	08032...	08/03/2026	Duke Energy	1101000 · Cash- Operating Acco...		-6,915.39
Bill	88574...	07/10/2026		1540010 · Utilities - Streetlights	-6,915.39	6,915.39
TOTAL					-6,915.39	6,915.39
Bill Pmt -Check	100643	08/03/2026	Fountain Kings Inc.	1101000 · Cash- Operating Acco...		-6,728.00
Bill	INV-1...	07/31/2026		1560031 · Decorative Fountain Re...	-5,928.00	5,928.00
Bill	INV-1...	07/31/2026		1560033 · Pond Fountain Repairs	-275.00	275.00
Bill	INV-1...	07/31/2026		1560030 · Decorative Fountain Mai...	-525.00	525.00
TOTAL					-6,728.00	6,728.00
Bill Pmt -Check	100644	08/03/2026	Vesta District Services	1101000 · Cash- Operating Acco...		-3,909.00
Bill	433780	08/01/2026		1560010 · Field Operations Manag...	-274.84	274.84
				1510020 · District Management Se...	-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	100645	08/04/2026	Office Pride Commercial Cleaning Services	1101000 · Cash- Operating Acco...		-875.00
Bill	Inv-32...	08/01/2026		1560081 · Porter Services Contrac...	-875.00	875.00
TOTAL					-875.00	875.00
Bill Pmt -Check	08102...	08/10/2026	Duke Energy	1101000 · Cash- Operating Acco...		-828.73
Bill	88573...	07/16/2026		1540010 · Utilities - Streetlights	-828.73	828.73
TOTAL					-828.73	828.73



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The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	08102...	08/10/2026	Duke Energy	1101000 · Cash- Operating Acco...		-630.30
Bill	88574...	07/16/2026		1540010 · Utilities - Streetlights	-630.30	630.30
TOTAL					-630.30	630.30
Bill Pmt -Check	08102...	08/10/2026	Duke Energy	1101000 · Cash- Operating Acco...		-795.65
Bill	88592...	07/16/2026		1540010 · Utilities - Streetlights	-795.65	795.65
TOTAL					-795.65	795.65
Bill Pmt -Check	100646	08/10/2026	Brletic Dvorak, Inc	1101000 · Cash- Operating Acco...		-1,530.00
Bill	2568	07/31/2026		1510130 · Engineering Services	-1,530.00	1,530.00
TOTAL					-1,530.00	1,530.00
Bill Pmt -Check	100647	08/11/2026	Vesta District Services	1101000 · Cash- Operating Acco...		-198.60
Bill	434140	07/31/2026		1510050 · Meeting Room Rental	-183.00	183.00
				1510180 · Miscellaneous Services	-15.60	15.60
TOTAL					-198.60	198.60
Bill Pmt -Check	100648	08/13/2026	GHS Environmental	1101000 · Cash- Operating Acco...		-1,875.00
Bill	2026-...	08/11/2026		1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL					-1,875.00	1,875.00
Bill Pmt -Check	100649	08/14/2026	Robert Howard	1101000 · Cash- Operating Acco...		-200.00
Bill	08062...	08/13/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100650	08/14/2026	Business Observer	1101000 · Cash- Operating Acco...		-70.00
Bill	26-02...	08/14/2026		1510120 · Legal Advertising	-70.00	70.00
TOTAL					-70.00	70.00



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The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	100651	08/14/2026	David H. Silverstein	1101000 · Cash- Operating Acco...		-200.00
Bill	08062...	08/13/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100652	08/14/2026	Thomas Handrick, Jr.	1101000 · Cash- Operating Acco...		-200.00
Bill	08062...	08/13/2026		1510000 · Supervisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	100653	08/20/2026	Kilinski Van Wyk PLLC	1101000 · Cash- Operating Acco...		-1,902.22
Bill	15698	08/18/2026		1510140 · Legal Services	-1,902.22	1,902.22
TOTAL					-1,902.22	1,902.22
Bill Pmt -Check	08242...	08/24/2026	Pasco County - Utilities Services	1101000 · Cash- Operating Acco...		-11.00
Bill	10308...	08/04/2026		1540020 · Utilities - Water	-11.00	11.00
TOTAL					-11.00	11.00
Bill Pmt -Check	08242...	08/24/2026	Pasco County - Utilities Services	1101000 · Cash- Operating Acco...		-243.41
Bill	09995...	08/04/2026		1540030 · Utilities - Water Reclaim...	-243.41	243.41
TOTAL					-243.41	243.41
Bill Pmt -Check	08242...	08/24/2026	Pasco County - Utilities Services	1101000 · Cash- Operating Acco...		-97.97
Bill	10605...	08/04/2026		1540020 · Utilities - Water	-97.97	97.97
TOTAL					-97.97	97.97
Bill Pmt -Check	08242...	08/24/2026	Pasco County - Utilities Services	1101000 · Cash- Operating Acco...		-74.63
Bill	11443...	08/04/2026		1540020 · Utilities - Water	-74.63	74.63
TOTAL					-74.63	74.63



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The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	1542	08/25/2026	US Bank Tax distribution	1101000 · Cash- Operating Acco...		-22,868.41
Bill	25890...	08/25/2026		3207201 · GF Due To DS 2018	-5,711.89	5,711.89
Bill	25759...	08/25/2026		4207201 · GF Due To DS 2019	-7,739.84	7,739.84
Bill	23637...	08/25/2026		5207201 · GF Due To DS 2021	-9,416.68	9,416.68
TOTAL					-22,868.41	22,868.41
Bill Pmt -Check	100654	08/27/2026	GHS Environmental	1101000 · Cash- Operating Acco...		-1,875.00
Bill	2026-...	08/26/2026		1560020 · Aquatic Maintenance	-1,875.00	1,875.00
TOTAL					-1,875.00	1,875.00
Bill Pmt -Check	100655	08/27/2026	Cepra Landscape	1101000 · Cash- Operating Acco...		-24,695.00
Bill	TPA7...	08/01/2026		1560090 · Landscape Maintenance	-24,695.00	24,695.00
TOTAL					-24,695.00	24,695.00
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-327.61
Bill	88573...	08/05/2026		1540000 · Utilities - Electricity	-327.61	327.61
TOTAL					-327.61	327.61
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-288.90
Bill	88573...	08/05/2026		1540000 · Utilities - Electricity	-288.90	288.90
TOTAL					-288.90	288.90
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-310.07
Bill	88574...	08/05/2026		1540000 · Utilities - Electricity	-310.07	310.07
TOTAL					-310.07	310.07
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-330.55
Bill	88574...	08/05/2026		1540000 · Utilities - Electricity	-330.55	330.55
TOTAL					-330.55	330.55



10:58 AM
09/09/26

The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-618.49
Bill	88591...	08/05/2026		1540000 · Utilities - Electricity	-618.49	618.49
TOTAL					-618.49	618.49
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-291.28
Bill	88591...	08/05/2026		1540000 · Utilities - Electricity	-291.28	291.28
TOTAL					-291.28	291.28
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-30.80
Bill	88593...	08/05/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-1,088.34
Bill	88592...	08/05/2026		1540000 · Utilities - Electricity	-1,088.34	1,088.34
TOTAL					-1,088.34	1,088.34
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-547.22
Bill	88592...	08/05/2026		1540000 · Utilities - Electricity	-547.22	547.22
TOTAL					-547.22	547.22
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-530.98
Bill	88592...	08/05/2026		1540000 · Utilities - Electricity	-530.98	530.98
TOTAL					-530.98	530.98
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-30.80
Bill	88594...	08/05/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80



10:58 AM
09/09/26

The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-30.80
Bill	88594...	08/05/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-287.92
Bill	88593...	08/05/2026		1540000 · Utilities - Electricity	-287.92	287.92
TOTAL					-287.92	287.92
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-30.80
Bill	88592...	08/05/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-30.80
Bill	88593...	08/05/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-30.80
Bill	88591...	08/05/2026		1540000 · Utilities - Electricity	-30.80	30.80
TOTAL					-30.80	30.80
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-246.41
Bill	88594...	08/05/2026		1540000 · Utilities - Electricity	-246.41	246.41
TOTAL					-246.41	246.41
Bill Pmt -Check	08282...	08/28/2026	Duke Energy	1101000 · Cash- Operating Acco...		-57.06
Bill	88619...	08/05/2026		1540000 · Utilities - Electricity	-57.06	57.06
TOTAL					-57.06	57.06



10:58 AM
09/09/26

The Preserve at South Branch CDD
Check Detail
August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	08312...	08/31/2026	Duke Energy	1101000 · Cash- Operating Acco...		-603.78
Bill	88594...	08/06/2026		1540000 · Utilities - Electricity	-603.78	603.78
TOTAL					-603.78	603.78





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ENERGY**

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Your Energy Bill

Page 1 of 3

Service address

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

Bill date Jul 10, 2026

For service Jun 5 - Jul 7
33 days

Account number **9100 8859 3156**

Billing summary

Previous Amount Due	\$3,706.48
Payment Received Jun 29	-3,706.48
Current Lighting Charges	3,696.80
Taxes	9.68
Total Amount Due Jul 31	\$3,706.48

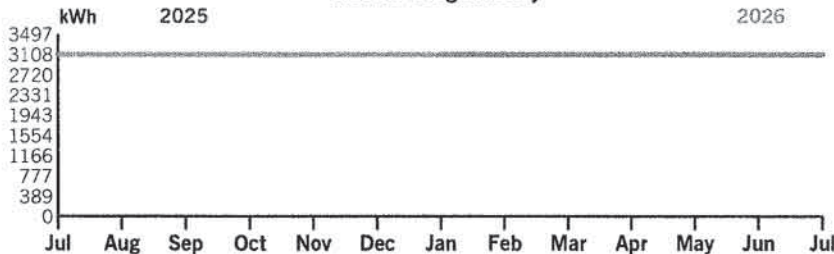


Thank you for your payment.

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

84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 83°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,108	3,108	37,296	3,108
Avg. Daily (kWh)	94	97	102	

12-month usage based on most recent history

RECEIVED JUL 18 2026

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

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



**DUKE
ENERGY**

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

Account number
9100 8859 3156

\$3,706.48
by Jul 31

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

025623 000001848



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

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



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

88910088593156000660000000000000037064800003706484



Your usage snapshot - Continued

Outdoor Lighting

Billing period Jun 05 - Jul 07

Description	Quantity	Usage
50W SAN III 3K BLK	1	17 kWh
70W LED SANIBEL	3	75 kWh
150W SAN LED BK MVLТ	58	3,016 kWh
Total	62	3,108 kWh

Billing details - Lighting

Billing Period - Jun 05 26 to Jul 07 26

Customer Charge	\$1.93
Energy Charge	
3,108.000 kWh @ 4.205c	130.68
Fuel Charge	
3,108.000 kWh @ 3.775c	117.33
Asset Securitization Charge	
3,108.000 kWh @ 0.054c	1.68
Fixture Charge	
70W LED SANIBEL	49.59
150W SAN LED BK MVLТ	1,131.00
50W SAN III 3K BLK	17.82
Maintenance Charge	
70W LED SANIBEL	6.12
150W SAN LED BK MVLТ	118.32
50W SAN III 3K BLK	2.04
Pole Charge	
35 TENON TOP BLACK CONCRETE	
115 Pole(s) @ \$18.130	2,084.95
22 DECO CONC SINGLE SANIBEL	
3 Pole(s) @ \$11.780	35.34
Total Current Charges	\$3,696.80

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	\$3.22
Gross Receipts Tax	6.46
Total Taxes	\$9.68



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Your Energy Bill

Page 1 of 3

Billing summary

Previous Amount Due	\$6,915.39
Payment Received Jun 29	-6,915.39
Current Lighting Charges	6,898.57
Taxes	16.82
Total Amount Due Jul 30	\$6,915.39

Service address

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

Bill date Jul 9, 2026

For service Jun 4 - Jul 6
33 days

Account number **9100 8857 4963**

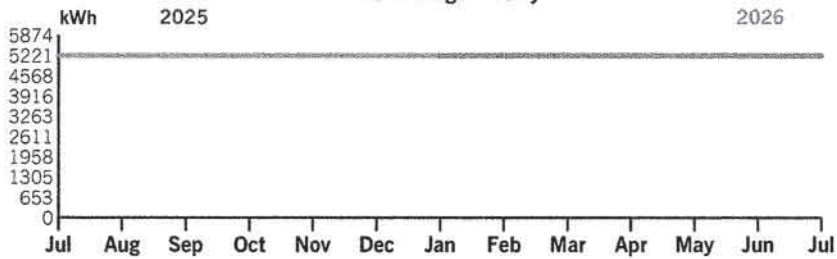


Thank you for your payment.

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

84° 84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 83°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,221	5,221	62,652	5,221
Avg. Daily (kWh)	158	180	170	

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

\$6,915.39
by Jul 30

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

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

018843 000002355



THE PRESERVE AT S BRANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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

8891008857496300066000000000000069153900006915393



Your usage snapshot - Continued

Outdoor Lighting

Billing period Jun 04 - Jul 06

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 - Jun 04 26 to Jul 06 26

Customer Charge	\$1.93
Energy Charge	
5,221.000 kWh @ 4.205c	219.54
Fuel Charge	
5,221.000 kWh @ 3.775c	197.09
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	\$6,898.57

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	\$6.01
Gross Receipts Tax	10.81
Total Taxes	\$16.82



Invoice

Bill to
Attn: Vesta District Services / The Preserve at South Branch
The Preserve at South Branch CDD
250 International Pkwy, Ste 208
Lake Mary, FL 32746
hbeckett@vestapropertyservices.com

Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155
LITHIA FL 33547
UNITED STATES
contact@fountainkings.com
813-833-8610

Amount due	Due date	Issue date	Invoice number	Reference
\$5,928.00	Aug 30, 2026	Jul 31, 2026	INV-1331	WaterFeatureRepair

[View and pay online](#)

Item	Description	Quantity	Price	Amount
FRM	(x1) 1.5hp Single Speed Pool Pump	1	775.00	775.00
FRM	(x1) Pentair 520 Sq. Ft. Cartridge Filter	1	3,353.00	3,353.00
FRM	(x1) Set of 4 CCP520 Replacement Cartridge Filters & All Misc. PVC Plumbing and Valves needed for the repair.	1	750.00	750.00
RLBR	Repair Labor	6	175.00	1,050.00

Water Feature Filtration System Repairs: Completed on 7/16/2026 per signed quote QU-0813.



[View and pay online](#)



Subtotal	5,928.00
Total sales tax	0.00
Total	5,928.00
Amount due	\$5,928.00

Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547
*Payment is due net 30, late payments are subject to a late fee up to 5%





Invoice

Bill to

Attn: Vesta District Services / The Preserve at
South Branch
The Preserve at South Branch CDD
250 International Pkwy, Ste 208
Lake Mary, FL 32746

hbeckett@vestapropertyservices.com

Ship to

Attn: Vesta District Services / The Preserve at
South Branch
The Preserve at South Branch CDD
16087 Secret Meadow Dr.
Odessa, FL

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

contact@fountainkings.com
813-833-8610

Amount due	Due date	Issue date	Invoice number	Reference
\$275.00	Aug 30, 2026	Jul 31, 2026	INV-1332	MIT-1FTN

[View and pay online](#)

Item	Description	Quantity	Price	Amount
FRM	MIT-1 Fountain Repair: Replaced (1) 2-pole breaker for the incoming fountain control panel power on 7/11/2026.	1	275.00	275.00

Subtotal 275.00

Total sales tax 0.00

Total 275.00

Amount due **\$275.00**



[View and pay online](#)



Terms:Net30

Make checks payable to: Fountain Kings Inc.

5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late
fee up to 5%





Invoice

Bill to
Attn: Vesta District Services / The Preserve at South Branch
The Preserve at South Branch CDD
250 International Pkwy, Ste 208
Lake Mary, FL 32746

hbeckett@vestapropertyservices.com

Ship to
Attn: Vesta District Services / The Preserve at South Branch
The Preserve at South Branch CDD
16087 Secret Meadow Dr.
Odessa, FL

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

contact@fountainkings.com
813-833-8610

Amount due	Due date	Issue date	Invoice number	Reference
\$525.00	Aug 30, 2026	Jul 31, 2026	INV-1330	07/2026 Monthly WFM

[View and pay online](#)

Item	Description	Quantity	Price	Amount
WFM	Monthly Water Feature Maintenance: July 2026	1	525.00	525.00
Subtotal				525.00
Total sales tax				0.00
Total				525.00
Amount due				\$525.00



[View and pay online](#)


Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547
*Payment is due net 30, late payments are subject to a late fee up to 5%





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 08/01/2026

Invoice # 433780

In Reference To:

Monthly contracted management fees, as follows:

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

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

Total 3,909.00

INVOICE

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-329939
Invoice Date: 08-01-2026
Due Date: 08/31/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	08/31/2026	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-329939 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.			

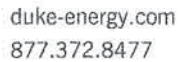
BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,040.54	\$0.00	\$0.00	\$0.00	\$0.00	\$1,040.54

Each Office Pride franchise is independently owned and operated.

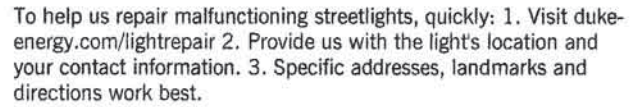
This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.





Service address	Bill date	Jul 16, 2026
THE PRESERVE AT S BRANCH CDD	For service	Jun 13 - Jul 15
0000 S BRANCH BLVD LITE PRSRV AT S BRNCH 5B		33 days
LITE PRSRV AT S BRNCH 5B		

Previous Amount Due	\$828.73
<i>Payment Received Jul 06</i>	-828.73
Current Lighting Charges	827.08
Taxes	1.65
Total Amount Due Aug 06	\$828.73



	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	425	425	5,100	425
Avg. Daily (kWh)	13	13	14	
12-month usage based on most recent history				

88910088573582000660000000000000000082873000000828734



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 13 - Jul 15		
Description	Quantity	Usage
50W SAN III 3K BLK	25	425 kWh
Total	25	425 kWh

Billing details - Lighting

Billing Period - Jun 13 26 to Jul 15 26	
Customer Charge	\$1.93
Energy Charge	
425.000 kWh @ 4.205c	17.88
Fuel Charge	
425.000 kWh @ 3.775c	16.04
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	\$827.08

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	0.93
Total Taxes	\$1.65



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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
00000 S BRANCH BLVD
LITE PRSRV AT S BRNCH 4B

Bill date Jul 16, 2026

For service Jun 13 - Jul 15
33 days

Account number 9100 8857 4400

Billing summary

Previous Amount Due	\$630.30
Payment Received Jul 06	-630.30
Current Lighting Charges	629.03
Taxes	1.27
Total Amount Due Aug 06	\$630.30

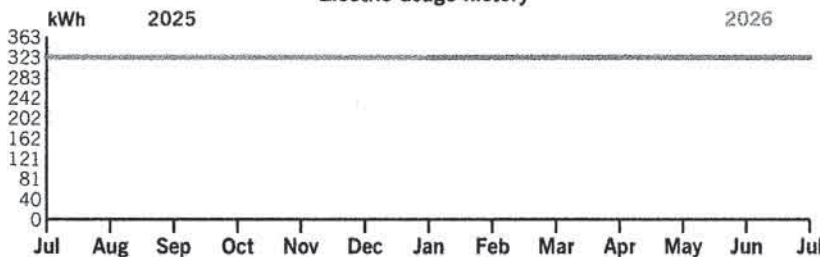


Thank you for your payment.

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

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

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	323	323	3,876	323
Avg. Daily (kWh)	10	10	11	
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 4400

\$630.30
by Aug 6

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

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

024177 000003244



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

889100885744000006600000000000000006303000000630306

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 13 - Jul 15		
Description	Quantity	Usage
50W SAN III 3K BLK	19	323 kWh
Total	19	323 kWh

Billing details - Lighting

Billing Period - Jun 13 26 to Jul 15 26		
Customer Charge		\$1.93
Energy Charge		
323.000 kWh @ 4.205c		13.58
Fuel Charge		
323.000 kWh @ 3.775c		12.19
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		\$629.03

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	0.72
Total Taxes	\$1.27





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877.372.8477

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Page 1 of 3

Your Energy Bill

Service address

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

Bill date Jul 16, 2026

For service Jun 13 - Jul 15
33 days

Account number **9100 8859 2212**

Billing summary

Previous Amount Due	\$795.65
Payment Received Jul 06	-795.65
Current Lighting Charges	794.07
Taxes	1.58
Total Amount Due Aug 06	\$795.65

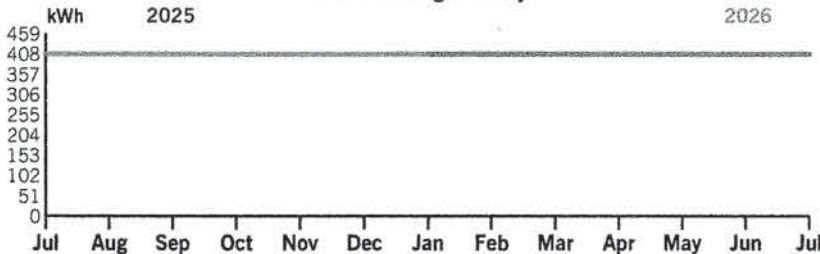


Thank you for your payment.

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

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

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

\$795.65
by Aug 6

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

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

024099 000003283



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

8891008859221200066000000000000000007956500000795658



duke-energy.com
877.372.8477

Account number **9100 8859 2212**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Jun 13 - Jul 15

Description	Quantity	Usage
50W SAN III 3K BLK	24	408 kWh
Total	24	408 kWh

Billing details - Lighting

Billing Period - Jun 13 26 to Jul 15 26

Customer Charge	\$1.93
Energy Charge	
408.000 kWh @ 4.205c	17.16
Fuel Charge	
408.000 kWh @ 3.775c	15.40
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	\$794.07

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	0.89
Total Taxes	\$1.58



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 2568
DATE 07/31/2026
TERMS Net 30
DUE DATE 08/30/2026

PROJECT NAME
Preserve at South Branch CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[July 01 - July 31]	8:30	180.00	1,530.00
BALANCE DUE				\$1,530.00





PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
Jul-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	5.50	\$180	J. Whited	\$990.00
Maintenance Bond Release for South Branch	0.00	\$210	S. Brletic	\$0.00
Blvd. County Communication.	0.50	\$180	J. Whited	\$90.00
ERP .003 and .008; Field Investigation,	0.00	\$210	R. Dvorak	\$0.00
Reporting, Review Report and Sign/Seal.	0.00	\$80	S. Ferguson	\$0.00
	0.50	\$180	J. Whited	\$90.00
Wetland 11 Grading Project; Survey Proposal	0.00	\$210	S. Brletic	\$0.00
RFP, Vendor RFI's, Coordination.	2.00	\$180	J. Whited	\$360.00
INVOICE TOTAL	8.50			\$1,530.00





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 07/31/2026
Invoice # 434140

In Reference To:

Billable Expenses - July 2026

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

Description	Quantity	Rate	Amount
Billable Expenses			
Heath Beckett - 2026-07-17 - SPRINGHILL SUITES LAND - Meeting room rental			183.00
Auditor Gen'l-Local Govt Audits/251 111 W MADISON ST, Claude Pepper Building, Room 401, TALLAHASSEE, FL 32399 Auditor General (850) 412-2892			15.60
Total Billable Expenses			198.60

Total 198.60





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 : 07/23/2026
Invoice Number : 260705W118454
Invoice Date : 07/08/2026
Account Number : W021088396
UPS Shipper Number : E10A79

Amount Due this Invoice	
\$	166.87
Amount Enclosed	
\$	

Remit payment to:

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

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



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: 260705W118454
Invoice Date: 07/08/2026
Account/Shipper Number: W021088396/E10A79
Amount Due: \$ 166.87
Due Date: 07/23/2026

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	9	158.92
	1	7.95
Total Billed	10	166.87

Summary by Reference 2

Reference 2	Items	Amount
Baymeadows CID - nonbillable	1	27.74
Beach- B	1	15.05
City Center- B	1	15.60
Heritage Harbor - B	1	23.20
Heritage Harbor-B	1	15.54
Saddle Creek- B	1	15.54
South Branch-B	1	15.60
UPE-B	1	15.54
Vesta- NB	1	15.11
	1	7.95
Total Billed	10	166.87





Invoice No 260705W118454
Invoice Date 07/08/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

Via UPS On 06/26/2026

Account #	W021088396	Shipper	Receiver
Tracking Number	1ZE10A790794839830	DPFG MANAGEMENT CONSULTING	Kutak Rock LLP
Payer	SENDER	250 INTERNATIONAL PKWY, STE 208,	107 W COLLEGE AVE,
Zone	243	LAKE MARY, FL 32746	TALLAHASSEE, FL 32301
Service Level	UPS 2nd Day Air A.M.	Logan Muether	Skyler Biggerstaff
		(321) 263-0132 ext. 735	(850) 692-7329
Reference# DPGF Management and Consulting	DPFG Management and Consulting		
Reference# Billing To (N.A is not acceptable) Must Specify	Baymeadows CID - nonbillable		

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790794839830	0.5 LB	L: 13 W: 10 H: 1	\$21.93
	FUEL SURCHARGE				\$5.81

Total Pieces	Total Weight	Total Amount
1	0.5 LB	\$27.74

Via UPS On 06/26/2026

Account #	W021088396	Shipper	Receiver
Tracking Number	1ZE10A790392634213	DPFG MANAGEMENT CONSULTING	Auditor Gen'l-Local Govt Audits/251
Payer	SENDER	250 INTERNATIONAL PKWY, STE 208,	111 W MADISON ST,
Zone	3	LAKE MARY, FL 32746	Claude Pepper Building, Room 401,
Service Level	Commercial Ground	Marcy Scott	TALLAHASSEE, FL 32399
		(321) 263-0132 ext. 735	Auditor General
			(850) 412-2892
Reference# DPGF Management and Consulting	DPFG Management and Consulting		
Reference# Billing To (N.A is not acceptable) Must Specify	South Branch-B		

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392634213	1 LB	L: W: H:	\$12.38
	FUEL SURCHARGE				\$3.22





Invoice No 260705W118454
Invoice Date 07/08/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.60

Via UPS On 06/26/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Vesta Property Services
Tracking Number	1ZE10A790397493054		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		245 Riverside Avenue , Suite 300 , JACKSONVILLE, FL 32202
Payer	SENDER		Marcy Scott		Velma Pearson
Zone	2		(321) 263-0132 ext. 735		(904) 355-1831
Service Level	Commercial Ground				

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

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790397493054	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$3.12

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.11

Via UPS On 06/26/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Auditor Gen'l-Local Govt
Tracking Number	1ZE10A790398931640		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		Audits/251 111 W MADISON ST, Claude Pepper Building, Room 401, TALLAHASSEE, FL 32399
Payer	SENDER		Marcy Scott		Auditor General
Zone	3		(321) 263-0132 ext. 735		(850) 412-2892
Service Level	Commercial Ground				

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

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790398931640	1 LB	L: W: H:	\$12.38
	FUEL SURCHARGE				\$3.22





Invoice No 260705W118454
Invoice Date 07/08/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.60

Via UPS On 06/29/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Tamaya - Beach
Tracking Number	1ZE10A790399303068		250 INTERNATIONAL PKWY, STE 208,		12788 MERITAGE BLVD,
Payer	SENDER		LAKE MARY, FL 32746		JACKSONVILLE, FL 32246
Zone	2		Marcy Scott		Ron Zastrocky
Service Level	Commercial Ground		(321) 263-0132 ext. 735		(904) 577-3075

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

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790399303068	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$3.06

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.05

Via UPS On 06/30/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Auditor Gen'l-Local Govt
Tracking Number	1ZE10A790392184049		250 INTERNATIONAL PKWY, STE 208,		Audits/251
Payer	SENDER		LAKE MARY, FL 32746		111 W MADISON ST,
Zone	3		Marcy Scott		Claude Pepper Building, Room
Service Level	Commercial Ground		(321) 263-0132 ext. 735		401,
					TALLAHASSEE, FL 32399
					Auditor General
					(850) 412-2892

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

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790392184049	1 LB	L: W: H:	\$12.38
	FUEL SURCHARGE				\$3.16





Invoice No 260705W118454
Invoice Date 07/08/2026
Account No W021088396
Account DPGF MANAGEMENT CONSULTING

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.54

Via UPS On 06/30/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Auditor Gen'l-Local Govt Audits/251
Tracking Number	1ZE10A790393443856		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		111 W MADISON ST, Claude Pepper Building, Room 401, TALLAHASSEE, FL 32399
Payer	SENDER		Marcy Scott		Auditor General
Zone	3		(321) 263-0132 ext. 735		(850) 412-2892
Service Level	Commercial Ground				
Reference# DPGF Management and Consulting	DPFG Management and Consulting				
Reference# Billing To (N.A is not acceptable) Must Specify	UPE-B				

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790393443856	1 LB	L: W: H:	\$12.38
	FUEL SURCHARGE				\$3.16

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.54

Via UPS On 06/30/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Auditor Gen'l-Local Govt Audits/251
Tracking Number	1ZE10A790398717677		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		111 W MADISON ST, Claude Pepper Building, Room 401, TALLAHASSEE, FL 32399
Payer	SENDER		Marcy Scott		Auditor General
Zone	3		(321) 263-0132 ext. 735		(850) 412-2892
Service Level	Commercial Ground				
Reference# DPGF Management and Consulting	DPFG Management and Consulting				
Reference# Billing To (N.A is not acceptable) Must Specify	Heritage Harbor-B				

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790398717677	1 LB	L: W: H:	\$12.38
	FUEL SURCHARGE				\$3.16





Invoice No	260705W118454
Invoice Date	07/08/2026
Account No	W021088396
Account	DPFG MANAGEMENT CONSULTING

Total Pieces	Total Weight	Total Amount
1	1 LB	\$15.54

Via UPS On 07/02/2026

Account #	W021088396	Shipper	DPFG MANAGEMENT CONSULTING	Receiver	Patriot Services Group, LLC
Tracking Number	1ZE10A790393235269		250 INTERNATIONAL PKWY, STE 208, LAKE MARY, FL 32746		24635 Hayman Road, BROOKSVILLE, FL 34602
Payer	SENDER		Marcy Scott		Brent Henman
Zone	2		(321) 263-0132 ext. 735		(813) 696-1518
Service Level	Residential Ground				

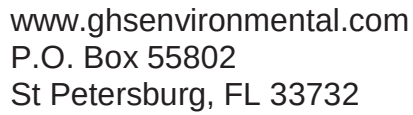
Reference# DPFG Management and Consulting
Reference# Billing To (N.A is not acceptable) Must Specify
Heritage Harbor - B

Pieces	Description	Tracking #	Weight	Dims	Amount
1	SMALL PACKAGE FREIGHT	1ZE10A790393235269	1 LB	L: W: H:	\$11.99
	FUEL SURCHARGE				\$4.71
	RESIDENTIAL SURCHARGE				\$6.50

Total Pieces	Total Weight	Total Amount
1	1 LB	\$23.20

ADJUSTMENTS AND OTHER CHARGES	DESCRIPTION	
	INVOICE PROCESSING FEE	\$7.95
	SUBTOTAL	\$7.95
	Invoice Total	\$166.87





Date: 8/11/2026
Invoice #: 2026-525

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

Due Date	Service Date:
8/11/2026	July 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2025-2026	100.00%	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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02012P

Date 08/14/2026

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 # 26-02012P

\$70.00

Notice of Regular Meeting

RE: Preserve at South Branch CDD Board of Supervisors Meeting on 9/3/26
at 4:00 PM

Published: 8/14/2026

Important Message

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

Paid

()

Total

\$70.00

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that the Board of Supervisors ("**Board**") of The Preserve at South Branch Community Development District ("**District**") will hold a regular meeting of its Board on **September 3, 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
August 14, 2026

26-02012P

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

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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 # 15698
Date: 08/18/2026
Due On: 09/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,902.22	) - (\$0.00	) = \$1,902.22

PSBCDD-01

Preserve at South Branch CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	07/02/2026	Prepare initial draft of letter to County re: Rangeland Blvd.	0.60	\$275.00	-	\$165.00
Service	LM	07/02/2026	Prepare for and attend Board meeting	3.90	\$275.00	-	\$1,072.50
Expense	KB	07/02/2026	Travel: Mileage - LM.	25.00	\$0.76	-	\$19.00
Expense	KB	07/02/2026	Travel: Tolls - LM.	1.00	\$1.72	-	\$1.72
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	\$390.00	-	\$78.00
Service	LM	07/07/2026	Prepare notices of intent to award RFP landscaping to all proposers; Prepare ASO for Fountain Kings; Confer with S. Conley re: RFP evaluation scoring	0.40	\$275.00	-	\$110.00

Service	MB	07/10/2026	Prepare Resolution declaring vacancy for General Election seats.	0.20	\$300.00	-	\$60.00
Service	LM	07/16/2026	Confer with D. Silverstein re: flooding	0.20	\$275.00	50.0%	\$27.50
Service	LM	07/20/2026	Confer with District Staff re: landscape RFP contract, budget hearing	0.10	\$275.00	-	\$27.50
Service	LM	07/21/2026	Confer with M. Barber re: left turn improvements on South Branch Blvd; Confer with H. Beckett and J. Whited re: right of way turnover status	0.20	\$275.00	-	\$55.00
Service	LM	07/23/2026	Confer with M. Barber re: connector road construction	0.20	\$275.00	-	\$55.00
Service	LM	07/28/2026	Revise and finalize appropriation resolution; Prepare annual assessment resolution; Confer with S. Conley re: meeting schedule	0.20	\$275.00	-	\$55.00
Service	LM	07/29/2026	Confer with S. Conley and prepare FY 2027 annual meeting resolution	0.20	\$275.00	-	\$55.00
Service	LM	07/30/2026	Confer with S. Conley and review draft agenda packet	0.20	\$275.00	-	\$55.00
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	\$385.00	-	\$38.50
Service	LM	07/31/2026	Confer with S. Conley and review Fountain Kings report	0.10	\$275.00	-	\$27.50
Line Item Discount Subtotal							-\$27.50
Total							\$1,902.22

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

Please pay within 30 days.



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

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

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



24 0 1
42-52576

PRESERVE OF PASCO CO.- SOUTH BRANCH PHASE 1

Service Address: **16546 SECRET MEADOW DR**
Bill Number: 24916551
Billing Date: 8/4/2026
Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	190410080	6/16/2026	0	7/16/2026	0	30	0

Usage History

	Water
July 2026	0
June 2026	0
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

Transactions

Previous Bill	11.00
Payment 07/20/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

RECEIVED AUG 10 2026

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TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Total Balance Due \$11.00
Due Date 8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.



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

013958015103082042491655170000011002



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

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

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



25 0 1
42-52576

THE PRESERVE AT SOUTH BRANCH CDD

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

Bill Number: 24915856

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	6/16/2026	48204	7/16/2026	48445	30	241

Usage History
Reclaimed

July 2026	241
June 2026	702
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

Transactions

Previous Bill	709.02
Payment 07/20/26	-709.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	241 Thousand Gals X \$1.01 243.41
Total Current Transactions	243.41
TOTAL BALANCE DUE	\$243.41

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

RECEIVED AUG 08 2026

Please return this portion with payment

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Account # 0999505
Customer # 01390145
Balance Forward 0.00
Current Transactions 243.41

Total Balance Due \$243.41
Due Date 8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.



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

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

013901457099950512491585620000243418



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

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

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



23 0 1
42-52576

THE PRESERVE AT SOUTH BRANCH CDD

Service Address: **3048 SUNCOAST BLEND DR**

Bill Number: 24916809

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	6/16/2026	6947	7/16/2026	7044	30	97

Usage History
Reclaimed

July 2026	97
June 2026	94
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

Transactions

Previous Bill	94.94
Payment 07/20/26	-94.94 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	97 Thousand Gals X \$1.01 97.97
Total Current Transactions	97.97
TOTAL BALANCE DUE	\$97.97

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 1060520
Customer # 01390145
Balance Forward 0.00
Current Transactions 97.97

Total Balance Due \$97.97
Due Date 8/21/2026

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

The Total Due will be electronically transferred on 08/21/2026.



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

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

013901457106052002491680950000097978



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

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

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



22 0 1
42-52576

THE PRESERVE AT SOUTHBRANCH CDD

Service Address: **16236 WEATHERED WINDMILL TERRACE**

Bill Number: 24917460

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	210125093	6/16/2026	14	7/16/2026	14	30	0
Reclaim	201161114	6/16/2026	3592	7/16/2026	3655	30	63

Usage History

	Water	Reclaimed
July 2026	0	63
June 2026	0	100
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

Transactions

Previous Bill	112.00
Payment 07/20/26	-112.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Reclaimed	
Reclaimed	63 Thousand Gals X \$1.01
Total Current Transactions	74.63
TOTAL BALANCE DUE	\$74.63

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

RECEIVED AUG 17 2026

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TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 1144390
Customer # 01420479
Balance Forward 0.00
Current Transactions 74.63

Total Balance Due \$74.63
Due Date 8/21/2026

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

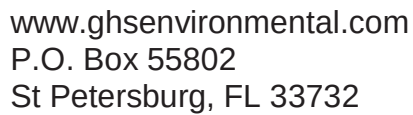
The Total Due will be electronically transferred on 08/21/2026.



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

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

014204799114439002491746010000074654



Date: 8/26/2026
Invoice #: 2026-599

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

Due Date	Service Date:
8/26/2026	August 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program 2026-2027	8.33%	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



INVOICE #TPA7552

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
TPA7552	08/01/2026	\$24,695.00	Net 15	

DESCRIPTION	PRICE
AUGUST 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
BALANCE DUE	\$24,695.00





Your usage snapshot - Continued

Current electric usage for meter number 366660705

Actual reading on Aug 3	14721
Previous reading on Jul 2	- 12517
Energy Used	2,204 kWh
Billed kWh	2,204.000 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 - Jul 02 26 to Aug 03 26

Meter - 366660705

Customer Charge	\$18.01
Energy Charge	
2,204.000 kWh @ 9.609c	211.78
Fuel Charge	
2,204.000 kWh @ 3.859c	85.05
Asset Securitization Charge	
2,204.000 kWh @ 0.195c	4.30
Total Current Charges	\$319.14

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	\$0.28
Gross Receipts Tax	8.19
Total Taxes	\$8.47



Service address

THE PRESERVE AT S BRANCH CDD
3194 TUSCON WIND PL
FOUNTAIN

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8857 3904**

Billing summary

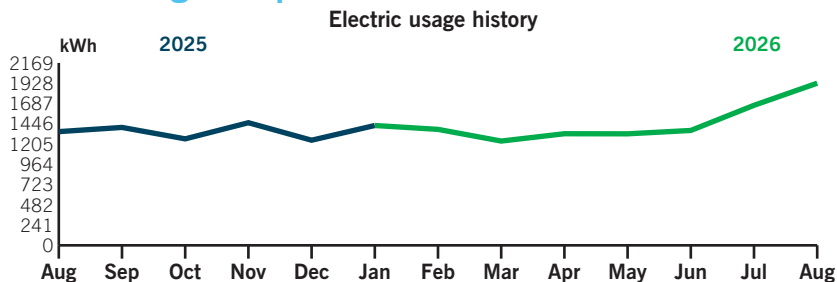
Previous Amount Due	\$252.00
<i>Payment Received Jul 27</i>	-252.00
Current Electric Charges	281.43
Taxes	7.47
Total Amount Due Aug 26	\$288.90



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,928	1,352	17,032	1,419
Avg. Daily (kWh)	58	44	46	
12-month usage based on most recent history				

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



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

Account number
9100 8857 3904

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.

\$288.90
by Aug 26

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

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

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

889100885739040006600000000000000002889000000288907



Your usage snapshot - Continued

Current electric usage for meter number 4520493

Actual reading on Aug 3	90656
Previous reading on Jul 2	- 88728
Energy Used	1,928 kWh
Billed kWh	1,928.000 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 - Jul 02 26 to Aug 03 26

Meter - 4520493

Customer Charge	\$18.01
Energy Charge	
1,928.000 kWh @ 9.609c	185.26
Fuel Charge	
1,928.000 kWh @ 3.859c	74.40
Asset Securitization Charge	
1,928.000 kWh @ 0.195c	3.76
Total Current Charges	\$281.43

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	\$0.25
Gross Receipts Tax	7.22
Total Taxes	\$7.47



Your usage snapshot - Continued

Current electric usage for meter number 1020089	
Actual reading on Aug 3	102484
Previous reading on Jul 2	- 100405
Energy Used	2,079 kWh
Billed kWh	2,079.000 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 - Jul 02 26 to Aug 03 26	
Meter - 1020089	
Customer Charge	\$18.01
Energy Charge	
2,079.000 kWh @ 9.609c	199.77
Fuel Charge	
2,079.000 kWh @ 3.859c	80.23
Asset Securitization Charge	
2,079.000 kWh @ 0.195c	4.05
Total Current Charges	\$302.06

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	\$0.26
Gross Receipts Tax	7.75
Total Taxes	\$8.01





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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 Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8857 4731**

Billing summary

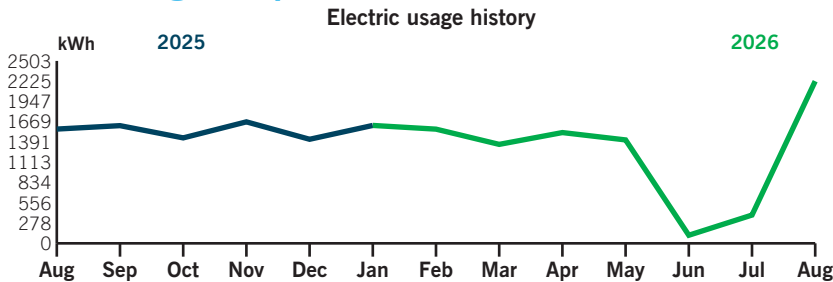
Previous Amount Due	\$72.92
Payment Received Jul 27	-72.92
Current Electric Charges	322.01
Taxes	8.54
Total Amount Due Aug 26	\$330.55



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,225	1,568	16,363	1,364
Avg. Daily (kWh)	67	51	45	
12-month usage based on most recent history				

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



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

Account number
9100 8857 4731

Amount of automatic draft

\$330.55
by Aug 26

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4520461

Actual reading on Aug 3	112378
Previous reading on Jul 2	- 110153
Energy Used	2,225 kWh
Billed kWh	2,225.000 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 - Jul 02 26 to Aug 03 26

Meter - 4520461

Customer Charge	\$18.01
Energy Charge	
2,225.000 kWh @ 9.609c	213.80
Fuel Charge	
2,225.000 kWh @ 3.859c	85.86
Asset Securitization Charge	
2,225.000 kWh @ 0.195c	4.34
Total Current Charges	\$322.01

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	\$0.28
Gross Receipts Tax	8.26
Total Taxes	\$8.54





Your usage snapshot - Continued

Current electric usage for meter number 8170801

Actual reading on Aug 3	108825
Previous reading on Jul 2	- 104547
Energy Used	4,278 kWh
Billed kWh	4,278.000 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 - Jul 02 26 to Aug 03 26

Meter - 8170801

Customer Charge	\$18.01
Energy Charge	
4,278.000 kWh @ 9.609c	411.07
Fuel Charge	
4,278.000 kWh @ 3.859c	165.09
Asset Securitization Charge	
4,278.000 kWh @ 0.195c	8.34
Total Current Charges	\$602.51

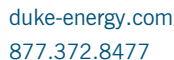
Your current rate is General Service Non-Demand Sec (GS-1).

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.52
Gross Receipts Tax	15.46
Total Taxes	\$15.98

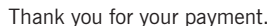




Bill date Aug 5, 2026
For service Jul 2 - Aug 3
33 days

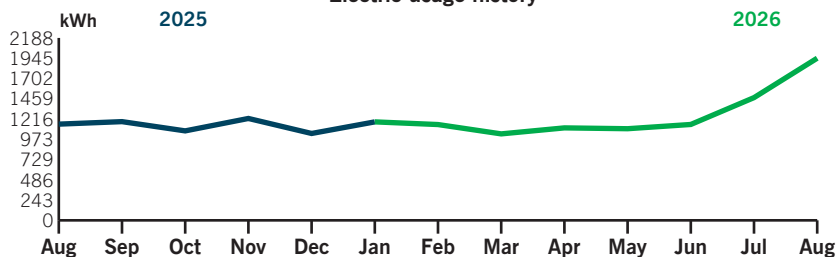
Account number **9100 8859 1584**

Previous Amount Due	\$224.94
<i>Payment Received Jul 27</i>	-224.94
Current Electric Charges	283.75
Taxes	7.53
Total Amount Due Aug 26	\$291.28



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

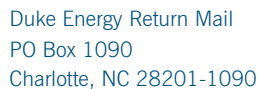
Electric usage history



84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,945	1,154	14,663	1,222
Avg. Daily (kWh)	59	37	40	
12-month usage based on most recent history				

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



Account number
9100 8859 1584

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.

\$291.28
by Aug 26

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 2771446

Actual reading on Aug 3	145283
Previous reading on Jul 2	- 143338
Energy Used	1,945 kWh
Billed kWh	1,945.000 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 - Jul 02 26 to Aug 03 26

Meter - 2771446

Customer Charge	\$18.01
Energy Charge	
1,945.000 kWh @ 9.609c	186.89
Fuel Charge	
1,945.000 kWh @ 3.859c	75.06
Asset Securitization Charge	
1,945.000 kWh @ 0.195c	3.79
Total Current Charges	\$283.75

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	\$0.25
Gross Receipts Tax	7.28
Total Taxes	\$7.53





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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 Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 3932**

Billing summary

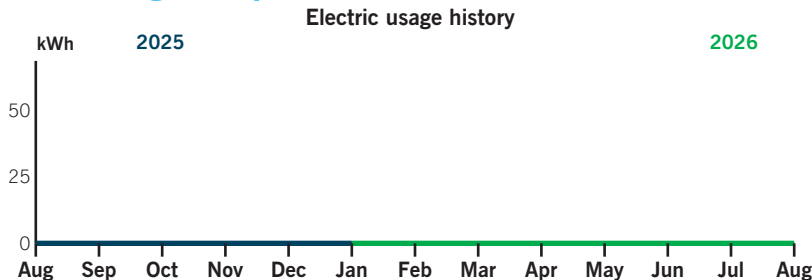
Previous Amount Due	\$30.80
Payment Received Jul 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 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 Aug 26

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 Aug 3	49896
Previous reading on Jul 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 - Jul 02 26 to Aug 03 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





Your usage snapshot - Continued

Current electric usage for meter number 197896

Actual reading on Aug 3	610935
Previous reading on Jul 2	- 603307
Energy Used	7,628 kWh
Billed kWh	7,628.000 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 - Jul 02 26 to Aug 03 26

Meter - 197896

Customer Charge	\$18.01
Energy Charge	
7,628.000 kWh @ 9.609c	732.97
Fuel Charge	
7,628.000 kWh @ 3.859c	294.36
Asset Securitization Charge	
7,628.000 kWh @ 0.195c	14.87
Total Current Charges	\$1,060.21

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	\$0.92
Gross Receipts Tax	27.21
Total Taxes	\$28.13





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
2853 SUNCOAST BLEND DR
FOUNTAIN

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 2402**

Billing summary

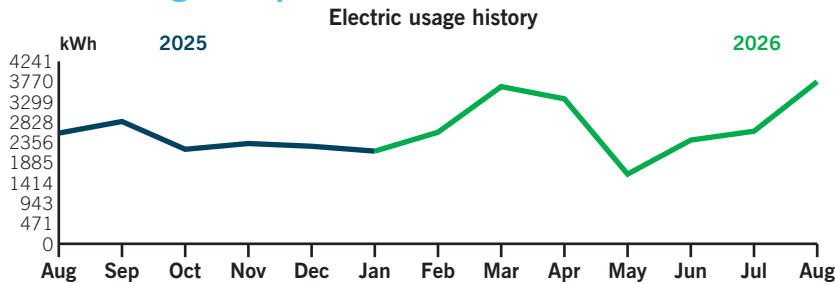
Previous Amount Due	\$385.67
Payment Received Jul 27	-261.26
Current Electric Charges	533.08
Deposit	-124.41
Taxes	14.14
Total Amount Due Aug 26	\$547.22



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,770	2,574	31,837	2,653
Avg. Daily (kWh)	114	83	87	

12-month usage based on most recent history

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

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



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

Account number
9100 8859 2402

Amount of automatic draft

\$547.22
by Aug 26

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

88910088592402000660000012441000004228100000547222



Your usage snapshot - Continued

Current electric usage for meter number 1018357

Actual reading on Aug 3	201227
Previous reading on Jul 2	- 197457
Energy Used	3,770 kWh
Billed kWh	3,770.000 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 - Jul 02 26 to Aug 03 26

Meter - 1018357

Customer Charge	\$18.01
Energy Charge	
3,770.000 kWh @ 9.609c	362.24
Fuel Charge	
3,770.000 kWh @ 3.859c	145.48
Asset Securitization Charge	
3,770.000 kWh @ 0.195c	7.35
Total Current Charges	\$533.08

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

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

Billing details - Deposit

Deposit Interest	\$-124.41
Total	\$-124.41

Billing details - Taxes

Regulatory Assessment Fee	\$0.46
Gross Receipts Tax	13.68
Total Taxes	\$14.14





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Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
2887 LIVING CORAL DR
FOUNTAIN

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 2767**

Billing summary

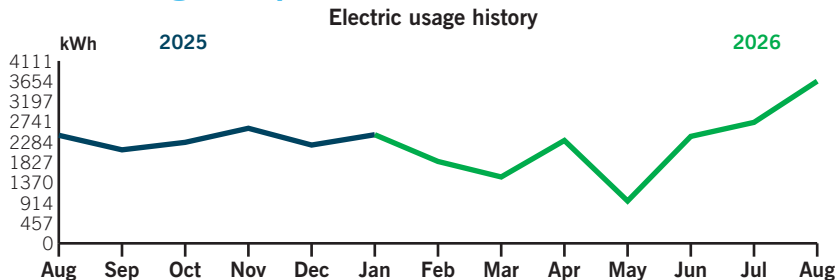
Previous Amount Due	\$400.83
Payment Received Jul 27	-400.83
Current Electric Charges	517.26
Taxes	13.72
Total Amount Due Aug 26	\$530.98



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,654	2,435	27,042	2,254
Avg. Daily (kWh)	111	79	74	
12-month usage based on most recent history				

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

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



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

Account number
9100 8859 2767

Amount of automatic draft

\$530.98
by Aug 26

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

8891008859276700066000000000000000005309800000530981



Your usage snapshot - Continued

Current electric usage for meter number 4516185

Actual reading on Aug 3	176990
Previous reading on Jul 2	- 173336
Energy Used	3,654 kWh
Billed kWh	3,654.000 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 - Jul 02 26 to Aug 03 26

Meter - 4516185

Customer Charge	\$18.01
Energy Charge	
3,654.000 kWh @ 9.609c	351.11
Fuel Charge	
3,654.000 kWh @ 3.859c	141.01
Asset Securitization Charge	
3,654.000 kWh @ 0.195c	7.13
Total Current Charges	\$517.26

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	\$0.45
Gross Receipts Tax	13.27
Total Taxes	\$13.72





Your usage snapshot - Continued

Current electric usage for meter number 4514175

Actual reading on Aug 3	333
Previous reading on Jul 2	- 328
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 - Jul 02 26 to Aug 03 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.

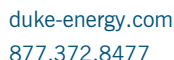
Your current rate is General Service Non-Demand Sec (GS-1).

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

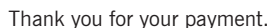




Bill date Aug 5, 2026
For service Jul 2 - Aug 3
33 days

Account number **9100 8859 4272**

Previous Amount Due	\$30.80
<i>Payment Received Jul 27</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

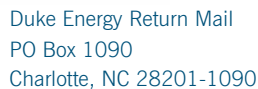
Electric usage history

Month	2025 (kWh)	2026 (kWh)
Aug	4	-
Sep	5	-
Oct	5	-
Nov	5	-
Dec	4	-
Jan	5	5
Feb	-	5
Mar	-	5
Apr	-	4
May	-	5
Jun	-	5
Jul	-	4
Aug	-	5

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 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				

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



Account number
9100 8859 4272

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 Aug 26

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 3286494	
Actual reading on Aug 3	313
Previous reading on Jul 2	- 308
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 - Jul 02 26 to Aug 03 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
16108 TUSCANY HILLSIDE RD
FOUNTAIN

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 3700**

Billing summary

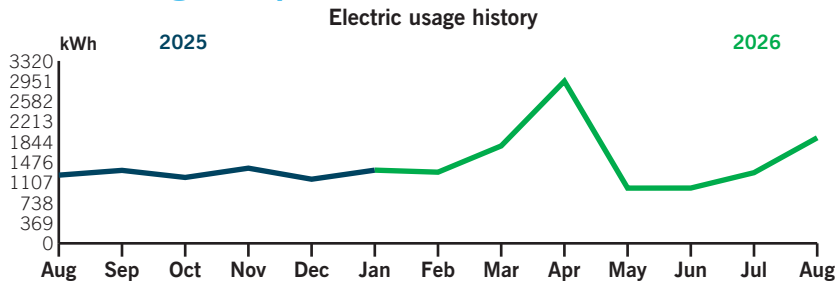
Previous Amount Due	\$198.86
Payment Received Jul 27	-198.86
Current Electric Charges	280.48
Taxes	7.44
Total Amount Due Aug 26	\$287.92



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,921	1,241	17,631	1,469
Avg. Daily (kWh)	58	40	48	
12-month usage based on most recent history				

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

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



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

Account number
9100 8859 3700

Amount of automatic draft

\$287.92
by Aug 26

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

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

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 3408638

Actual reading on Aug 3	105832
Previous reading on Jul 2	- 103911
Energy Used	1,921 kWh
Billed kWh	1,921.000 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 - Jul 02 26 to Aug 03 26

Meter - 3408638

Customer Charge	\$18.01
Energy Charge	
1,921.000 kWh @ 9.609c	184.59
Fuel Charge	
1,921.000 kWh @ 3.859c	74.13
Asset Securitization Charge	
1,921.000 kWh @ 0.195c	3.75
Total Current Charges	\$280.48

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	\$0.24
Gross Receipts Tax	7.20
Total Taxes	\$7.44





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Your Energy Bill

Page 1 of 3

Service address

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

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 2957**

Billing summary

Previous Amount Due	\$30.80
Payment Received Jul 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80

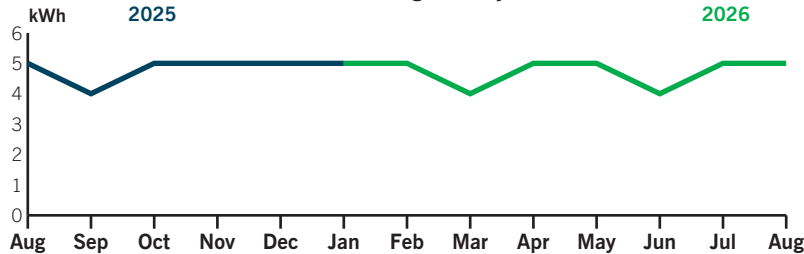


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot

Electric usage history



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	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 2957

\$30.80
by Aug 26

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 4307180

Actual reading on Aug 3	285
Previous reading on Jul 2	- 280
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 - Jul 02 26 to Aug 03 26

Meter - 4307180

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
3003 S BRANCH BLVD
ACCESS AND BBALL CT

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 3346**

Billing summary

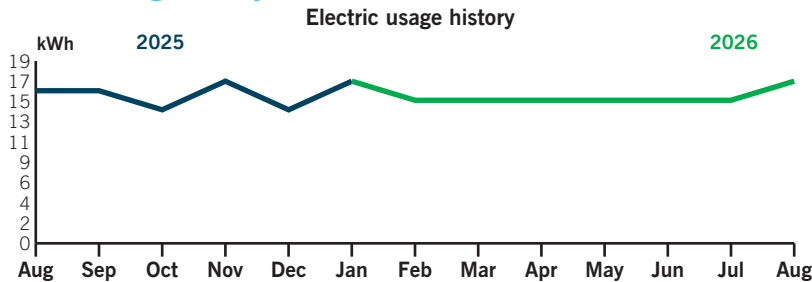
Previous Amount Due	\$30.80
Payment Received Jul 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	17	16	185	15
Avg. Daily (kWh)	1	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 Aug 26

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 Aug 3	900
Previous reading on Jul 2	- 883
Energy Used	17 kWh
Billed kWh	17.000 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 - Jul 02 26 to Aug 03 26	
Meter - 1049461	
Customer Charge	\$18.01
Energy Charge	
17.000 kWh @ 9.609c	1.64
Fuel Charge	
17.000 kWh @ 3.859c	0.66
Asset Securitization Charge	
17.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.66
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
15935 DEEP RAVINE LN
FOUNTAIN

Bill date Aug 5, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 1823**

Billing summary

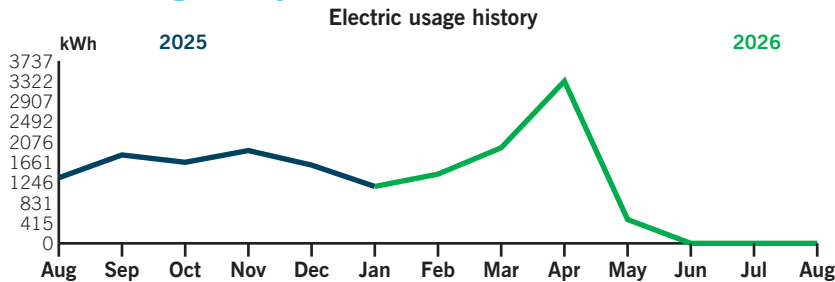
Previous Amount Due	\$30.80
Payment Received Jul 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Aug 26	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	1,344	15,326	1,277
Avg. Daily (kWh)	0	43	42	
12-month usage based on most recent history				

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

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



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

Account number
9100 8859 1823

Amount of automatic draft

\$30.80
by Aug 26

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

889100885918230006600000000000000000308000000030802



Your usage snapshot - Continued

Current electric usage for meter number 1035423

Actual reading on Aug 3	166557
Previous reading on Jul 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 - Jul 02 26 to Aug 03 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 Aug 3	92268
Previous reading on Jul 2	- 90643
Energy Used	1,625 kWh
Billed kWh	1,625.000 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 - Jul 02 26 to Aug 03 26

Meter - 8255839

Customer Charge	\$18.01
Energy Charge	
1,625.000 kWh @ 9.609c	156.15
Fuel Charge	
1,625.000 kWh @ 3.859c	62.71
Asset Securitization Charge	
1,625.000 kWh @ 0.195c	3.17
Total Current Charges	\$240.04

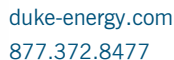
Your current rate is General Service Non-Demand Sec (GS-1).

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.16
Total Taxes	\$6.37

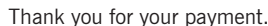




Bill date Aug 5, 2026
For service Jul 2 - Aug 3
33 days

Account number **9100 8861 9000**

Previous Amount Due	\$56.51
<i>Payment Received Jul 27</i>	-56.51
Current Electric Charges	55.58
Taxes	1.48
Total Amount Due Aug 26	\$57.06



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

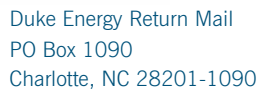
The chart displays monthly electric usage in kWh. The y-axis ranges from 0 to 379 kWh in increments of 42. The x-axis shows months from August 2025 to August 2026. The data is represented by a line that is dark blue for 2025 and green for 2026.

Month	Year	kWh
Aug	2025	100
Sep	2025	105
Oct	2025	130
Nov	2025	250
Dec	2025	230
Jan	2026	235
Feb	2026	330
Mar	2026	230
Apr	2026	210
May	2026	250
Jun	2026	250
Jul	2026	240
Aug	2026	240

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	275	107	2,999	250
Avg. Daily (kWh)	8	3	8	
12-month usage based on most recent history				

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



Account number
9100 8861 9000

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.

\$57.06
by Aug 26

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

889100886190000006600000000000000000570600000057069



Your usage snapshot - Continued

Current electric usage for meter number 164224

Actual reading on Aug 3	169488
Previous reading on Jul 2	- 169213
Energy Used	275 kWh
Billed kWh	275.000 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 - Jul 02 26 to Aug 03 26

Meter - 164224

Customer Charge	\$18.01
Energy Charge	
275.000 kWh @ 9.609c	26.42
Fuel Charge	
275.000 kWh @ 3.859c	10.61
Asset Securitization Charge	
275.000 kWh @ 0.195c	0.54
Total Current Charges	\$55.58

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	1.43
Total Taxes	\$1.48





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

THE PRESERVE AT S BRANCH CDD
16080 TUSCANY HILLSIDE RD
FOUNTAIN

Bill date Aug 6, 2026

For service Jul 2 - Aug 3
33 days

Account number **9100 8859 4529**

Billing summary

Previous Amount Due	\$308.82
Payment Received Jul 28	-308.82
Current Electric Charges	588.18
Taxes	15.60
Total Amount Due Aug 27	\$603.78

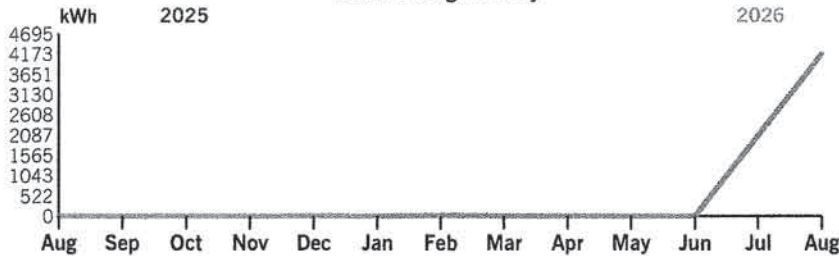


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot

Electric usage history



Average temperature in degrees

84° 81° 76° 68° 65° 61° 61° 71° 75° 81° 84° 85° 83°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,173	0	6,259	522
Avg. Daily (kWh)	126	0	17	
12-month usage based on most recent history				

RECEIVED AUG 11 2026

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

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



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

Account number
9100 8859 4529

\$603.78
by Aug 27

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

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

026895 000002030



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

889100885945290006600000000000000006037800000603783

For info: Duke Bill: 20260805212954 34 afn-53789-000002030



Your usage snapshot - Continued

Current electric usage for meter number 3547206

Actual reading on Aug 3	133316
Previous reading on Jul 2	- 129143
Energy Used	4,173 kWh
Billed kWh	4,173.000 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 - Jul 02 26 to Aug 03 26

Meter - 3547206

Customer Charge	\$18.01
Energy Charge	
4,173.000 kWh @ 9.609c	400.99
Fuel Charge	
4,173.000 kWh @ 3.859c	161.04
Asset Securitization Charge	
4,173.000 kWh @ 0.195c	8.14
Total Current Charges	\$588.18

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	\$0.51
Gross Receipts Tax	15.09
Total Taxes	\$15.60

