

Reserve

Community Development District

http://www.Reserve1cdd.com

Charles Henry, Chairman

Lynn Fettrow, Vice Chairman

Gary Surber, Assistant Secretary

Luis Planas, Assistant Secretary

Richard Wright, Assistant Secretary

October 13, 2026

GMS
Governmental
Management Services

Reserve

Community Development District

Agenda

Seat 1: Charles Henry – (C.)	
Seat 5: Lynn Fettrow – (V.C.)	
Seat 2: Gary Surber – (A.S.)	
Seat 3: Luis Planas – (A.S.)	
Seat 4: Richard Wright – (A.S.)	

Tuesday
October 13, 2026
1:30 p.m.

2160 NW Reserve Park Trace
Port St. Lucie, Florida 34986
https://us06web.zoom.us/j/83988783118
Meeting ID: 839 8878 3118 and Passcode: 3RnKzW
1 309-205-3325 or 1 312-626-6799
Phone Conference ID: 83988783118#

1. Roll Call

2. Approval of the Minutes of the September 8, 2026 Meeting **– Page 4**

3. PNC Account Analysis Statement **– Page 10**

4. Status Update on Projects Related to St. Lucie West Services District Transition
   A. Interconnect / Force Main
      1) Approval of Agreement with FPL **– Page 16**

      2) Interconnect Timeline **– Page 28**

   B. Lift Stations
      1) Approval of Invoice for Lift Station 15 **– Page 29**

   C. Land Sale

5. Approval of Perpetual Utility Easement with Peacock Plaza Commercial Condominium Association, Inc. **– Page 32**

6. Staff Reports
   A. Engineer

   B. Attorney – Invoice(s) with GrayRobinson **– Page 40**

   C. District Consultant – Invoices with Robert L. Fromm & Associates (August 2026 and September 2026) **– Page 59**

   D. Manager
      1) Invoices from St. Lucie West Service District for Bulk Water and Sewer **– Page 62**

      2) Time Sheets for Plant Operations and Rick Riniolo for Underground Services **– Page 63**

      3) Certificates of Insurance
         a. Liability Insurance **– Page 68**

         b. Workers Compensation **– Page 69**

7. Financial Reports
    A. Approval of Check Register **– Page 70**

    B. Approval of Unaudited Financials **– Page 78**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.Reserve1cdd.com

MINUTES OF MEETING
RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve Community Development District was held on Tuesday, September 8, 2026, at 1:30 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986.

Present and constituting a quorum were:

Chuck Henry	Chairman
Lynn Fettrow	Vice Chairman
Richard Wright	Assistant Secretary
Gary Surber	Assistant Secretary
Luis Planas	Assistant Secretary (by phone)

Also present were:

Darrin Mossing	District Manager (by phone)
Robert Szozda	Assistant District Manager
Robert Fromm	Consultant
George Morgan	Consultant (by phone)
Josh Miller	St. Lucie West Services District
Gary Resnick	District Counsel (by phone)
Roberto Cabrera	District Engineer (by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Szozda called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS — Approval of the Minutes of the August 11, 2026 Meeting

Mr. Szozda presented the minutes of the August 11, 2026 meeting stating the minutes were included in the agenda package. He also indicated Mr. Fromm had submitted a couple of corrections, one at the top of page 5 which should state from “septic to sewer” not “sewer to septic” and on page 7 the amount of Mr. Fromm’s invoice should be $3,100 not $3,000. Mr. Szozda stated those corrections would be corrected

in the minutes and asked if there were any other comments or corrections. Upon hearing none, he asked for a motion to approve the minutes with those changes.

> On MOTION by Mr. Suber seconded by Mr. Fettrow with all in favor, the Minutes of the August 11, 2026 Meeting with the submitted changes were approved.

THIRD ORDER OF BUSINESS PNC Account Analysis Statement

Mr. Szozda presented the PNC Account analysis statement indicating this item was for informational purposes only and no Board action was needed. He then asked for any comments or questions.

(At this point a discussion was held among the Board members relating to this item)(Mr. Henry indicated he had exchanged emails with Patti Powers in regards to keeping the cash balance down)

FOURTH ORDER OF BUSINESS Status Update on Projects Related to St. Lucie West Services District Transition

A. Interconnect/Force Main

Mr. Szozda presented item No. 4, status update on projects related to St. Lucie West Services District Transition and asked Mr. Henry for his update on the interconnect/force main.

Mr. Henry stated they were moving ahead with interconnect/force main and they had gotten 3 or 4 easements completed and filed. He then asked Mr. Cabrera for an update on Peacock Plaza.

Mr. Cabrera then gave a brief update on Peacock Plaza at this time.

(At this point a discussion was held among the Board members, Mr. Henry, and Mr. Cabrera relating to this item)

Mr. Henry also stated additional items for the interconnect/force main where they had gotten FDOT approval and the permit was received. They also applied for a water permit from DEP which was received but, they were still waiting on the wastewater permit.

Mr. Cabrera indicated the wastewater permit was still under review and as of last week they had acknowledged the complete application so he didn't anticipate any delays with that, and they had 30 days to respond.

(At this point a discussion was held among the Board members, Mr. Henry, and Mr. Cabrera relating to this item)

Mr. Henry then made a few additional comments relating to the notice of award with Accurate Drilling stating they complied with all the requirements in terms of bonding, etc.

Mr. Cabrera also gave a few updates regarding Accurate Drilling as well indicating he asked them to prepare sketches for their alternate bid items, and he would be getting those tomorrow.

(At this point a discussion was held among the Board members, Mr. Henry, Mr. Cabrera and Mr. Miller relating to the pre-construction meetings which would take place prior to October 1st and the notice to commence the work)

B. Lift Stations

Mr. Miller then gave a brief update on the lift stations and stated for the Champions Way lift station the RTU panel would be in next week, and then fence would be in shortly after that, and within the next 10 days they should be done at that station. He also stated lift station #10, Commerce Center Drive, that one should have already been started which would go quickly. Mr. Miller then made a few additional comments relating to the lift stations as well.

(At this point a discussion was held among the Board members and Mr. Miller relating to this item)

C. Land Sale

Mr. Fromm gave a brief update on the land sale and asked Mr. Cabrera about meeting with the city on the re-plat of the land.

Mr. Cabrera made a few comments relating to the meeting with the city and the re-plat questions.

(At this point a discussion was held among the Board members, Mr. Fromm, Mr. Cabrera and Mr. Resnick relating to this item)

FIFTH ORDER OF BUSINESS Staff Reports

A. Engineer

Mr. Cabrera stated he had nothing additional to report at this time.

B. Attorney

Mr. Szozda asked Mr. Resnick if he had any anything else to report.

Mr. Resnick stated he had nothing further unless there were any questions from the Board (There were no questions at this time).

C. District Consultant – Invoice with Robert L. Fromm & Associates

Mr. Szozda asked Mr. Fromm for his report for District consultant.

Mr. Fromm stated his invoice was included in the agenda which was $3,100 this month. He then gave a brief explanation relating to some of the items listed on his invoice.

(At this point a discussion was held among the Board members, Mr. Henry, and Mr. Fromm relating to this item)(Mr. Henry also stated the District Manager had obtained quotes relating to the insurance coverage as well) (The Board then had a discussion relating to the District's insurance coverage at this point)

Mr. Mossing then made a few comments relating to the insurance quotes and stated the annual savings for 1 year with Brown & Brown/PGIT compared to the current provider Egis would be $31,521 locked in with a 2 year term. Next, he suggested if the Board wished to make that change it would be a motion for the Chairman and District staff to confirm the savings and further review the policy differences. Mr. Mossing indicated he would be notifying the current insurance provider, Egis, the District was planning on not renewing their policy and entering into a new policy with Brown & Brown and (PGIT), Preferred Government Insurance Trust.

> On MOTION by Mr. Fettrow seconded by Mr. Suber with all in favor, authorizing GMS and District staff to review the insurance policy proposals for FY2027 and enter into an agreement with the most cost effective policy/company for the District subject to District Counsel's review was approved.

(Mr. Fromm's invoice was inadvertently skipped over and would be added to the October agenda for Board approval)

D. Manager

1) **Invoices from St. Lucie West Service District for Bulk Water and Sewer**
2) **Time Sheets for Plant Operations and Rick Riniolo for Underground Services**

Mr. Szozda then presented the invoices from St. Lucie West Services District for bulk water and sewer, and also the time sheets for Rick Riniolo for underground services stating these items were included in the agenda for informational purposes only.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Approval of the Unaudited Financials

Mr. Szozda presented the check run summary which was included in the agenda package and asked for any comments or questions on the check register.

Mr. Surber asked about the narrative description relating to the Culpepper invoice for $18,760 and Gray Robinson for $15,579 both including elements related to the force main services.

Mr. Henry gave a brief explanation relating to those items and stated they could start including the breakdown of those invoices in the next agenda package, along with his detailed Excel spreadsheet.

> On MOTION by Mr. Wright seconded by Mr. Planas with all in favor, the Check Run Summary was approved.

Mr. Szozda then presented the unaudited financials and asked for any comments or questions.

Mr. Henry made a few comments relating to the unaudited financials at this time.

> On MOTION by Mr. Wright seconded by Mr. Surber with all in favor, the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Szozda asked for any Supervisor's requests at this time and stated there were no members of the public in the audience for any comments.

Mr. Henry made a comment relating to the billing discrepancy between St. Lucie West's billing and the billing to the customers in relation to the number of gallons. He also stated he had spoken to Mr. Miller and Mr. Fromm about this discrepancy which could potentially be related to leaks and/or water loss.

(At this point a discussion was held among the Board members, Mr. Henry, and Mr. Miller relating to this item)

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Szozda then asked for a motion to adjourn the meeting.

On MOTION by Mr. Surber seconded by Mr. Fettrow with all in favor, the Meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

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ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS
RESERVE COMMUNITY DEVELOPMENT 5385 N NOB HILL RD SUNRISE FL 33351-4761

ACCOUNT INFORMATION		
ACCOUNT	XXXXXX0034	SUMMARY
CUSTOMER SERVICE:	BUSINESS BANKING CUSTOMER SERVICE	
TELEPHONE:	1-877-BUS-BNKG Option #4	

ANALYSIS PERIOD
08/01/2026 to 08/31/2026

STATEMENT DATE
SEPTEMBER 11, 2026

ACCOUNTS INCLUDED IN THIS ANALYSIS

BANK NUMBER	ACCOUNT NUMBER	ACCOUNT NAME	ACCOUNT TITLE
001	XXXXXX7724	RESERVE COMMUNITY DEVELO	

GO PAPERLESS. SIGN-UP TODAY FOR FREE ONLINE CORPORATE ACCOUNT ANALYSIS STATEMENTS THAT YOU CAN ACCESS VIA PINACLE.

ENROLL TODAY. FOR MORE INFORMATION, CALL TREASURY MANAGEMENT CARE CENTER AT 1-800-669-1518 OR CONTACT YOUR TREASURY MANAGEMENT OFFICER.

A MINIMUM AVERAGE MONTHLY BALANCE MUST BE MAINTAINED TO WAIVE THE TREASURY ENTERPRISE (TE) MAINTENANCE FEE FOR A BILLING CYCLE. ADDITIONAL FEES MAY BE ASSESSED FOR ACCOUNTS, DEPOSITS AND TRANSACTION ACTIVITY EXCEEDING TE LIMITS. QUESTIONS? CONTACT YOUR TREASURY MANAGEMENT OFFICER.

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ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS
RESERVE COMMUNITY DEVELOPMENT 5385 N NOB HILL RD SUNRISE FL 33351-4761

ACCOUNT INFORMATION		
ACCOUNT	XXXXXX0034	SUMMARY
CUSTOMER SERVICE:	BUSINESS BANKING CUSTOMER SERVICE	
TELEPHONE:	1-877-BUS-BNKG Option #4	
BILLING CYCLE	MONTHLY	

ANALYSIS PERIOD
08/01/2026 to 08/31/2026

STATEMENT DATE
SEPTEMBER 11, 2026

CURRENT MONTHLY BALANCE & COMPENSATION

AVERAGE LEDGER BALANCE	443,052.80	EARNINGS ALLOWANCE (0.072 %)	26.82
		TOTAL ANALYZED CHARGES	820.35
LESS: DEPOSIT FLOAT	2,267.65	EXCESS/(DEFICIT) FEES	793.53-
		TOTAL AMOUNT DUE	793.53
AVERAGE COLLECTED BALANCE	440,785.15		(DEBIT)
LESS: RESERVES(0.00%)	0.00		
INVESTABLE BALANCE	440,785.15		
COLLECTED BALANCE REQUIRED	13,482,444.05		
EXCESS/(DEFICIT) BALANCE	13,041,658.90-		

YOUR ACCOUNT XXXXXX7724 WILL BE CHARGED ON THE LAST BUSINESS DAY OF THE MONTH FOR THE ABOVE NOTED DEFICIENCY AMOUNT.

SUMMARY OF ACCOUNT SERVICES

SERVICE DESCRIPTION	AFP CODE	VOLUME	UNIT PRICE	TOTAL PRICE	COLLECTED BALANCE REQUIRED
REMOTE DEPOSIT					
DEPOSIT ON-SITE MONTHLY FEE	10 99 99	1	40.0000	40.00	657,399.60
				$40.00	$657,399.60
CHECK DISBURSEMENT SERVICES					
CHECK POSITIVE PAY MONTHLY	20 00 00	1	80.0000	80.00	1,314,799.20
FULL RECON MONTHLY	20 00 10	1	35.0000	35.00	575,224.65
INPUT/TRANSMISSION ITEMS	20 02 01	60	0.0400	2.40	39,443.98
				$117.40	$1,929,467.83
AUTOMATED CLEARINGHOUSE SERVICES					
PINACLE ACH FILE PROCESSED	25 05 05	5	5.0000	25.00	410,874.75
PINACLE ACH DEBIT/CREDIT ORIGINATED	25 01 02	1,094	0.3500	382.90	6,292,957.67
ACH RETURN ITEM	25 04 00	8	3.0000	24.00	394,439.76
ACH POSITIVE PAY MONTHLY SERVICE	25 10 50	1	22.0000	22.00	361,569.78
				$453.90	$7,459,841.96
INFORMATION SERVICES					
PINACLE ACH FUNDS TXFER TEMPLATES	35 05 51	8	0.7500	6.00	98,609.94
PINACLE ACH SPECIAL REPORT	99 99 99	10	3.5000	35.00	575,224.65
PINACLE SPECIAL REPORTS IMAGE	40 99 99	7	1.1500	8.05	132,301.67
PINACLE PLATFORM MONTHLY	99 99 99	1	35.0000	35.00	575,224.65
PINACLE MODULE FEES	40 99 99	5	25.0000	125.00	2,054,373.75
				$209.05	$3,435,734.66
MISCELLANEOUS					
PRINTED ANALYSIS STATEMENT FEE	99 99 99	1	2.0000	2.00	WAIVED
				$2.00	$0.00

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ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS
RESERVE COMMUNITY DEVELOPMENT 5385 N NOB HILL RD SUNRISE FL 33351-4761

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TELEPHONE:	1-877-BUS-BNKG Option #4	
BILLING CYCLE	MONTHLY	

ANALYSIS PERIOD
08/01/2026 to 08/31/2026

STATEMENT DATE
SEPTEMBER 11, 2026

SUMMARY OF ACCOUNT SERVICES

SERVICE DESCRIPTION	AFP CODE	VOLUME	UNIT PRICE	TOTAL PRICE	COLLECTED BALANCE REQUIRED
TOTAL ANALYZED CHARGES :				**$820.35**	**$13,482,444.05**
TOTAL CHARGES THIS CYCLE :				**$822.35**	**$13,482,444.05**
TOTAL WAIVED CHARGES :				**$2.00**	**WAIVED**

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ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS
RESERVE COMMUNITY DEVELOPMENT 2160 RESERVE PARK TRACE PORT ST. LUCIE FL 34986

ACCOUNT INFORMATION	
ACCOUNT	XXXXXX7724
CUSTOMER	BUSINESS BANKING
SERVICE:	CUSTOMER SERVICE
TELEPHONE:	1-877-BUS-BNKG Option #4
BILLING CYCLE	MONTHLY

ANALYSIS PERIOD
08/01/2026 to 08/31/2026

STATEMENT DATE
SEPTEMBER 11, 2026

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		(TRANSFERRED TOXXXXXX0034)	
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LESS: RESERVES(0.00%)	0.00		
INVESTABLE BALANCE	440,785.15		
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ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS
RESERVE COMMUNITY DEVELOPMENT 2160 RESERVE PARK TRACE PORT ST. LUCIE FL 34986

ACCOUNT INFORMATION	
ACCOUNT	XXXXXX7724
CUSTOMER SERVICE:	BUSINESS BANKING CUSTOMER SERVICE
TELEPHONE:	1-877-BUS-BNKG Option #4
BILLING CYCLE	MONTHLY

ANALYSIS PERIOD
08/01/2026 to 08/31/2026

STATEMENT DATE
SEPTEMBER 11, 2026

SUMMARY OF ACCOUNT SERVICES

SERVICE DESCRIPTION	AFP CODE	VOLUME	UNIT PRICE	TOTAL PRICE	COLLECTED BALANCE REQUIRED
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TOTAL WAIVED CHARGES :				**$2.00**	**WAIVED**

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ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS	ACCOUNT INFORMATION	ANALYSIS PERIOD
RESERVE COMMUNITY DEVELOPMENT 5385 N NOB HILL RD SUNRISE FL 33351-4761	ACCOUNT XXXXXX0034 SUMMARY CUSTOMER BUSINESS BANKING SERVICE: CUSTOMER SERVICE TELEPHONE: 1-877-BUS-BNKG Option #4 BILLING CYCLE MONTHLY	08/01/2026 to 08/31/2026

STATEMENT DATE
SEPTEMBER 11, 2026

YEAR-TO-DATE RELATIONSHIP SUMMARY

MONTH	ADJUSTED AVERAGE LEDGER BALANCE	ADJUSTED COLLECTED BALANCE	EARNINGS CREDIT RATE	TOTAL ACTIVITY CHARGES	COLLECTED BALANCE REQUIRED	EXCESS/(DEFICIT) BALANCE	EXCESS/(DEFICIT) FEE EQUIVALENT
JANUARY	166,218.10	164,100.04	.023821	774.62	38,287,754.69	38,123,654.65-	771.30-
FEBRUARY	161,532.20	158,766.95	.021265	739.75	45,347,614.49	45,188,847.54-	737.16-
MARCH	195,071.09	191,447.12	.034686	724.80	24,603,401.23	24,411,954.11-	719.16-
QTR TOTAL	174,273.80	171,438.04		2,239.17	36,079,590.14	35,908,152.10-	2,227.62-
APRIL	263,805.23	261,135.96	.052135	743.69	17,355,381.97	17,094,246.01-	732.50-
MAY	158,100.06	153,670.09	.018695	751.19	47,310,276.72	47,156,606.63-	748.75-
JUNE	274,834.68	271,625.08	.053974	790.45	17,818,102.58	17,546,477.50-	778.40-
QTR TOTAL	232,246.66	228,810.38		2,285.33	27,494,587.09	27,265,776.71-	2,259.65-
JULY	420,574.26	418,688.65	.070135	790.35	13,268,316.78	12,849,628.13-	765.41-
AUGUST	443,052.80	440,785.15	.071641	820.35	13,482,444.05	13,041,658.90-	793.53-
QTR TOTAL	431,813.53	429,736.90		1,610.70	13,375,380.42	12,945,643.52-	1,558.94-
YTD TOTAL	260,398.55	257,527.38	.043294	6,135.20	27,184,161.56	26,926,634.18-	6,046.21-

Structure No.:49W3
Section 23, Township 36S, Range 39E:
Easement No.:
Parcel ID: 3323-222-0001-000-0
(Maintained by County Appraiser)
Reserve CDD FM and WM CA 1583

RIGHT-OF-WAY CONSENT AGREEMENT
(Governmental Entity)

FLORIDA POWER & LIGHT COMPANY, a Florida corporation ("**Company**"), with a mailing address at P.O. Box 14000, Juno Beach, Florida 33408-0420, Attn: Corporate Real Estate Department, hereby consents to Reserve Community Development District,, ("**Licensee**"), whose mailing address is 5385 North Nob Hill Road, Sunrise, Florida 33351 using that certain area within Company's right-of-way granted by that certain agreement recorded in Official Record Book 1140, at Page 1945, Public Records of St. Lucie County, Florida, as more particularly described on **Exhibit A** attached hereto ("**Lands**"). Licensee's use of the Lands shall be solely for the purpose of installation of a 12-inch force main and a 12-inch water main crossing within existing FPL Transmission easement, as shown on the plans and specifications submitted by Licensee, and attached to this Right-of-Way Consent Agreement (Governmental Entity) ("**Agreement**") as **Exhibit B**, and for no other purpose whatsoever.

In consideration for Company's consent and for the other mutual covenants set forth below, and for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. Licensee agrees to obtain all necessary rights from the owners of the Lands in the event Licensee does not own said Lands; to obtain any and all applicable federal, state, and local permits required in connection with Licensee's use of the Lands; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Lands by Licensee pursuant to this Agreement.

2. Licensee understands and agrees that the use of the Lands pursuant to this Agreement is subordinate to the rights and interest of Company in and to the Lands and agrees to notify its employees, agents, and contractors accordingly. Company specifically reserves the right to maintain its facilities located on the Lands; to make improvements; add additional facilities; maintain, construct or alter roads; maintain any facilities, devices, or improvements on the Lands which aid in or are necessary to Company's business or operations; and the right to enter upon the Lands at all times for such purposes. Licensee understands that in the exercise of such rights and interest, Company from time-to-time may require Licensee, to relocate, alter, or remove its facilities and equipment, including parking spaces and areas, and other improvements made by Licensee pursuant to this Agreement which interfere with or prevent Company, in its opinion, from properly and safely constructing, improving, and maintaining its facilities. Licensee agrees to relocate, alter, or remove said facilities, equipment, parking spaces and areas, and other improvements within thirty (30) days of receiving notice from Company to do so. Such relocation, alteration, or removal will be made at the sole cost and expense of Licensee and at no cost and expense to Company; provided however, should Licensee, for any reason, fail to make such relocation, alteration, or removal, Company retains the right to enter upon the Lands and make said relocation, alteration, or removal of Licensee's facilities, equipment, parking spaces and areas, and other improvements and Licensee hereby agrees to immediately reimburse Company for all of its costs and expense incurred in connection therewith upon demand.

3. Licensee agrees that it will not use the Lands in any manner which, in the opinion of Company, may tend to interfere with Company's use of the Lands or may tend to cause a hazardous condition to exist. Licensee agrees that no hazardous substance, as the term is defined in Section 101 (14) of the Comprehensive Environmental Response Compensation and Liability Act ("**CERCLA**") (42 USC Section 9601 [14]),

petroleum products, liquids or flammables shall be placed on, under, transported across or stored on the Lands, which restricts, impairs, interferes with, or hinders the use of the Lands by Company or the exercise by Company of any of its rights thereto. Licensee agrees further that in the event it should create a hazardous condition, then upon notification by Company, Licensee shall, within seventy-two (72) hours, at its sole cost and expense, correct such condition or situation; provided however that the Company retains the right to enter upon the Lands and correct any such condition or situation at any time and, by its execution hereof, Licensee hereby agrees to indemnify and hold harmless Company from all loss, damage or injury resulting from Licensee's failure to comply with the provisions of this Agreement.

4. Licensee hereby agrees and covenants to prohibit its agents, employees, and contractors from using any tools, equipment, or machinery on the Lands capable of extending greater than fourteen (14) feet above existing grade and further agrees that no dynamite or other explosives shall be used within the Lands and that no alteration of the existing terrain, including the use of the Lands by Licensee as provided herein, shall be made which will result in preventing Company access to its facilities located within said Lands. Unless otherwise provided herein, Licensee agrees to maintain a one hundred and fifty (150) foot wide area, clear of any activities, with a lineal measurement of seventy five (75) feet on each side of the centerline of Company's existing and planned facilities.

5. Licensee understands and agrees that the planting of trees, shrubs, and other foliage capable of exceeding fourteen (14) feet in height at full maturity is not permitted within Company's Lands.

6. Outdoor lighting installed or to be installed upon the Lands by Licensee are not to exceed a height of fourteen (14) feet above existing grade and all poles or standards supporting light fixtures are to be of a non-metallic material.

7. Sprinkler systems installed or to be installed by Licensee upon the Lands are to be constructed of a non-metallic material and sprinkler heads are to be set so the spray height does not exceed fourteen (14) feet above existing grade and does not make contact with any Company's facilities. Aboveground systems shall not be installed within or across Company patrol or finger roads and underground systems crossing said patrol and finger roads are to be buried at a minimum depth of one (1) foot below existing road grade.

8. Licensee agrees to warn its employees, agents, contractors and invitees of the fact that the electrical facilities and appurtenances installed or to be installed by Company within the Lands are of high voltage electricity and agrees to use all safety and precautionary measures when working under or near Company's facilities. Licensee hereby acknowledges the receipt and required execution of Form 360, a copy of which is attached hereto as **Exhibit C**, prior to the commencement of any construction within the Lands.

9. Licensee agrees, at all times, to maintain and keep the Lands clean and free of debris. Except as provided herein, Licensee further understands and agrees that certain uses of the Lands are specifically prohibited; such uses include but are not limited to recreational purposes, hunting and camping, and Licensee agrees to notify its employees, agents, contractors, and invitees accordingly.

10. The use of the Lands by Licensee shall be at the sole risk and expense of Licensee, and Company is specifically relieved of any responsibility for damage or loss to Licensee or other persons resulting from Company's use of the Lands for its purposes.

11. Notwithstanding any provision contained herein to the contrary, Licensee agrees to reimburse Company for all cost and expense for any damage to Company's facilities resulting from Licensee's use of the Lands and agrees that if, in the opinion of Company, it becomes necessary as a result of Licensee's use of the Lands for Company to relocate, rearrange or change any of its facilities, to promptly reimburse Company for all cost and expense involved with such relocation, rearrangement or change.

12. Licensee agrees it will exercise its privileges hereunder at its own sole risk and agrees subject to the limitations contained in Section 768.28, Florida Statutes, if applicable, to indemnify and save harmless Company, its parent, subsidiaries, affiliates, and their respective officers, directors, agents and employees (collectively, the "**FPL Entities**"), from all liability, loss, cost, and expense, including attorneys' and paralegals' fees and court costs at all trial and appellate levels, which may be sustained by FPL Entities to any person, natural or artificial, by reason of the death of or injury to any person or damage to any property, arising out of or in connection with the herein described purposes by Licensee, its contractors, agents, or employees; and Licensee agrees subject to the limitations contained in Section 768.28, Florida Statutes, if applicable, to defend at its sole cost and expense and at no cost and expense to FPL Entities any and all suits or action instituted against FPL Entities, for the imposition of such liability, loss, cost and expense.

13. Licensee shall, and shall cause each of Licensee's contractors and subcontractors performing work in connection with the project during the period of this Agreement, to procure and maintain at Licensee's and such contractors' and subcontractors' sole expense, the following minimum insurance, with insurers with a rated "A-, VII" or higher by A.M. Best's Key Rating Guide (i) General Liability insurance with limits of $3,000,000 for bodily injury or death of person(s) and property damage per occurrence, which shall insure against obligations assumed by Licensee in indemnity provision set forth in Section 12 above, (ii) Workers' Compensation Insurance for statutory obligations imposed by applicable laws, (iii) Employers' Liability Insurance with limits of $1,000,000 for bodily injury per accident, by disease per policy and disease per employee and, (iv) Automobile Liability Insurance which shall apply to all owned, non-owned, leased and hired automobiles with limits of $1,000,000 combined single limit. Except for the Workers' Compensation Insurance, License shall name Company as an additional insured and provide for a waiver or subrogation in favor of Company. Upon execution of this Agreement, License shall provide evidence of the required insurance coverage in the form of an ACORD certificate to Company evidencing that said policy of insurance is in force and will not be cancelled or non-renewed so as to affect the interests of Company until thirty (30) days written notice has been furnished to Company. Upon request, copies of policies will be furnished to Company by Licensee. Licensee understands and agrees that the use of the Lands for the purposes described herein is expressly contingent upon acceptance and compliance with the provisions contained herein.

Licensee shall be responsible for managing and administering all insurance policies required hereunder, including the payment of all deductibles and self-insured retention amounts, the filing of all claims and the taking of all necessary and proper steps to collect any proceeds on behalf of the relevant insured person or entity. Licensee shall at all times keep Company informed of the filing and progress of any claim. If Licensee shall fail to perform these responsibilities, Company may take such action as it determines appropriate under the circumstances. In the event Licensee collects proceeds on behalf of other persons or entities, it shall ensure that these are paid directly from the insurers to the relevant person or entity and, in the event that it receives any such proceeds, it shall, unless otherwise directed by Company, pay such proceed to such party forthwith and prior thereto, hold the same in trust for the recipient.

Nothing in this Section shall be deemed to limit Licensee's liability under this Agreement regardless of the insurance coverages required hereunder. No limitation of liability provided to Licensee under this Agreement is intended nor shall run to the benefit of any insurance company or in any way prejudice, alter, diminish, abridge or reduce, in any respect, the amount of proceeds of insurance otherwise payable to Company under coverage required to be carried by Licensee under this Agreement, it being the intent of the parties that the full amount of insurance coverage bargained for be actually available notwithstanding any limitation of liability contained in this Agreement, if any. Company assumes no responsibility for the solvency of any insurer or the failure of any insurer to settle any claim. In the event that the Licensee self-insures, Licensee shall provide Company with a letter of self-insurance in form and substance satisfactory to Company's Risk Management Department. Licensee's contractors and sub-contractors may not self-insure. This Section shall survive the expiration or earlier termination of this Agreement

14. This Agreement will become effective upon execution by Company and Licensee and will remain in full force and effect until completion of Licensee's use of the Lands pursuant to this Agreement, unless earlier terminated upon ninety (90) days written notice by Company to Licensee, or at the option of Company, immediately upon Licensee failing to comply with or to abide by any or all of the provisions contained herein.

15. The use granted herein as shown on **Exhibit B** shall be under construction by Licensee within one (1) year of the effective date of this Agreement and the construction shall be diligently pursued to completion. Licensee shall give Company ten (10) days prior written notice of its commencement of construction. "Under construction" means the continuous physical activity of placing the foundation or continuation of construction above the foundation of any structure or improvement permitted hereunder. Under construction does not include application for or obtaining a building permit, a site plan approval or zoning approval from the appropriate local government agency having jurisdiction over the activity, purchasing construction materials, placing such construction materials on the site, clearing or grading the site (if permitted) in anticipation of construction, site surveying, landscaping work or reactivating construction after substantially all construction activity has remained stopped for a period of two (2) months or more. Licensee acknowledges that failure to have the use under construction within the one (1) year time period will result in immediate termination of this Agreement in accordance with Section 14 above for failing to comply with the provisions contained herein unless Licensor grants a written extension for a mutually agreed upon time. Any request for an extension of time shall be submitted in writing by Licensee no later than thirty (30) days prior to the expiration of the one (1) year period for the project to be under construction.

16. The term "Licensee" shall be construed as embracing such number and gender as the character of the party or parties require(s) and the obligations contained herein shall be absolute and primary and shall be complete and binding as to each, including its successors and assigns, upon this Agreement being executed by Licensee and subject to no conditions precedent or otherwise.

17. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

18. In the event of any litigation arising out of enforcement of this Agreement, the prevailing party in such litigation shall be entitled to recovery of all costs, charges and expenses of enforcement, including reasonable attorneys' and paralegals' fees and court costs at all trial and appellate levels.

19. This Agreement constitutes the entire Agreement between the parties relative to the transaction contemplated herein and neither this Agreement nor any term or provision hereof may be changed or waived except by an instrument in writing and executed by both Licensee and Company.

20. This Agreement shall be interpreted and enforced in accordance with the laws of the State of Florida.

21. This Agreement may be executed simultaneously or in counterparts, each of which together shall constitute one and the same agreement.

22. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both Licensee and Company have contributed substantially and materially in the negotiation and preparation of this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits, schedules, addendums or amendments hereto.

23. Licensee may assign its rights and obligations under this Agreement to a solvent party upon prior written consent of Company.

24. Licensee agrees that any review or approval by Company of the plans and/or specifications submitted by Licensee attached hereto as **Exhibit B**, the approval of the identity of any contractors, subcontractors and materialmen, or the delivery by Company of any construction specifications to Licensee, is solely for the purpose of processing this Agreement, and without any representation or warranty whatsoever to Licensee with respect to the adequacy, correctness or efficiency thereof or otherwise and it is understood that such Company's approval does not absolve Licensee of any liability hereunder. Further, Licensee, in connection with the construction, maintenance and/or removal of improvements depicted on **Exhibit B** to this Agreement, agrees to observe and fully comply with all construction, operation and maintenance standards, as well as all applicable laws, rules and regulations of the United States, the State of Florida, and all agencies and political subdivisions thereof, including without limitation, the National Electrical Safety Code and the Occupational Safety & Health Administration regulations, standards, rules, registers, directives or interpretations.

25. This Agreement includes and is subject to the provisions described on the attached Addendum.

The parties have executed this Agreement this _____ day of _____, 2026.

Witnesses:

_____
Signature
Print Name:_____

_____
Signature
Print Name:_____

COMPANY:

FLOIRDA POWER & LIGHT COMPANY
a Florida corporation

By:_____
Its: Area Real Estate Manager
Print Name: Tania V. Zimmer

Witnesses:

_____
Signature
Print Name:_____

_____
Signature
Print Name:_____

LICENSEE:

RESERVE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Its: Chair, Board of Supervisors
Print Name: Charles Henry

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST AS SHOWN ON CERTIFIED RECORD CORNER NUMBER 026429; THENCE NORTH 89°23'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 95.78 FEET TO THE WEST LINE OF A 170 FOOT WIDE FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1945 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°00'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 7,908.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°58'54" EAST, A DISTANCE OF 147.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE BEING ALSO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 643, PAGE 420 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, HAVING A RADIUS OF 600.50 FEET, THE CHORD OF WHICH BEARS SOUTH 11°47'49" WEST, WITH A CHORD DISTANCE OF 47.35 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 04°31'09", A DISTANCE OF 47.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°55'53" WEST, A DISTANCE OF 138.11 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3040, PAGE 1668; THENCE NORTH 00°00'11" EAST, ALONG SAID EAST LINE, A DISTANCE OF 48.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,824 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD

2026.08.26
09:58:35-04'00'

LEE B. REUMANN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7222

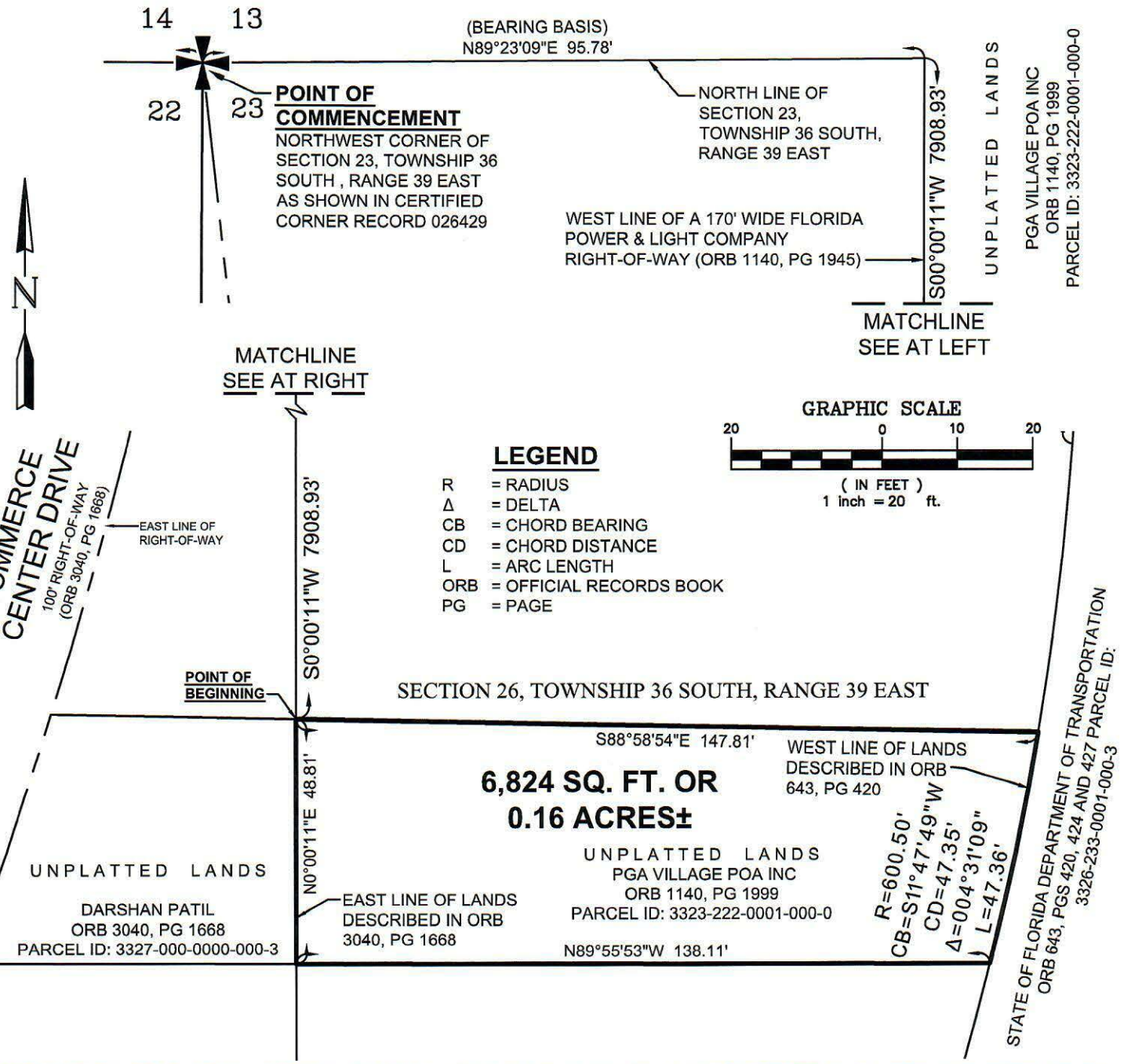
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FP&L EASEMENT			
LEGAL DESCRIPTION			
DATE:	8/25/2026	DRAWN	JHY
SCALE:	N/A	JOB No.	25-070

P:\Proj-2025\25-070 Reserve CDD - WM & FM Interconnect\Survey\S&D\25-070 S&D FPL Esmt.dwg Plotted: 8/26/26 By: LEE REUMANN Layout: SHEET 1

EXHIBIT A
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



NOTE: BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF NORTH 89°23'09" EAST

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UTILITY EASEMENT

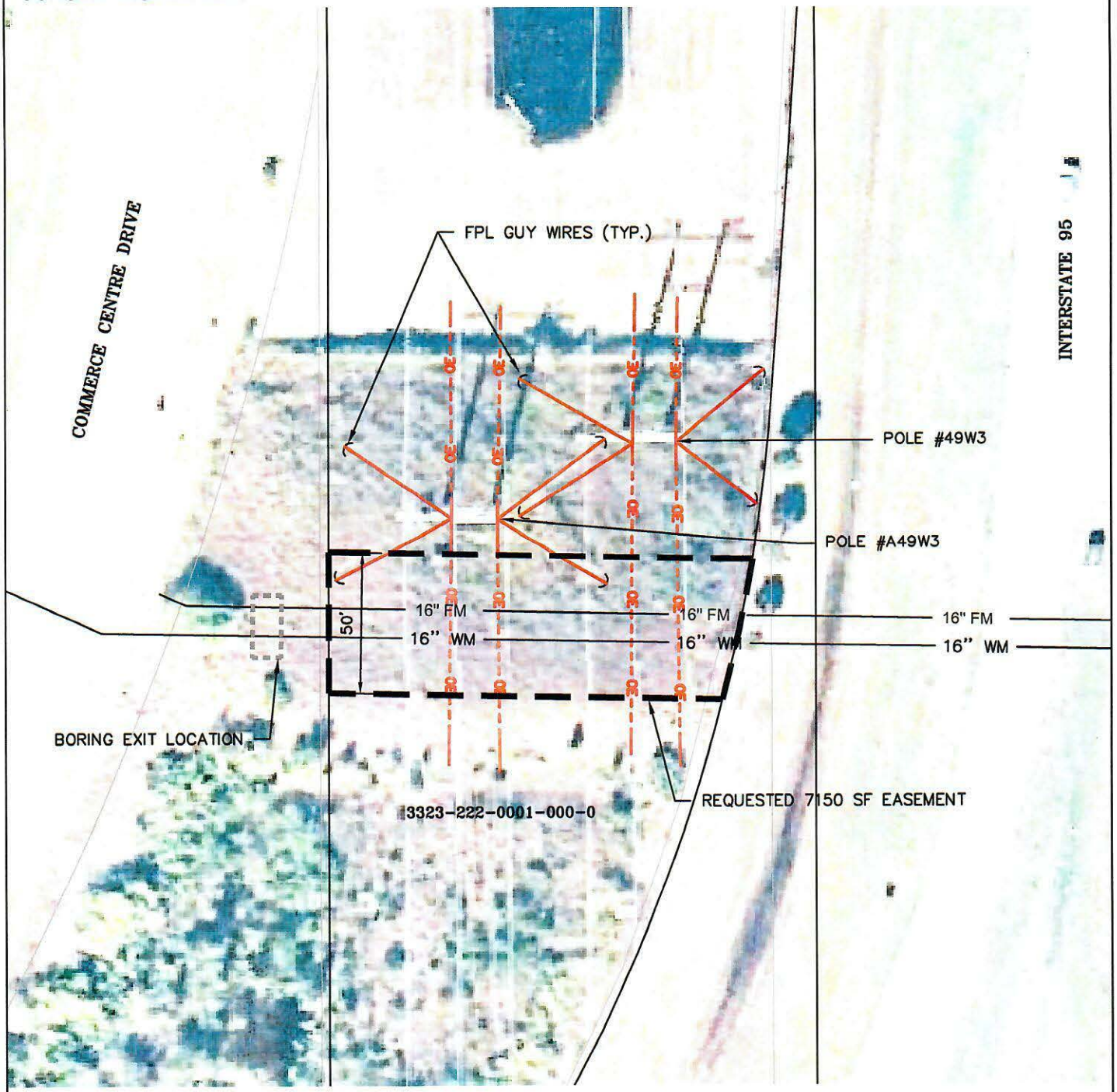
SKETCH OF DESCRIPTION

DATE: 8/25/2026	DRAWN JHY
SCALE: 1"=20'	JOB No. 25-070

F:\Proj-2025\25-070 Reserve UDD - WM & FM Interconnect\Survey\25-070 SBDU FPL Esmt.dwg Plotted: 8/26/26 By: Lee Neumann Layout: Sheet 2

EXIBIT "B"

NOTE:
FORMAL SKETCH AND LEGAL DESCRIPTION WILL BE PROVIDED UPON COMPLETION OF THE CONSENT AGREEMENT



ST LUCIE COUNTY
SECTION 23 TOWNSHIP, 36 SOUTH, RANGE 39 EAST

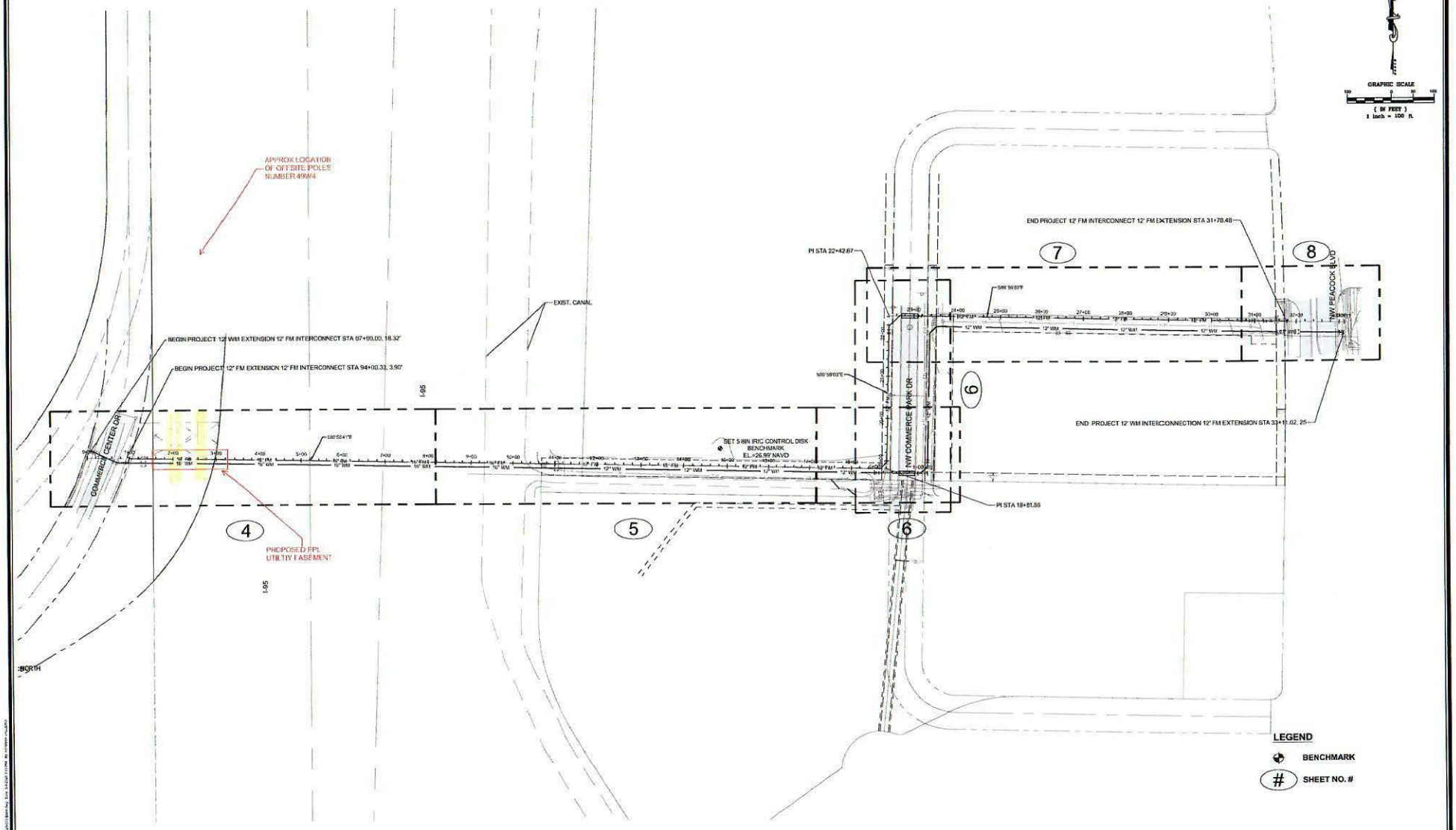
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RESERVE CDD FM & WM INTERCONNECT

EASEMENT EXHIBIT

JOB NO: 25-070	SCALE: 1"=50'
DRAWN BY: HVALLERO	DATE: 3/5/2026

P:\Proj-2025\25-070 Reserve CDD - WM & FM Interconnect\Eng\Location Map.dwg 3/5/2026 11:46:37 AM



ROBERTO CARRERA, P.E. FL REG. NO. 91515

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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DESIGNED	#	#
CALCS.	#	#
DRAWN	HV	#
DETAILED	#	#
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APPROVED	#	#

RESERVE CDD – WM & FM INTERCONNECT

PLAN LAYOUT

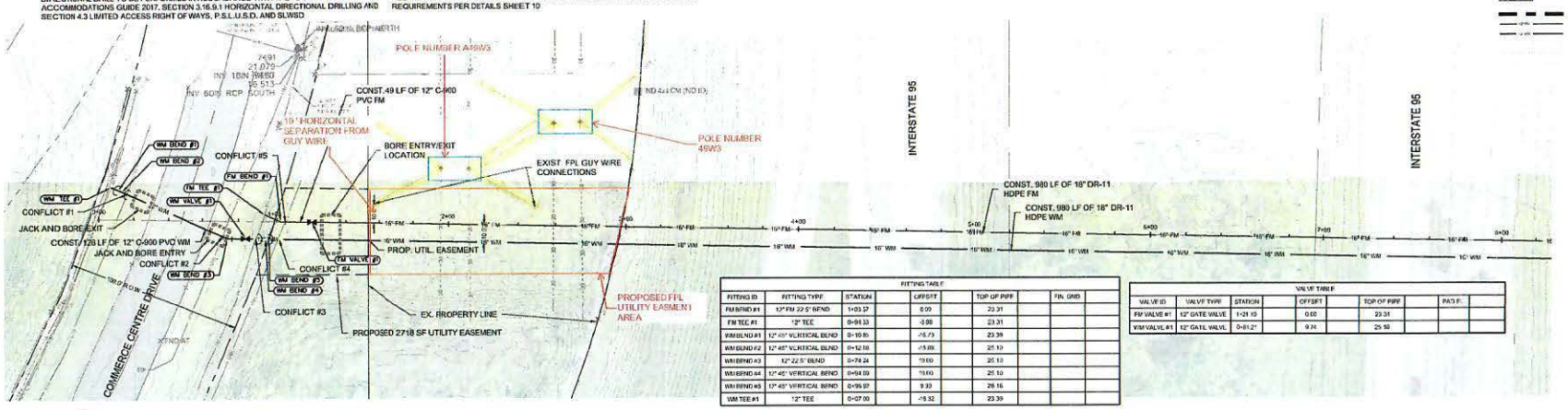
DATE: 10/22/2025
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 25-070
SHEET 3 of 11

NOTE:

DIRECTIONAL DRILL TO BE PERFORMED IN ACCORDANCE WITH THE FDOT ACCOMMODATIONS GUIDE 2017, SECTION 3.16.9.1 HORIZONTAL DIRECTIONAL DRILLING AND SECTION 4.3 LIMITED ACCESS RIGHT OF WAYS, P.S.L.U.S.D. AND SLWSD

NOTE:

ALL HORIZONTAL AND VERTICAL BENDS AND REDUCERS ARE TO MEET RESTRAINT REQUIREMENTS PER DETAILS SHEET 10



FITTING TABLE

FITTING ID	FITTING TYPE	STATION	OFFSET	TOP OF PIPE	FIN. GRD
FM BEND #1	12" FM 22.5° BEND	1+03.57	0.00	23.31	
FM TEE #1	12" TEE	0+94.33	-3.00	23.31	
WM BEND #1	12" 45° VERTICAL BEND	0+10.85	-15.73	23.39	
WM BEND #2	12" 45° VERTICAL BEND	0+12.18	-15.89	25.10	
WM BEND #3	12" 22.5° BEND	0+74.24	19.00	25.10	
WM BEND #4	12" 45° VERTICAL BEND	0+94.69	19.00	25.10	
WM BEND #5	12" 45° VERTICAL BEND	0+99.97	9.33	26.16	
WM TEE #1	12" TEE	0+07.00	-15.32	23.39	

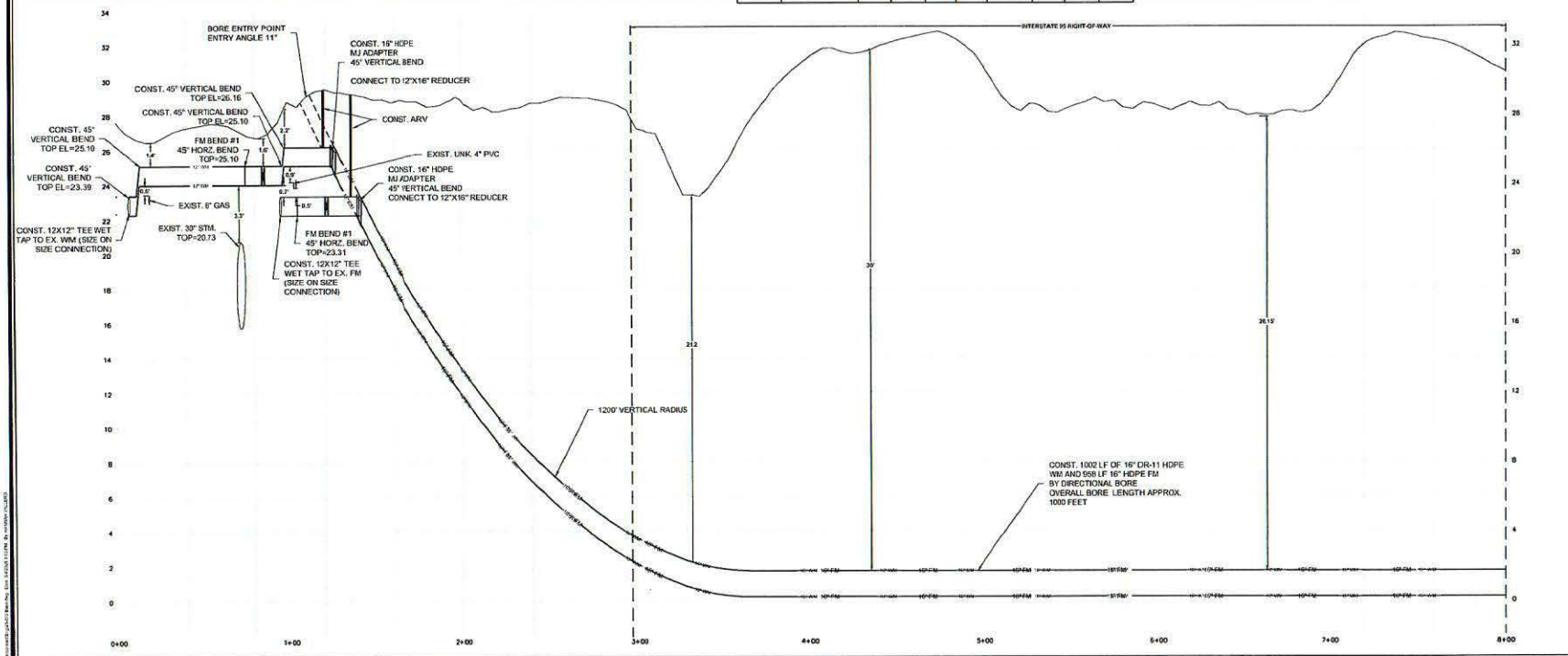
VALVE TABLE

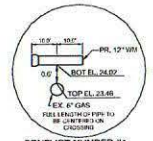
VALVE ID	VALVE TYPE	STATION	OFFSET	TOP OF PIPE	PATH
FM VALVE #1	12" GATE VALVE	1+21.10	0.02	23.31	
WM VALVE #1	12" GATE VALVE	0+81.27	9.76	25.59	

LEGEND

MATCH LINE
PROPOSED 12" FORCE MAIN
PROPOSED 12" WATER MAIN
EXISTING WATER MAIN
EXISTING FORCE MAIN
EXISTING SANITARY SEWER
EXISTING IRRIGATION MAIN

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

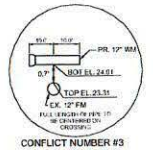




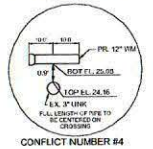
CONFLICT NUMBER #1



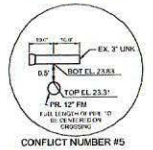
CONFLICT NUMBER #2



CONFLICT NUMBER #3



CONFLICT NUMBER #4



CONFLICT NUMBER #5

ROBERTO CABRERA, P.E. FL. REG. NO. 91515

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

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DESIGNED	#	#
CALCS.	#	#
DRAWN	HV	#
DETAILED	#	#
CHECKED	RC	#
APPROVED	#	#

RESERVE CDD – WM & FM INTERCONNECT

PLAN – PROFILE

DATE: 10/22/2025
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=3'
JOB No. 25-070
SHEET 4 of 11

NOTE

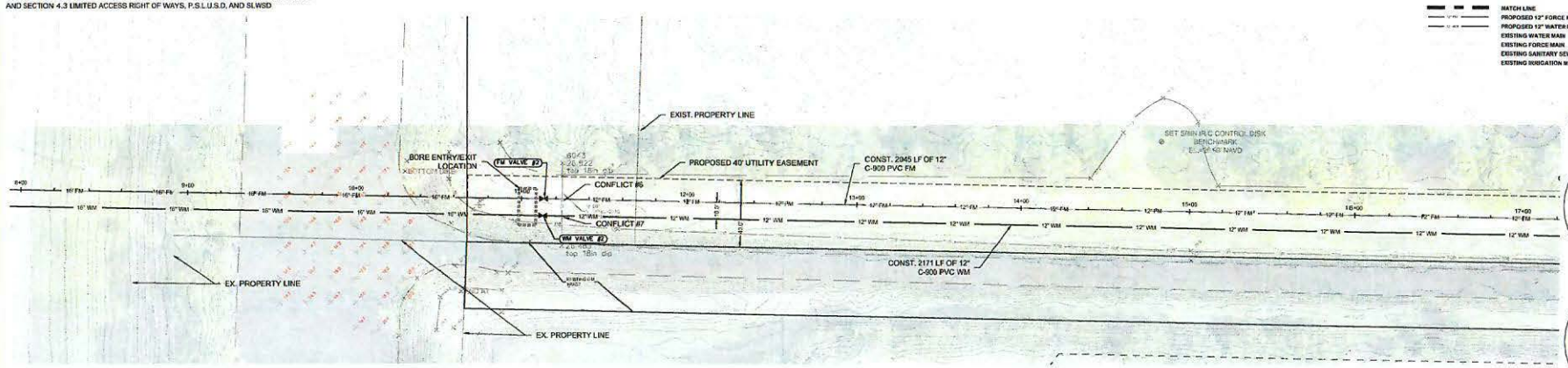
DIRECTIONAL DRILL TO BE PERFORMED IN ACCORDANCE WITH THE FDOT ACCOMMODATIONS GUIDE 2017, SECTION 3.16.9.1 HORIZONTAL DIRECTIONAL DRILLING AND SECTION 4.3 LIMITED ACCESS RIGHT OF WAYS, P.S.L.U.S.D, AND SLWSD

NOTE:

ALL HORIZONTAL AND VERTICAL BENDS AND REDUCERS ARE TO MEET RESTRAINT REQUIREMENTS PER DETAILS SHEET 10

LEGEND

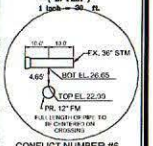
- MATCH LINE
- PROPOSED 12" FORCE MAIN
- PROPOSED 12" WATER MAIN
- EXISTING WATER MAIN
- EXISTING FORCE MAIN
- EXISTING SANITARY SEWER
- EXISTING IRRIGATION MAIN



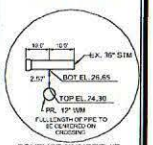
GRAPHIC SCALE

(IN FEET)

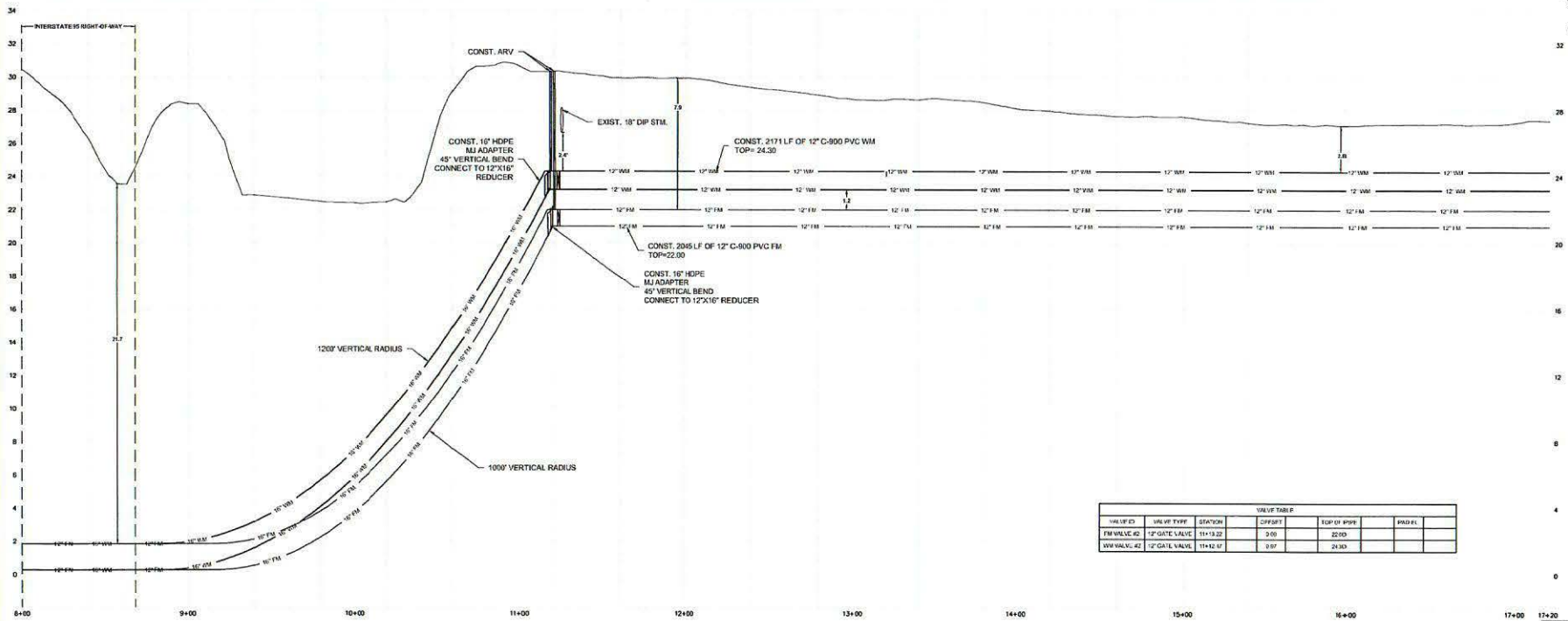
1 inch = 30 ft.



CONFLICT NUMBER #6



CONFLICT NUMBER #7



VALVE TABLE

VALVE ID	VALVE TYPE	STATION	OFFSET		TOP OF PIPE		RADIAL	
FM VALVE #2	12" GATE VALVE	11+13.22	3.00		22.80			
WM VALVE #2	12" GATE VALVE	11+12.17	3.97		24.30			

ROBERTO CABRERA, P.E. FL REG. NO. 81516

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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DESIGNED	#	#
CALCS.	#	#
DRAWN	HV	#
DETAILED	#	#
CHECKED	RC	#
APPROVED	#	#

RESERVE CDD – WM & FM INTERCONNECT

PLAN – PROFILE

DATE: 10/22/2025
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
JOB No. 25-070
SHEET 5 of 11

EXIBIT "C"

FPL

NOTIFICATION OF FPL FACILITIES

Customer/Agency _____
Developer/Contractor Name _____
Location of Project _____
FPL Representative _____
Developer/Contractor Representative _____

Date of Meeting/Contact: _____
Project Number/Name: _____
City: _____
Phone: _____
FPL Work Request #/Work Order #: _____

FPL calls your attention to the fact that there may be energized, high voltage electric lines, both overhead and underground, located in the area of this project. It is imperative that you visually survey the area and that you also take the necessary steps to identify all overhead and underground facilities prior to commencing construction to determine whether the construction of any proposed improvements will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power line location, or make arrangements with FPL to either deenergize and ground our facilities, or relocate them, possibly at your expense. **You must do this before allowing any construction near the power lines.** It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes, digging apparatus or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, digging apparatus, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to underground or overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. **Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented.**

The National Electrical Safety Code ("NESC") prescribes minimum clearances that must be maintained. If you build your structure so that those clearances cannot be maintained, you may be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing underground or overhead power lines to make sure that your proposed improvement does not impinge upon the NESC clearances.

It is your responsibility and the responsibility of your contractors and subcontractors on this project to diligently fulfill the following obligations:

1. Make absolutely certain that all persons responsible for operating or handling cranes, digging apparatus, draglines, mobile equipment or any equipment, tool, or material capable of contacting a power line, are in compliance with all applicable state and federal regulations, including but not limited to U.S. Department of Labor OSHA Regulations, while performing their work.
2. Make sure that all cranes, digging apparatus, draglines, mobile equipment, and all other equipment or materials capable of contacting a power line have attached to them any warning signs required by U.S. Department of Labor OSHA Regulations.
3. Post and maintain proper warning signs and advise all employees, new and old alike, of their obligation to keep themselves, their tools, materials and equipment away from power lines per the following OSHA minimum approach distances (refer to OSHA regulations for restrictions):

*Power Line Voltages	**Personnel and Equipment (29 CFR 1910.333 and 1926.600)	Cranes and Derricks (29 CFR 1926.1407, 1408)	**Travel** under or near Power Lines (on construction sites, no load) (29 CFR 1926.600 – **Equipment**)	(1926.1411 – **Cranes and Derricks**)
0 - 750 volts	10 Feet	10 Feet	4 Feet	4 Feet
751 - 50,000 volts	10 Feet	10 Feet	4 Feet	6 Feet
69,000 volts	11 Feet	15 Feet	10 Feet	10 Feet
115,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
138,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
230,000 volts	16 Feet	20 Feet	10 Feet	10 Feet
500,000 volts	25 Feet	25 Feet	16 Feet	16 Feet

***When uncertain of the voltage, maintain a distance of 20 feet for voltages up to 350,000 volts and 50 feet for voltages greater than 350,000 volts.**
For personnel approaching **insulated secondary conductors less than 750 volts, avoid contact (Maintain 10 Feet to bare energized conductors less than 750 volts). For **qualified** personnel and insulated aerial lift equipment meeting requirements of 29 CFR 1910.333, distances may be reduced to those shown in 29 CFR 1910.333 Table S-5.

4. All excavators are required to contact the Sunshine State One Call of Florida, phone number 1-800-432-4770 or 811 a minimum of two working days (excluding weekends) in advance of commencement of excavation to ensure facilities are located accurately.
5. Conduct all locations and excavations in accordance with the Florida Statute 556 of the Underground Facilities Damage Prevention & Safety Act and all local city and county ordinances that may apply.
6. When an excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum methods, or similar procedures to identify underground facilities.

A copy of this notification must be provided by you to each contractor and subcontractor on this project, to be shared with their supervision and employees prior to commencing work on this project.

_____
Means by which this notification was provided to customer and/or contractor

_____
Address

_____
FPL Representative Signature

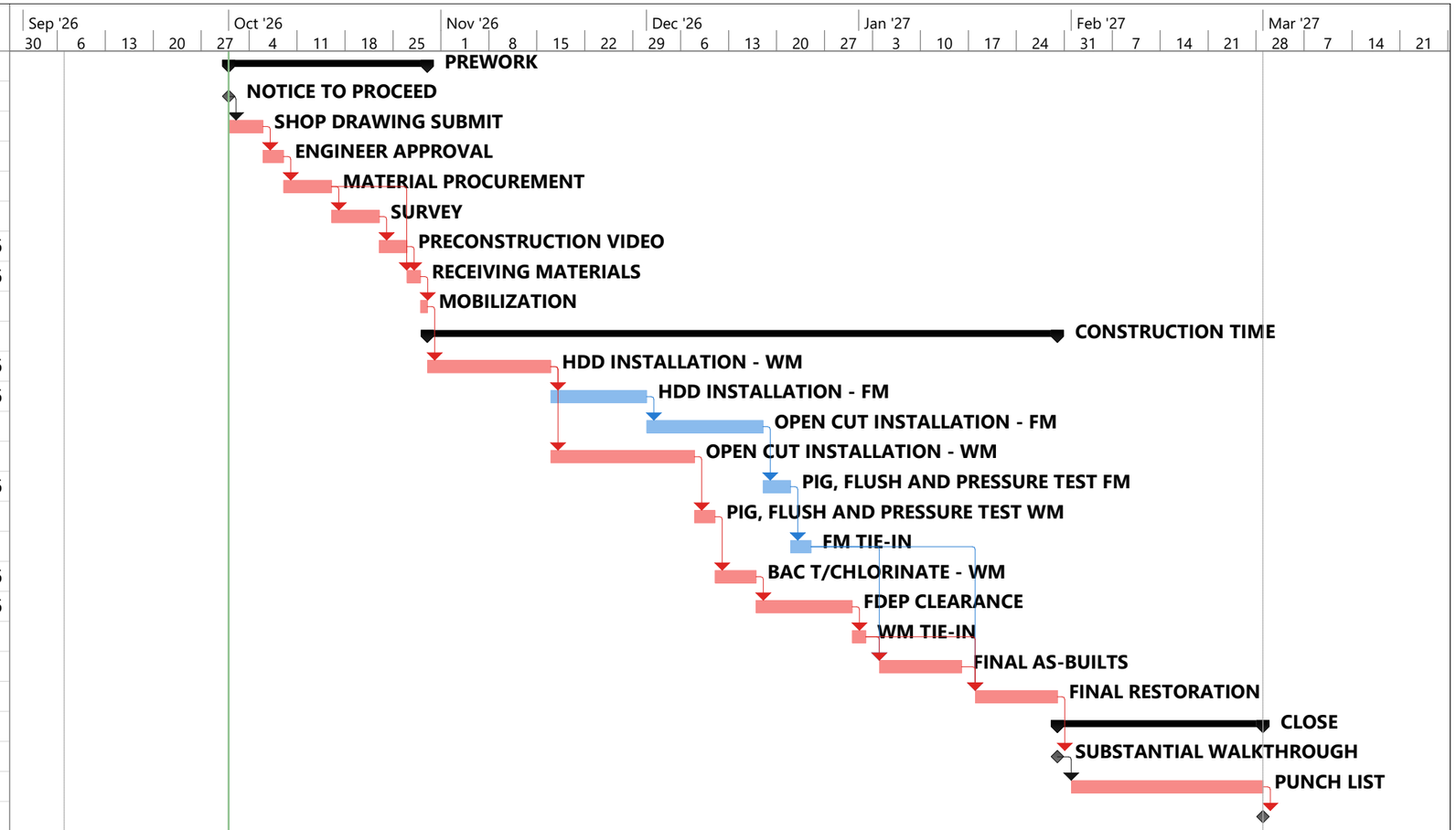
_____
Date

_____
Customer/Developer/Contractor Representative Signature

_____
Date

Form 360 (Rev. 1/9/12)

ID	Task Name	Duration	Start	Finish
1	**PREWORK**	**21 days**	**Thu 10/1/26**	**Thu 10/29/26**
2	NOTICE TO PROCEED	0 days	Thu 10/1/26	Thu 10/1/26
3	SHOP DRAWING SUBMIT	3 days	Thu 10/1/26	Mon 10/5/26
4	ENGINEER APPROVAL	3 days	Tue 10/6/26	Thu 10/8/26
5	MATERIAL PROCUREMENT	5 days	Fri 10/9/26	Thu 10/15/26
6	SURVEY	5 days	Fri 10/16/26	Thu 10/22/26
7	PRECONSTRUCTION VIDEO	2 days	Fri 10/23/26	Mon 10/26/26
8	RECEIVING MATERIALS	2 days	Tue 10/27/26	Wed 10/28/26
9	MOBILIZATION	1 day	Thu 10/29/26	Thu 10/29/26
10	**CONSTRUCTION TIME**	**66 days**	**Fri 10/30/26**	**Fri 1/29/27**
11	HDD INSTALLATION - WM	12 days	Fri 10/30/26	Mon 11/16/26
12	HDD INSTALLATION - FM	10 days	Tue 11/17/26	Mon 11/30/26
13	OPEN CUT INSTALLATION - FM	13 days	Tue 12/1/26	Thu 12/17/26
14	OPEN CUT INSTALLATION - WM	15 days	Tue 11/17/26	Mon 12/7/26
15	PIG, FLUSH AND PRESSURE TEST FI	2 days	Fri 12/18/26	Mon 12/21/26
16	PIG, FLUSH AND PRESSURE TEST W	3 days	Tue 12/8/26	Thu 12/10/26
17	FM TIE-IN	3 days	Tue 12/22/26	Thu 12/24/26
18	BAC T/CHLORINATE - WM	4 days	Fri 12/11/26	Wed 12/16/26
19	FDEP CLEARANCE	10 days	Thu 12/17/26	Wed 12/30/26
20	WM TIE-IN	2 days	Thu 12/31/26	Fri 1/1/27
21	FINAL AS-BUILTS	10 days	Mon 1/4/27	Fri 1/15/27
22	FINAL RESTORATION	10 days	Mon 1/18/27	Fri 1/29/27
23	**CLOSE**	**20 days**	**Fri 1/29/27**	**Sun 2/28/27**
24	SUBSTANTIAL COMPLETION	0 days	Fri 1/29/27	Fri 1/29/27
25	PUNCH LIST	20 days	Mon 2/1/27	Sun 2/28/27
26	FINAL COMPLETION	0 days	Sun 2/28/27	Sun 2/28/27
27				
28				
29				
30				
31				



Project: Reserve CDD WM & FM
Date: Thu 10/1/26

Task	Inactive Task	Manual Summary Rollup	External Milestone	Manual Progress
Split	Inactive Milestone	Manual Summary	Deadline	
Milestone	Inactive Summary	Start-only	Critical	
Summary	Manual Task	Finish-only	Critical Split	
Project Summary	Duration-only	External Tasks	Progress	

ST LUCIE WEST SERVICES DISTRICT
450 SW UTILITY DRIVE
PORT ST LUCIE, FLORIDA 34986
(772) 340-0220 fax (772) 871-5771

Invoice No. UT50061

INVOICE

Customer

Name	Reserve CDD
Address	5385 N. Nob Hill Road
City	Sunrise FL 33351
Attn:	Patti Powers

Misc

Date	9/21/2026
Order No.	**Lift Station #15**
Rep	
FOB	

Qty		Description	Unit Price	TOTAL
1		DRIVEWAY,57 STONE		$ 13,500.00
1		FENCING		$ 4,800.00
1		WET WELL SAFETY		$ 8,227.00
1		VALVE PIT REMOVAL		$ 3,500.00
1		COATINGS		$ 17,827.75
1		PIPING/VALVES/ETC.		$ 28,341.00
1		ELECTICAL PANEL		$ 12,000.00
1		RTU PANEL		$ 19,721.00
1		ELECTRICAL RACK/SUPPORT		$ 1,527.00
299		LABOR		$ 12,117.36
		ORIGINAL CONTRACT PRICE $124,200.00		
		cc: J. Miller, District Manager TJ Bayer, Assistant Utilities Director		
			Subtotal	$ 121,561.11
			Shipping	
			Tax Rate(s)	
			TOTAL	$ 121,561.11

Payment Select One...

Comments _____

Name _____

Check # _____

Office Use Only

DUE ON RECEIPT .. THANK YOU

LIFT STATION #15 REHABILITATION PROJECT-8801 CHAMPIONS WAY

RESERVE CDD LIFT STATION BUDGET TRACKING

8801 Champions Way **15HP**

REPLACEMENT ITEM	BUDGETED AMOUNT	APPROVED	COMPLETED TO DATE	% REMAINING
DRIVEWAY,57 STONE	$ 22,500.00	$ 13,500.00	$ 13,500.00	40%
FENCING	$ 9,400.00	$ 4,800.00	$ 4,800.00	49%
WET WELL SAFETY	$ 5,200.00	$ 8,227.00	$ 8,227.00	-58%
VALVE PIT REMOVAL	$ 1,500.00	$ 3,500.00	$ 3,500.00	-133%
COATINGS	$ 13,000.00	$ 17,827.75	$ 17,827.75	-37%
PIPING/VALVES/ETC.	$ 16,000.00	$ 28,341.00	$ 28,341.00	-77%
ELECTICAL PANEL	$ 11,500.00	$ 12,000.00	$ 12,000.00	-4%
RTU PANEL	$ 18,100.00	$ 18,100.00	$ 19,721.00	-9%
ELECTRICAL RACK/SUPPORT	$ 4,350.00	$ 1,527.00	$ 1,527.00	65%
LABOR	$ 22,650.00	$ 12,117.36	$ 12,117.36	47%
TOTAL ESTIMATED COST:	**$ 124,200.00**	**$ 119,940.11**	**$ 121,561.11**	**-12%**

COMPLETED BY: JCM

LIFT STATION NUMBER: 15

DATE: 9/21/2026

COMPLETE- INVOICE CREATED 9-21-2026

St. Lucie West Services District
Underground Utilities Division Claim Sheet

Employee Name	Title	Regular Hourly Rate	Overtime Hourly Rate	Regular Hours Worked	Overtime Hours Worked	Total Individual Labor Costs
Garren,Randy	UGU Superintendent	$ 63.44	$ 95.15	24.0	16.0	$ 3,044.95
Parrish,Kyle	UGU Assistant Superintendent	$ 55.30	$ 82.94	12.0	0.0	$ 663.55
Karns,West	UGU Service Worker I	$ 31.24	$ 46.86	3.0	0.0	$ 93.72
Delane,Jordan	UGU Service Worker Trainee	$ 30.79	$ 46.19	80.0	0.0	$ 2,463.48
Sakowski,Joseph	UGU Service Worker Trainee	$ 28.35	$ 42.53	80.0	0.0	$ 2,268.00
Fort, Terrance	Field Operations Foreman	$ 42.86	$ 64.29	80.0	0.0	$ 3,429.00
Green,Jeasun	Vac Truck Operator	$ 38.66	$ 58.00	4.0	0.0	$ 154.66
				283	**16**	**$ 12,117.36**

This Instrument Prepared by and Return to:

Gary Resnick, Esq.
GrayRobinson. P.A.
401 East Las Olas Blvd. Suite 1000
Fort Lauderdale, Florida 33301
(954)761-8111
(954) 761-8112

UTILITY EASEMENT

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATE

PERPETUAL UTILITY EASEMENT

THIS PERPETUAL UTILITY EASEMENT ("**Easement**") is executed this 1st day of September, 2026 by **Peacock Plaza Commercial Condominium Association, Inc.**, a Florida not for profit corporation, whose mailing address is 2122 Milano Court, Palm Beach Gardens, FL 33418 ("Grantor"), to the **Reserve Community Development District**, a community development district organized and existing under Chapter 190, Florida Statutes, whose mailing address is 5385 N. Nob Hill Road, Sunrise, FL 33351 ("Grantee).

WHEREAS, Grantor owns fee simple title to a parcel of real property known as Parcel ID: 3326-600-0008-000-8 in St. Lucie County, Florida (the "Grantor Property"); and

WHEREAS, Grantee desires a perpetual utility easement located on a portion of the Grantor Property, as more particularly described and depicted on **Exhibit A** attached hereto (the "Easement Area") for the purposes of: (i) constructing, installing, maintaining, operating, repairing, upgrading and replacing water, sewer, stormwater, and irrigation lines and related appurtenances (collectively, the "Utility Facilities"); (ii) ingress and egress to the Easement Area as may be reasonably necessary to construct, excavate, install, operate, maintain, repair, replace and upgrade the Utility Facilities within the Easement Area; and (iii) conveying water and wastewater through lines located over, under, across and through the Easement Area (collectively, the "Easement"); and

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration in hand paid by Grantee and Grantor to one another, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, Grantee and Grantor hereby agree as follows:

1. **Utility Easement**. Grantor hereby grants to Grantee and Grantee's respective employees and contractors a perpetual easement under, over, and across the Easement Area for the purpose of constructing, installing, maintaining, operating, repairing and replacing the Utility Facilities which Easement shall include ingress and egress, by foot or by vehicles or equipment, access across, under, upon and through

the Grantor Property as and to the extent necessary for the purpose of constructing, maintaining, and operating the Utility Facilities.

2. **Restrictions on Grantor Use**. Without Grantee's prior written consent, which shall be in Grantee's sole discretion, Grantor shall not: (a) place or permit any building, structure, wall, fence with footings, sign with footings, pool, deck with footings, or other improvement with foundations within the Easement Area; (b) change the grade, place fill, or conduct excavation within the Easement Area that could affect the support or cover of Utility Facilities or impair access; (c) plant trees or deep-rooted vegetation within the Easement Area; or (d) store materials, vehicles, or equipment in a manner that obstructs access to or may damage the Utility Facilities.

3. **Maintenance and Operation**.

a. Grantee shall, at its sole cost and expense, operate, maintain, repair, replace, and upgrade the Utility Facilities located within the Easement Area in good condition and repair, consistent with applicable laws and industry standards. Grantee shall have the right to enter the Easement Area at reasonable times without prior notice to perform such activities, and shall use commercially reasonable efforts to minimize interference with Grantor's use of the Grantor Property.

b. Grantee shall promptly repair any damage to the Easement Area or the Grantor Property caused by Grantee or its employees, contractors, agents, or invitees in connection with the exercise of its rights under this Easement, and shall restore the Easement Area and any affected portions of the Grantor Property to substantially the same condition as existed immediately prior to such damage, ordinary wear and tear excepted. Notwithstanding the foregoing, Grantee shall not be responsible for the maintenance, repair, or replacement of any condition, damage, or deficiency to the extent caused by the negligence or willful misconduct of Grantor or its employees, contractors, agents, or invitees. Grantor shall not interfere with or damage the Utility Facilities and shall be responsible for any damage caused by Grantor or its representatives.

c. Grantee may inspect, operate, maintain, test, repair, replace, upgrade, relocate within the Easement Area, and remove the Utility Facilities at any time, subject to reasonable efforts to minimize interference with the Grantor Property.

d. Grantee may cut, trim, remove, and control trees, roots, brush, and vegetation within the Easement Area that, in Grantee's reasonable judgment, may interfere with or endanger the Utility Facilities or Grantee's access or operations; provided Grantee complies with applicable laws and uses commercially reasonable practices. As between Grantee and Grantor, Grantee shall own the Utility Facilities and all replacements and improvements thereto.

4. **Nature of Easement; Successors and Assigns.**

a. This Easement is granted to Grantee, a Community Development District, as an easement in gross for the benefit of Grantee in its governmental capacity and for the provision of public infrastructure and utility services. This Easement is perpetual, shall run with the land burdened hereby, and shall be binding upon Grantor and its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns.

b. Grantee shall have the right, from time to time, to assign, transfer, convey, or otherwise delegate all or any portion of its rights and obligations under this Easement without the consent of Grantor. Upon any such assignment, the assignee shall have the full benefit of this Easement for the purposes herein set forth.

c. The rights granted herein are independent of Grantee's ownership of any real property and shall not be deemed appurtenant to any particular parcel. The validity and enforceability of this Easement shall not be affected by any transfer of ownership of any property owned by Grantee or any change in Grantee's boundaries, jurisdiction, or governmental status.

5. **Indemnification**. Grantee shall indemnify, defend, and hold harmless Grantor and Grantor's successors and assigns from and against third-party claims, damages, fines, penalties, and expenses (including reasonable attorneys' fees) to the extent arising out of Grantee's negligence or willful misconduct in connection with its activities within the Easement Area. Grantor shall indemnify, defend, and hold harmless Grantee and Grantee's successors and assigns from and against third-party claims, damages, fines, penalties, and expenses (including reasonable attorneys' fees) to the extent arising out of Grantor's negligence or willful misconduct in connection with Grantor's activities within the Easement Area. Nothing herein shall require either party to indemnify the other for the other party's negligence or willful misconduct. This Section shall survive recordation and runs with the land to the extent enforceable.

6. **Default.** A party's material breach of this Agreement that remains uncured after thirty (30) days' written notice shall constitute a default; provided that if the breach is not reasonably curable within such period, the breaching party shall have an additional reasonable period to cure if it commences and diligently pursues cure. The non-breaching party may pursue any remedies available at law or in equity, including specific performance and injunctive relief. In any such action regarding a default under this Easement, the prevailing party shall be entitled to recover its costs and attorneys' fees.

7. **Entire Agreement; Amendments**. This Agreement constitutes the entire agreement between Grantee and Grantor regarding the Easement and supersedes prior discussions. No amendment or modification of this Easement shall be effective except by written instrument, executed by Grantee and Grantor in the same manner as this Easement and recorded by Grantee in the public records of St. Lucie County, Florida.

8. **Governing Law**. This Easement shall be governed by and construed under the laws of the State of Florida. The venue of any action brought to enforce or construe this Easement shall be St. Lucie County, Florida.

9. **Counterparts**. This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[Signatures on Following Pages]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agents, and its corporate seal affixed hereto.

GRANTOR: PEACOCK PLAZA COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

Attests:

Teresa Krouskroup
Name: Teresa Krouskroup
Address: 7300 20th St. Lot 164
Vero Beach, FL. 32966

Pramod Joseph, Director
Peacock Plaza Commercial
Condominium Association, Inc.
2122 Milano Court,
Palm Beach Gardens, FL 33418

H. Velasquez
Name: Hope Velasquez
Address: 3476 1st Street SW
Vero Beach, FL 32968

GINA M. DEFIORE
Commission # HH 687301
Expires July 22, 2029

GINA M. DEFIORE
Commission # HH 687301
Expires July 22, 2029

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2026, by Craig R. Mason, who is ☐ personally known to me, or ☑ produced D-License as identification.

[Notary Seal or Stamp]

Notary Public—State of Florida
Print Name: Gina DeFiore
My Commission Expires: 7/22/29

GINA M. DEFIORE
Commission # HH 687301
Expires July 22, 2029

ACCEPTANCE OF EASEMENT

The above easement is hereby accepted this 31st day of August, 2026.

GRANTEE:

RESERVE COMMUNITY DEVELOPMENT DISTRICT
5385 N. Nob Hill Road
Sunrise, FL 33351

Attests:

Jinyi Zhang
Name: Jinyi Zhang
Address: 2980 S. 25th Street
Fort Pierce, FL 34981

Roberto Cabrera
Name: Roberto Cabrera
Address: 4425 Areca Palm Dr.
Fort Pierce, FL 34982

Charles Henry
Print Name: Charles Henry
Its: Chairman

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 31st day of August, 2026, by Charles Henry as Chairman of the Reserve Community Development District, a community development district, on behalf thereof who [X] is personally known to me, or [ ] produced _____ as identification.

[Notary Seal or Stamp]

DAVID WEISS
Notary Public - State of Florida
Commission # HH 453771
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

Notary Public-State of Florida
Print Name: David Weiss
My Commission Expires: 10/12/27

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF LOT 2 OF ST. LUCIE WEST PLAT NO. 158 SECOND REPLAT IN NATIONAL PLAZA PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 10 AND 10A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SECTION 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°59'03" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 520.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11384.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'05", A DISTANCE OF 40.02, THE CHORD OF WHICH BEARS SOUTH 00°51'49" EAST WITH A CHORD DISTANCE OF 40.02 FEET TO A POINT ON A LINE BEING PARALLEL TO AND 40.00 FEET SOUTHERLY OF SAID NORTH LINE; THENCE NORTH 88°59'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 521.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 01°00'51" EAST ALONG SAID WEST LINE, A DISTANCE OF 40.00 FEET TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING.

CONTAINING 20,845.38 SQUARE FEET OR 0.48 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD

JONATHAN D. JONES
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7712

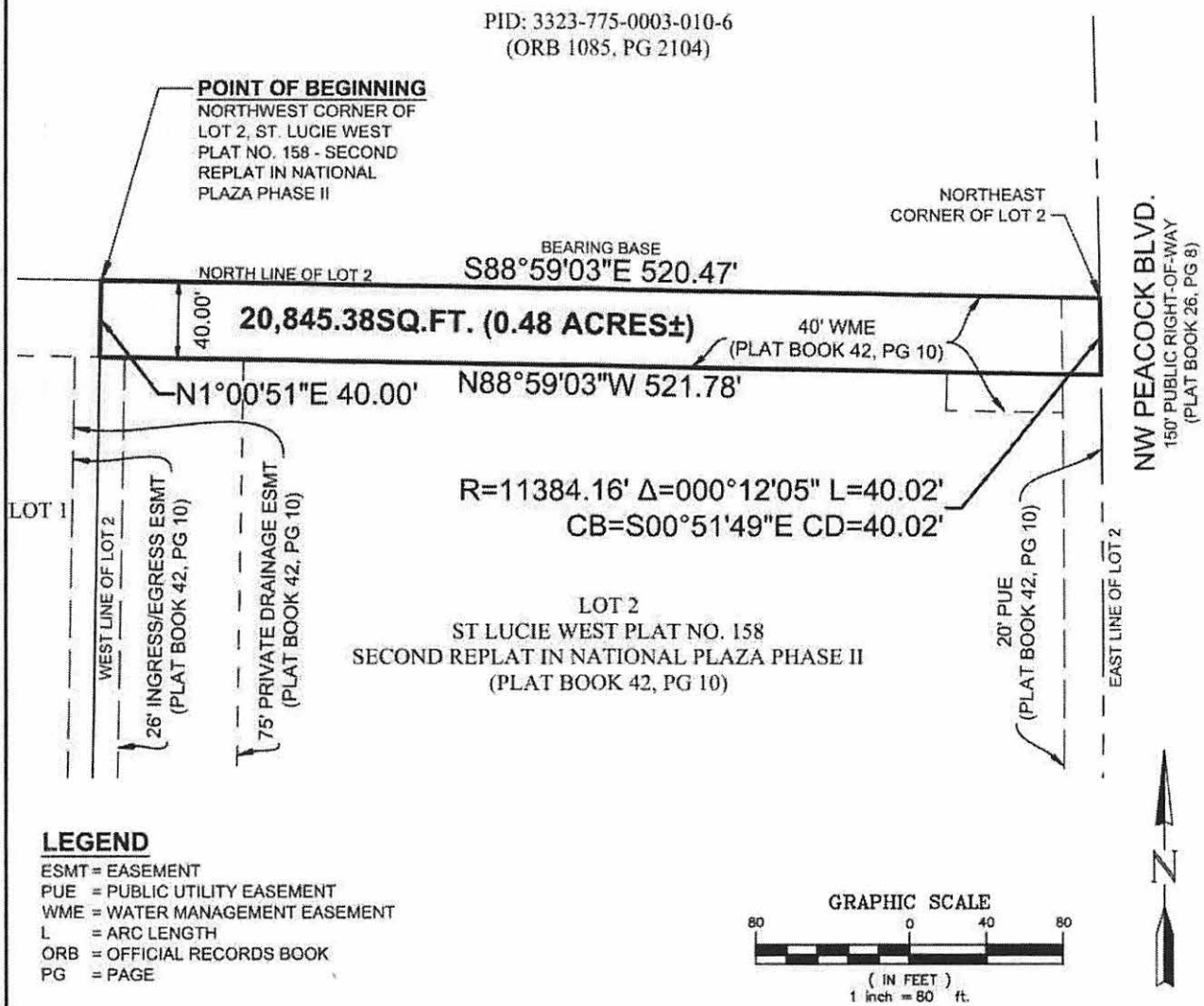
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

UTILITY EASEMENT	
LEGAL DESCRIPTION	
DATE: 6/10/2026	DRAWN JDJ
SCALE: N/A	JOB No. 25-070

P:\Proj-2025\25-070 Reserve CDD - WM & FM Interconnect\Survey\S&D\25-070 S&D Util Esmt Peacock Plaza.dwg Plotted: 7/14/26 By: JONATHAN JONES Layout: SHEET 1

EXHIBIT A
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



LEGEND

ESMT = EASEMENT
PUE = PUBLIC UTILITY EASEMENT
WME = WATER MANAGEMENT EASEMENT
L = ARC LENGTH
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

NOTE: BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 2 OF ST. LUCIE WEST PLAT NO. 158 SECOND REPLAT IN NATIONAL PLAZA PHASE II, HAVING A BEARING OF SOUTH 88°59'03" EAST

Sheet 2 of 2

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

UTILITY EASEMENT	
SKETCH OF DESCRIPTION	
DATE: 7/14/2026	DRAWN JDJ
SCALE: 1"=80'	JOB No. 25-070

P:\Proj-2025\25-070 Reserve CDD - WM & FM Interconnect\Survey\S&D\25-070 S&D Util Esmt Peacock Plaza.dwg Plotted: 7/14/26 By: JONATHAN JONES Layout: SHEET 2

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

September 16, 2026
FILE # 17624 - 1

Invoice # 11389478
Re: Utility matters and FDEP enforcement

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

CURRENT FEES:	$ 8,277.00
CURRENT DISBURSEMENTS:	$ 128.00
CURRENT BALANCE DUE:	**$ 8,405.00**

0761

REMITTANCE COPY
PAYMENT IS DUE UPON RECEIPT
To ensure timely allocation to amounts due, please wire payment to:

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

September 16, 2026
FILE # 17624 - 1

Invoice # 11389478
Re: Utility matters and FDEP enforcement

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CURRENT FEES:	$ 8,277.00
CURRENT DISBURSEMENTS:	$ 128.00
CURRENT BALANCE DUE:	**$ 8,405.00**

0761

CLIENT COPY

PAYMENT IS DUE UPON RECEIPT

To ensure timely allocation to amounts due, please wire payment to:

Professional Services:

08/02/26	GIR	Various correspondence with staff re Rules Resolution for rate changes; review proposed Resolution	0.40	$178.00
08/02/26	GIR	Communications with D. Mossing re revisions to draft Accurate Drilling contract; revise and create final version of proposed contract for AD review	1.20	$534.00
08/03/26	GIR	Communications with D. Mossing and R. Cabrera re Accurate Drilling contract; provide draft Notice of Award to D. Mossing; provide agreement to Accurate Drilling; provide agreement to D. Mossing for adding to agenda; communications with C. Henry re procedure for AD contract	1.30	$578.50
08/03/26	GIR	Various communications with staff re Rules Resolution and draft agenda page	0.50	$222.50
08/04/26	GIR	Various communications re draft agenda	0.30	$133.50
08/04/26	GIR	Multiple communications with D. Mossing, C. Henry and staff re agreement with Accurate Drilling; communications with Accurate Drilling re final agreement and process for Notice of Award	1.50	$667.50
08/05/26	GIR	Further communications re draft agenda	0.20	$89.00
08/05/26	GIR	Communications with M. Acevedo re acceptance of Accurate Drilling contract and providing executed copy; various communications re Notice of Award	0.40	$178.00
08/06/26	GIR	Correspondence to D. Mossing re executed AD contract and requirement to provide Notice of Award	0.40	$178.00
08/10/26	GIR	Various communications with Reserve staff and C. Henry regarding contract process; telephone conference with D. Mossing and R. Szozsa regarding Accurate Drilling contract and Notice of Award	1.00	$445.00
08/10/26	GIR	Communications with D. Mossing re agenda items	0.30	$133.50
08/11/26	GIR	Review final agenda; prepare for and participate in Board meeting; correspondence to Reserve staff re providing Notice of Award to contractor and process for handling documents from Accurate Drilling and contract	2.00	$890.00
08/12/26	GIR	Communications with D. Mossing re draft transmittal of Notice of Award; provide revisions; review final transmittal of notice of award to Accurate Drilling	0.80	$356.00
08/13/26	GIR	Review correspondence from M. Acevedo with Accurate Drilling providing acceptance of Notice of Award and COI; review documents	0.50	$222.50
08/14/26	GIR	Review correspondence from R. Szozda with notes from meeting	0.20	$89.00
08/16/26	GIR	Arrange for recording School Board easement	0.20	$89.00
08/17/26	GIR	Review recorded School Board easement; correspondence to Reserve with recorded easement	0.40	$178.00

08/21/26	GIR	Various communications with R. Cabrera and D. Mossing re payment and performance bonds for interconnect project and FPL easement; communications with I. Irigoyen AD project manager; further communications re FPL agreement	1.00	$445.00
08/21/26	GIR	Attention to St. Lucie County draft Ordinance approving transaction with St. Lucie West and authorizing termination of Reserve; correspondence to D. Mossing re obtaining all agreements with St. Lucie County	1.80	$801.00
08/22/26	GIR	Continued attention to draft Ordinance; various communications with D. Mossing re County agreements	0.80	$356.00
08/25/26	GIR	Review correspondence from D. Mossing re Reserve ILAs with St. Lucie County; preliminary review of Sabal Creek agreements; attention to draft County Ordinance	1.20	$534.00
08/25/26	GIR	Review correspondence from Reserve staff re upcoming meeting	0.20	$89.00
08/26/26	GIR	Review correspondence from D. Mossing with DEP permit	0.20	$89.00
08/27/26	GIR	Telephone conference with R. Cabrera regarding FPL agreement; attention to draft county ordinance	0.50	$222.50
08/31/26	GIR	Communications with R. Cabrera re Mason easement; arrange for recording with St. Lucie County	0.50	$222.50
08/31/26	GIR	Review correspondence with draft agenda page	0.20	$89.00
08/31/26	GIR	Continued review of ILAs with St. Lucie County for possible termination or transfer to SLW	0.60	$267.00

Current Fees: $8,277.00

Summary of Professional Fees:

NAME	HOURS	RATE	AMOUNT
Resnick, Gary I	18.60	$ 445.00	$ 8,277.00
	18.60		$ 8,277.00

Disbursements:

08/17/26	VENDOR: CSC - Corporation Service Company INVOICE#: 86121310374 DATE: 8/17/2026 Recording fee recording of School Board easement	$ 128.00

Current Disbursements: $ 128.00

Summary of Disbursements:

DESCRIPTION	AMOUNT
Recording Fee	$ 128.00

DESCRIPTION	AMOUNT
	$ 128.00

RESERVE CDD - WATER/SEWER FUND 8/05/2026

VENDOR NUMBER/NAME: 749 GRAY ROBINSON, PA CHECK #: 014426

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260213	11346721	11,982.50		11,982.50	JAN 26 - UTILITY/FDEP ENF
20260708	11375219	6,266.00		6,266.00	JUN 26 - LAND

TOTAL $18,248.50

FILE COPY

RESERVE CDD - WATER/SEWER FUND 8/05/2026

VENDOR NUMBER/NAME: 749 GRAY ROBINSON, PA CHECK #: 014426

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260213	11346721	11,982.50		11,982.50	JAN 26 - UTILITY/FDEP ENF
20260708	11375219	6,266.00		6,266.00	JUN 26 - LAND

TOTAL $18,248.50

014426

RESERVE CDD
5385 NORTH NOB HILL ROAD
SUNRISE, FL 33351
(954) 721-8681
WATER AND SEWER

PNC BANK
FORT PIERCE, FL

63-8419/2670

DATE	AMOUNT
8/05/2026	$18,248.50*

EIGHTEEN THOUSAND TWO HUNDRED FORTY-EIGHT DOLLARS & 50 CENTS **********

PAY TO THE ORDER OF:
GRAY ROBINSON, PA
401 E LAS OLAS BLVD
SUITE 1000
FORT LAUDERDALE FL 33301

AUTHORIZED SIGNATURE

[redacted]

GRAY ROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802.
Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

Remittance Address:
P.O. Box 3068
Orlando, Florida 32802-3068

Statement of Account As of July 06, 2026
For Client Account No.: 17624

Invoice Number	Invoice Date	Matter Number	Matter Name	Amount Billed	Payments Adjustments	Balance Due
11346721	02/13/26	1	Utility matters and FDEP enforcem	$11,982.50	$0.00	$11,982.50
11370851	06/12/26	1	Utility matters and FDEP enforcem	$15,579.50	$0.00	$15,579.50
			Totals:	**$27,562.00**	**$0.00**	**$27,562.00**

0-30 Days	31-60 Days	61-90 Days	91+ Days	Balance Due
$15,579.50			* $11,982.50	$27,562.00

Note: Payments received after the statement date will be reflected on your next statement.

* Stolen + cashed
need to reissue

1.42.86
2/26/26

Subject: RE: The Reserve CDD - GrayRobinson Invoice for June time
Date: Wednesday, July 8, 2026 at 1:49:34 PM Eastern Daylight Time
From: chuckhenry2@comcast.net
To: Patti Powers
CC: Darrin Mossing
Attachments: image003.png, image004.png, June Gray Robinson Invoice.xlsx

Thank You! Please charge this invoice as follows:

$ 178.00 Land 41 300 164 30006

4,397.00 Construction in Progress – Interconnect / Force Main: Professional Services 41 300 164 30160

1,691.00 General Legal Expense (P/L) 41 300 [illegible] 315

Total $ 6,266.00

My spreadsheet is attached FYI.

Chuck

From: Patti Powers <ppowers@gmssf.com>
Sent: Wednesday, July 8, 2026 10:08 AM
To: ChuckHenry <chuckhenry2@comcast.net>
Cc: Darrin Mossing <dmossing@gmstnn.com>
Subject: FW: The Reserve CDD - GrayRobinson Invoice for June time

Nice catch, here is the revised invoice.

Upcoming PTO July 16-17

Patti Powers
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
☎ ***(954) 721-8681 x202***
🖷: ***(954) 721-9202***
www.govmgtsvc.com

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

July 8, 2026
FILE # 17624 - 1

Invoice # 11375219
Re: Utility matters and FDEP enforcement

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	$ 27,562.00
CURRENT FEES:	$ 6,266.00
CURRENT DISBURSEMENTS:	$ 0.00
CURRENT BALANCE DUE:	$ 6,266.00
TOTAL BALANCE DUE: (Prior balance included)	**$ 33,828.00**

0761

REMITTANCE COPY

PAYMENT IS DUE UPON RECEIPT
To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ACH Routing [redacted]
WIRE Routing [redacted]
GrayRobinson, P.A. Operating Account
Account [redacted]
Please reference your File or Invoice Number.

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

July 8, 2026
FILE # 17624 - 1

Invoice # 11375219
Re: Utility matters and FDEP enforcement

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	$ 27,562.00
CURRENT FEES:	$ 6,266.00
CURRENT DISBURSEMENTS:	$ 0.00
CURRENT BALANCE DUE:	$ 6,266.00
TOTAL BALANCE DUE: (Prior balance included)	**$ 33,828.00**

0761

CLIENT COPY

PAYMENT IS DUE UPON RECEIPT
To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ACH Routing [redacted]
WIRE Routing [redacted]
GrayRobinson, P.A. Operating Account
Account [redacted]
Please reference your File or Invoice Number.

Professional Services:

06/01/26	GIR	Various communications re ads for RFPs; review ads from newspaper	0.30	$133.50
06/01/26	GIR	Communications with school board attorney re correcting easement	0.30	$133.50
06/01/26	GIR	Continued review of review of RFP 26-002 draft including standard conditions; provide revisions and comments; review and revised draft contract included with RFP; correspondence to R. Cabrera re revisions and comments on RFP 26-002	3.60	$1,602.00
06/01/26	GIR	Various communications re draft agenda and review draft.	0.40	$178.00
06/02/26	GIR	Further communications with School Board attorney re easement; communications with R. Cabrera re School Board and Patil easements	0.40	$178.00
06/03/26	GIR	Various communications re agenda, minutes, and correcting easements; prepare draft easement for C. Mason; correspondence to C. Cabrera re easements	1.60	$712.00
06/03/26	GIR	Further communications re ads for RFPs and questions re final RFPs	0.40	$178.00
06/08/26	GIR	Review revised agenda for meeting	0.20	$89.00
06/09/26	GIR	Prepare for and participate in Board meeting; correspondence to team re plat application; correspondence to school board staff re executed easement; evaluate communication from R. Cabrera re question on RFP; correspondence to team re offer for property	2.60	$1,157.00
06/10/26	GIR	Review statute for RFP selection criteria; correspondence to committee; further communications with C. Henry regarding restrictions on committee	0.50	$222.50
06/10/26	GIR	Research requirements in Ch 190 for sale of land	0.40	$178.00
06/10/26	GIR	Revise Mason easement and provide to C. Cabrera; review legal description	0.60	$267.00
06/15/26	GIR	Various communications re RFPs pre-bid meetings	0.30	$133.50
06/16/26	GIR	Review correspondence from R. Cabrera regarding pre-bid meeting and the questions; consider impact of not attending; correspondence to R. Cabrera re questions; review RFP	1.00	$445.00
06/16/26	JDS	Review RFP and question and research whether district waive pre-bid meeting? Authority FS 190.033 - FS 255.20 - Conferring by email with G Resnick	0.50	$125.00
06/25/26	GIR	Various communications re questions raised on RFPs; telephone conference with R. Cabrera	0.60	$267.00
06/29/26	GIR	Review items to be accomplished per agreement with St. Lucie West prior to transfer	0.40	$178.00
06/30/26	GIR	Communications re July 14 Board meeting	0.20	$89.00

Current Fees: $6,266.00

Summary of Professional Fees:

NAME	HOURS	RATE	AMOUNT
Resnick, Gary I	13.80	$ 445.00	$ 6,141.00
Simpson, Jerrod	0.50	$ 250.00	$ 125.00
	14.30		$ 6,266.00

RESERVE CDD - WATER/SEWER FUND 8/28/2026
VENDOR NUMBER/NAME: 749 GRAY ROBINSON, PA CHECK #: 014473

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260810	11382485	16,103.50		16,103.50	JUL 26 - LAND

TOTAL $16,103.50

FILE COPY

RESERVE CDD - WATER/SEWER FUND 8/28/2026
VENDOR NUMBER/NAME: 749 GRAY ROBINSON, PA CHECK #: 014473

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260810	11382485	16,103.50		16,103.50	JUL 26 - LAND

TOTAL $16,103.50

014473

RESERVE CDD
5385 NORTH NOB HILL ROAD
SUNRISE, FL 33351
(954) 721-8681
WATER AND SEWER

PNC BANK
FORT PIERCE, FL

63-8419/2670

DATE	AMOUNT
8/28/2026	$16,103.50*

SIXTEEN THOUSAND ONE HUNDRED THREE DOLLARS & 50 CENTS **********

PAY TO THE ORDER OF:
GRAY ROBINSON, PA
401 E LAS OLAS BLVD
SUITE 1000
FORT LAUDERDALE FL 33301

AUTHORIZED SIGNATURE

[redacted]

Subject: RE: The Reserve CDD - GrayRobinson Invoice for July time
Date: Monday, August 10, 2026 at 5:51:16 PM Eastern Daylight Time
From: chuckhenry2@comcast.net
To: Patti Powers
CC: Darrin Mossing
Attachments: July Gray Robinson Breakdown.xlsx

Thanks Patti. Please charge this invoice as follows:

$ 222.50 Land 41 300 161 30000

13,300.00 Construction in Progress – Interconnect / Force Main: Professional Services 41 300 169 201

2,581.00 General Legal Expense (P/L) 41 310 536 315

Total $ 16,103.50

My spreadsheet is attached FYI.

From: Patti Powers <ppowers@gmssf.com>
Sent: Monday, August 10, 2026 10:55 AM
To: ChuckHenry <chuckhenry2@comcast.net>
Cc: Darrin Mossing <dmossing@gmstnn.com>
Subject: Fw: The Reserve CDD - GrayRobinson Invoice for July time

Hi Chuck - see attached. The previous balance was paid last week.

Patti Powers

GMS-SF, LLC

5385 N Nob Hill Road

Sunrise, FL 33351

☎ ***(954) 721-8681 x202***

🖷: ***(954) 721-9202***

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

August 10, 2026
FILE # 17624 - 1

Invoice # 11382485
Re: Utility matters and FDEP enforcement

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	$ 18,248.50
CURRENT FEES:	$ 15,950.00
CURRENT DISBURSEMENTS:	$ 153.50
CURRENT BALANCE DUE:	$ 16,103.50
TOTAL BALANCE DUE: (Prior balance included)	**$ 34,352.00**

0761

REMITTANCE COPY

PAYMENT IS DUE UPON RECEIPT
To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ACH Routing [redacted]
WIRE Routing [redacted]
GrayRobinson, P.A. Operating Account
Account [redacted]
Please reference your File or Invoice Number.

GRAYROBINSON

Attorneys At Law
Post Office Box 3068
Orlando, Florida 32802

Telephone (407) 843-8880
Federal ID # 59-1300132

GMS-SF, LLC c/o The Reserve CDD
Powers, Patti
5385 N. Nob Hill Road
Sunrise, FL 33351

August 10, 2026
FILE # 17624 - 1

Invoice # 11382485
Re: Utility matters and FDEP enforcement

This summary includes all transactions on the above matter processed up to and including the date of the last transaction shown on this invoice. Any transactions, including credits or receipts processed after that date will be reflected on a future statement.

PRIOR BALANCE:	$ 18,248.50
CURRENT FEES:	$ 15,950.00
CURRENT DISBURSEMENTS:	$ 153.50
CURRENT BALANCE DUE:	$ 16,103.50
TOTAL BALANCE DUE: (Prior balance included)	**$ 34,352.00**

0761

CLIENT COPY

PAYMENT IS DUE UPON RECEIPT
To ensure timely allocation to amounts due, please wire payment to:

Wells Fargo Bank, NA
ACH Routing [redacted]
WIRE Routing [redacted]
GrayRobinson, P.A. Operating Account
Account [redacted]
Please reference your File or Invoice Number.

Professional Services:

07/01/26	GIR	Various communications with D. Mossing re stormwater assessments; review and evaluate information from C. Henry regarding assessments for various parcels; prepare for and participate in zoom conference; preliminary research and consider strategy	0.50	$222.50
07/01/26	GIR	Various communications with D. Mossing and Reserve staff re RFP proposals and evaluation	0.50	$222.50
07/02/26	GIR	Review correspondence from D. Mossing with draft agenda for evaluation committee and draft ranking sheets for RFP proposals; telephone conference with D. Mossing	0.80	$356.00
07/06/26	GIR	Evaluate RFPs re ranking criteria; multiple communications with D. Mossing re RFP proposals and evaluation;communications with evaluation committee re ranking of RFPs	1.20	$534.00
07/06/26	GIR	Various communications with Reserve staff re draft agenda for upcoming Board meeting; provide language for Board consideration and selection of RFP proposals	0.80	$356.00
07/06/26	GIR	Various communications with D. Mossing and ranking committee members re RFPs and ranking	0.60	$267.00
07/07/26	GIR	Review correspondence distributing revised agenda for Board meeting; review agenda items	0.40	$178.00
07/11/26	GIR	Communications with R. Cabrera re owner's requested revision for Mason easement	0.20	$89.00
07/13/26	GIR	Attention to draft Peacock Plaza easement per R. Cabrera request	0.50	$222.50
07/13/26	GIR	Communications with R. Cabrera re easement for Peacock Plaza property; preliminary preparation of draft easement; review materials	1.20	$534.00
07/14/26	GIR	Attention to draft easement for Peacock Plaza property; further review of property information; communications to R. Cabrera to confirm grantor	1.20	$534.00
07/14/26	GIR	Prepare for and participate in Board meeting; correspondence to R. Cabrera regarding contacting Accurate	2.00	$890.00
07/14/26	GIR	Telephone conference with St. Lucie County Attorney re transfer of water and waste water service and plant to St. Lucie West and obtaining County approval	1.00	$445.00
07/15/26	GIR	Telephone conference with the R. Cabrera regarding easements; review and respond to correspondence re Patil easement; arrange for filing Patil easement; correspondence to School Board staff re execution of corrected easement; attention to Peacock easement	2.50	$1,112.50
07/17/26	GIR	Review correspondence from R. Szozda with notes from Board meeting	0.20	$89.00
07/17/26	GIR	Review correspondence from County Clerk re processing	0.20	$89.00

		recording of Patil easement		
07/17/26	GIR	Attention to finalizing draft easement for Peacock Plaza; correspondence to R. Cabrera and Reserve staff re Peacock easement; review owner's proposed revision for Mason easement; communications with R. Cabrera re Mason easement	1.20	$534.00
07/21/26	GIR	Review correspondence from School Board with executed corrected easement; correspondence to R. Cabrera with School Board easement to be executed by Reserve and recorded; communications re Mason easement	0.50	$222.50
07/21/26	GIR	Prepare for and participate in conference with Accurate Drilling representatives and R. Cabrera re selection, project details and proceeding with drafting contract; attention to final RFPs and addenda for contract; further communications re payment and performance bonds; attention to contract	1.60	$712.00
07/22/26	GIR	Attention to Accurate Drilling contract and exhibits	2.20	$979.00
07/23/26	JDS	Review RFP documentation re: preparation of draft contract for RFP 26-002 and 26-003.	1.20	$300.00
07/24/26	JDS	Review materials for inclusion in first draft of contract	0.30	$75.00
07/24/26	GIR	Continued attention to contract with Accurate Drilling	2.80	$1,246.00
07/24/26	GIR	Attention to easements; correspondence to R. Cabrera and Reserve staff with Peacock easement	1.00	$445.00
07/27/26	GIR	Attention to recorded Patil easement; correspondence to Reserve and R. Cabrera with recorded Patil easement	0.40	$178.00
07/27/26	GIR	Continued attention to Accurate Drilling agreement; multiple communications with R. Cabrera; review draft project narrative	3.40	$1,513.00
07/28/26	GIR	Multiple communications with Reserve staff re draft agenda for upcoming Board meeting; review draft agenda; review Rules Resolution	1.40	$623.00
07/29/26	GIR	Continued attention to agreement and exhibits; communications re project narrative; communications with Accurate Drilling and R. Cabrera	1.80	$801.00
07/30/26	GIR	Continued preparation of Accurate Drilling contract	1.80	$801.00
07/31/26	GIR	Continued preparation of proposed Accurate Drilling contract; correspondence to R. Cabrera and Reserve staff with draft contract	2.80	$1,246.00
07/31/26	GIR	Communications with staff re Rules Resolution	0.30	$133.50
		Current Fees:		$15,950.00

Summary of Professional Fees:

NAME	HOURS	RATE	AMOUNT
Resnick, Gary I	35.00	$ 445.00	$ 15,575.00
Simpson, Jerrod	1.50	$ 250.00	$ 375.00
	36.50		$ 15,950.00

Disbursements:

07/21/26	VENDOR: CSC - Corporation Service Company INVOICE#: 86121195110 DATE: 7/21/2026 Easement recording fee	$ 153.50
	Current Disbursements:	$ 153.50

Summary of Disbursements:

DESCRIPTION	AMOUNT
Recording Fee	$ 153.50
	$ 153.50

ROBERT L. FROMM & ASSOCIATES
8101 SE SHILOH TERRACE
HOBE SOUND, FLORIDA 33455
772-349-8065

Invoice

August 1, 2026

Reserve CDD #1
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: Darrin Mossing

Water and Sewer Fund

- For consulting services to date including several meetings with SLWSD on the "Interconnect Agreement", water and sewer matters, annual budget meetings and normal operational matters.
- Review of 2027 Budget.
- Additional discussion and email with hotel developer.
- Meeting on 6-1-26 with HOA and Engineers on Legacy by Sea Pines Depression/Repair and continuing discussions.
- Discussions of fees with George.
- Several trips and meetings with Tina.
- Discussions and emails with John Baker and Roberto on Replat and signatures to submit to the City.
- Continuing negotiations with two buyers for land sale.
- Emails between Engineer and City on Plat comments and rezoning.
- Meeting with C&T on July 7 as the Bid Committee.
- Review of numerous emails and discussions.
- Discussions with Gary, Chuck, and Darrin on past due Stormwater Assessments on Condo, Plant, and Perc Ponds and commence negotiations with City for substantial reduction.

Total Amount Now Due· $3,900.00

ROBERT L. FROMM & ASSOCIATES
8101 SE SHILOH TERRACE
HOBE SOUND, FLORIDA 33455
772-349-8065

Invoice

September 1, 2026

Reserve CDD #1
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: Darrin Mossing

Water and Sewer Fund

- For consulting services to date including several meetings with SLWSD on the "Interconnect Agreement", water and sewer matters, annual budget meetings and normal operational matters.
- Review of Final Interconnect Contract and progress on permits needed.
- Review of 2027 Budget.
- Additional discussion and email with hotel developer.
- Discussions of fees with George.
- Several trips and meetings with Tina.
- Discussions and emails with John Baker and Roberto on Replat and signatures to submit to the City.
- Continuing negotiations with two buyers for land sale.
- Emails between Engineer and City on Plat comments and rezoning.
- Meeting with C&T on August 6 as the Bid Committee.
- Review of numerous emails and discussions.
- Discussions with Gary, Chuck, and Darrin on past due Stormwater Assessments on Condo, Plant, and Perc Ponds and commence negotiations with City for substantial reduction.

Total Amount Now Due· $3,100.00

ROBERT L. FROMM & ASSOCIATES
8101 SE SHILOH TERRACE
HOBE SOUND, FLORIDA 33455
772-349-8065

Invoice

November 2, 2026

Reserve CDD #1
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: Darrin Mossing

Water and Sewer Fund

- For consulting services to date including several meetings with SLWSD on the "Interconnect Agreement", water and sewer matters, annual budget meetings and normal operational matters.
- Review of Final Interconnect Contract and progress on permits needed.
- Review of 2027 Budget.
- Discussions of fees with George.
- Several trips and meetings with Tina.
- Discussions and emails with John Baker and Roberto on Replat and signatures to submit to the City.
- Emails between Engineer and City on Plat comments and rezoning.
- Review of numerous emails and discussions.
- Discussions with Gary, Chuck, and Darrin on past due Stormwater Assessments on Condo, Plant, and Perc Ponds and commence negotiations with City for substantial reduction.

Total Amount Now Due· $3,000.00

ST. LUCIE WEST SERVICES DISTRICT
450 SW UTILITY DRIVE

PORT ST. LUCIE, FL 34986
Tel: (772) 340-0220
www.slwsd.org

Invoice No. BW00183

Due Date	Amount Enclosed
10/1/2026	$

Office Use Only	Initials
Date Received	Check #

BILL TO:
Name Reserve CDD (Interconnect)
Address 5385 N. Nob Hill Road
City Sunrise State FL ZIP 33351
Attn: Patti Powers

REMIT TO:
ST. LUCIE WEST SERVICES DISTRICT
450 SW UTILITY DRIVE
PORT ST. LUCIE, FL. 34986

PLEASE MAKE CHECKS PAYABLE TO ST. LUCIE WEST SERVICES DISTRICT OR SLWSD AND REMIT TOP PORTION WITH PAYMENT

Invoice Number: BW00183

Statement Date: Tuesday, September 1, 2026

Gallons	Description						Unit Price	TOTAL
14,493,227	**Bulk water usage**	Read Date	Read	End Date	Read			
		8/1/2026	326163552	9/1/2026	340656779	$ 3.64		52,755.35
	Base rate water						$ 948.50	$ 948.50
10,396,000	**Bulk sewer usage**	Read Date	Read	End Date	Read			
		8/1/2026	377872	98/1/2026	388268	$ 4.04		41,999.84
	August 2026 Usage J. Miller, District Manager M. Matos, Utility Billing Specialist P. Powers, Reserve Utility							

Subtotal	$ 95,703.69
Shipping	
Total	**$ 95,703.69**
Due Date	**10/1/2026**

For your records

Comments:

Please note: Retain the bottom portion for your records.

TIME SHEETS Reserve CDD

Rick Riniolo

Thursday	30-Jul	4	
Friday	31-Jul	6	
Saturday	1-Aug	4	
Sunday	2-Aug	6	call out 9400 Briarcliff sewer
Monday	3-Aug	5	clean out repair 9400 Briarcliff
Tuesday	4-Aug	4	
Wednesday	5-Aug	4	
	Total	33	

Dominic Smith

Thursday			
Friday			
Saturday			
Sunday			
Monday			
Tuesday			
Wednesday			
	Total		

		TIME SHEETS	Reserve CDD
Rick Riniolo			
Thursday	6-Aug	4	
Friday	7-Aug	6	
Saturday	8-Aug	4	
Sunday	9-Aug	4	
Monday	10-Aug	5	call 8004 Plantation Lakes
Tuesday	11-Aug	5	leak 8004 Plantation Lakes
Wednesday	12-Aug	4	
	Total	32	
Dominic Smith			
Thursday			
Friday			
Saturday			
Sunday			
Monday			
Tuesday			
Wednesday			
	Total		

		TIME SHEETS	Reserve CDD
Rick Riniolo			
Thursday	13-Aug	4	
Friday	14-Aug	6	
Saturday	15-Aug	4	
Sunday	16-Aug	8	lift station Links
Monday	17-Aug	7	lift station Links
Tuesday	18-Aug	4	
Wednesday	19-Aug	4	
	Total	37	
Dominic Smith			
Thursday			
Friday			
Saturday			
Sunday			
Monday			
Tuesday			
Wednesday			
	Total		

TIME SHEETS Reserve CDD

Rick Riniolo

Thursday	20-Aug	4	
Friday	21-Aug	6	
Saturday	22-Aug	7	read mtrs
Sunday	23-Aug	8	read mtrs / call 7230 Reserve Creek
Monday	24-Aug	5	leak 7225 Mystic
Tuesday	25-Aug	4	
Wednesday	26-Aug	4	
	Total	38	

Dominic Smith

Thursday			
Friday			
Saturday			
Sunday			
Monday			
Tuesday			
Wednesday			
	Total		

		TIME SHEETS	Reserve CDD
Rick Riniolo			
Thursday	27-Aug	4	
Friday	28-Aug	6	
Saturday	29-Aug	4	
Sunday	30-Aug	4	
Monday	31-Aug	5	leak 8039 Plantation lakes
Tuesday	1-Sep	4	
Wednesday	2-Sep	4	
	Total	31	
Dominic Smith			
Thursday			
Friday			
Saturday			
Sunday			
Monday			
Tuesday			
Wednesday			
	Total		

CERTIFICATE OF COVERAGE ISSUED ON: 10/1/2026

COVERAGE PROVIDED BY: **PREFERRED GOVERNMENTAL INSURANCE TRUST**

PACKAGE AGREEMENT NUMBER: PK FL1 0564222 26-01 COVERAGE PERIOD: 10/01/2026 TO 10/01/2027 12:01 AM

COVERAGES: This is to certify that the agreement below has been issued to the designated member for the coverage period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded by the agreement described herein subject to all the terms, exclusions and conditions of such agreement.

Mail to: Certificate Holder
Reserve Community Development District

Designated Member
Reserve Community Development District
C/o Governmental Management Services – SF, LLC, 5385 N. Nob Hill Road
Sunrise, Florida 33351

LIABILITY COVERAGE

X **Comprehensive General Liability, Bodily Injury, Property Damage and Personal Injury:**
Limit: $1,000,000 $0 Deductible

X **Employee Benefits Liability**
Limit: $1,000,000 $0 Deductible

X **Employment Practices Liability**
Limit: $2,000,000 $0 Deductible

X **Public Officials Liability**
Limit: $2,000,000 0 Deductible

Law Enforcement Liability
Limit: Deductible

WORKERS' COMPENSATION COVERAGE

WC AGREEMENT NUMBER:

Self Insured Workers' Compensation

Statutory Workers' Compensation

Employers Liability
Each Accident
By Disease
Aggregate Disease

PROPERTY COVERAGE

X **Buildings & Personal Property**
Limit: Per Schedule on file with Trust $2,500 Deductible
Note: See coverage agreement for wind, flood, and other deductibles.

Inland Marine – Rented, Borrowed and Leased Equipment
Limit: $0 TIV See Schedule for Deductible

X **Inland Marine – All other**
Limit: $250,000 TIV See Schedule for Deductible

CRIME COVERAGE

X **Employee Dishonesty**
Limit: $250,000 $1,000 Deductible

X **Forgery or Alteration**
Limit: $250,000 $1,000 Deductible

X **Theft Disappearance & Destruction**
Limit: $250,000 $1,000 Deductible

X **Computer Fraud**
Limit: $250,000 $1,000 Deductible

AUTOMOBILE COVERAGE

X **Automobile Liability**
Limit: $2,000,000 $0 Deductible

X All Owned
X Specifically Described Autos
X Hired Autos
X Non-Owned Autos

Automobile Physical Damage
Comprehensive See Schedule for Deductible
Collision See Schedule for Deductible
Hired Auto with limit of

Garage Keepers
Liability Limit
Liability Deductible
Comprehensive Deductible
Collision Deductible

NOTE: Additional Covered Party status is excluded for non-governmental entities. The most we will pay is further limited by the limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of loss.

Description of Operations/ Locations/ Vehicles/Special items-(*This section completed by member's agent, who bears complete responsibility and liability for its accuracy)*:

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the agreement above.

Administrator
Public Risk Underwriters®
P.O. Box 958455
Lake Mary, FL 32795-8455

Producer
Brown & Brown, Inc. - Miami
8825 NW 21st Terrace
Doral, Florida, 33172

CANCELLATIONS
SHOULD ANY OF THE ABOVE DESCRIBED AGREEMENT BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE AGREEMENT PROVISIONS.

Margaret E Ulm

AUTHORIZED REPRESENTATIVE

PGIT-CERT (1/19) *PRINT FORM*

CERTIFICATE OF COVERAGE ISSUED ON: 10/1/2026

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PACKAGE AGREEMENT NUMBER: WC FL1 0564222 26-01 COVERAGE PERIOD: 10/01/2026 TO 10/01/2027 12:01 AM

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Reserve Community Development District

Designated Member
Reserve Community Development District
C/o Governmental Management Services – SF, LLC, 5385 N. Nob Hill Road
Sunrise, Florida 33351

LIABILITY COVERAGE

Comprehensive General Liability, Bodily Injury, Property Damage and Personal Injury:

Limit: Deductible

Employee Benefits Liability

Limit: Deductible

Employment Practices Liability

Limit: Deductible

Public Officials Liability

Limit: Deductible

Law Enforcement Liability

Limit: Deductible

WORKERS' COMPENSATION COVERAGE

WC AGREEMENT NUMBER: WC FL1 0564222 26-01

Self Insured Workers' Compensation

X **Statutory Workers' Compensation**

X **Employers Liability**
$1,000,000 Each Accident
$1,000,000 By Disease
$1,000,000 Aggregate Disease

PROPERTY COVERAGE

Buildings & Personal Property
Limit: Per Schedule on file with Trust Deductible
Note: See coverage agreement for wind, flood, and other deductibles.

Inland Marine – Rented, Borrowed and Leased Equipment
Limit: $0 TIV See Schedule for Deductible

Inland Marine – All other
Limit: $0 TIV See Schedule for Deductible

CRIME COVERAGE

Employee Dishonesty
Limit: Deductible

Forgery or Alteration
Limit: Deductible

Theft Disappearance & Destruction
Limit: Deductible

Computer Fraud
Limit: Deductible

AUTOMOBILE COVERAGE

Automobile Liability
Limit: Deductible
All Owned
Specifically Described Autos
Hired Autos
Non-Owned Autos

Automobile Physical Damage
Comprehensive See Schedule for Deductible
Collision See Schedule for Deductible
Hired Auto with limit of

Garage Keepers
Liability Limit
Liability Deductible
Comprehensive Deductible
Collision Deductible

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AUTHORIZED REPRESENTATIVE

PGIT-CERT (1/19) *PRINT FORM*

Reserve

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

Date	*check#'s*	*Amount*
8/1-8/31	*14423-14475*	$243,204.04
	AUTOPAY	$8,657.90
	TOTAL	**$251,861.94**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RESERVE CDD - WATER/SEWER FUND
BANK A RESERVE CDD - WS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00647	6/27/26	06272026	202606	320-53600-46000			*	250.00		
			MOWING 6/27/26								
							BAUTISTA & SONS LAWN MAINTENANCE			250.00	014423
8/05/26	00616	8/01/26	02573798	202608	320-53600-46100			*	896.87		
			AUG 26 - MONTHLY ASSESS								
							COMMERCE ONE & TWO ASSOCIATION, INC			896.87	014424
8/05/26	00486	8/01/26	584	202608	310-53600-34000			*	3,895.50		
			AUG 26 - MGMT FEES								
		8/01/26	584	202608	310-53600-44000			*	110.25		
			AUG 26 - RENT								
		8/01/26	584	202608	310-53600-35100			*	137.83		
			AUG 26 - COMPUTER TIME								
		8/01/26	584	202608	310-53600-49500			*	91.92		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	584	202608	310-53600-51000			*	17.50		
			AUG 26 - OFFICE SUPPLIES								
		8/01/26	584	202608	310-53600-42000			*	13.56		
			AUG 26 - POSTAGE								
		8/01/26	584	202608	310-53600-42500			*	16.95		
			AUG 26 - COPIES								
		8/03/26	585	202608	320-53600-34400			*	10,499.86		
			AUG 26 - UTILITY BILLING								
							GOVERNMENTAL MANAGEMENT SERVICES -			14,783.37	014425
8/05/26	00749	2/13/26	11346721	202601	300-16900-20000			*	8,447.00		
			JAN 26 - UTILITY/FDEP ENF								
		2/13/26	11346721	202601	310-53600-31500			*	3,535.50		
			JAN 26 - UTILITY/FDEP ENF								
		7/08/26	11375219	202606	300-16400-30000			*	178.00		
			JUN 26 - LAND								
		7/08/26	11375219	202606	300-16900-20100			*	4,397.00		
			JUN 26 - FORCE MANIN SVC								
		7/08/26	11375219	202606	310-53600-31500			*	1,691.00		
			JUN 26 - GENERAL COUNSEL								
							GRAY ROBINSON, PA			18,248.50	014426
8/05/26	00017	6/24/26	6835	202605	320-53600-52000			*	54.53		
			MISC. SUPPLIES								
							HOME DEPOT CREDIT SERVICES			54.53	014427
8/05/26	00723	6/01/26	311561	202605	320-53600-42000			*	102.44		
			MAY 26 - MONTHLY SUPPORT								
		6/30/26	313091	202606	320-53600-42000			*	1,483.38		
			JUN 26 - MONTHLY MAILING								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	313427	202606	320-53600-42000		*	102.65		
			JUN 26 - MONTHLY SUPPORT							
						INFOSEND, INC.			1,688.47	014428
8/05/26	90000	8/04/26	01000202	202608	300-11500-10000		*	90.46		
			001000202 LAMBERTO, JOE &							
						LAMBERTO, JOSEPH & CHARLOTTE			90.46	014429
8/05/26	90000	8/04/26	01001202	202608	300-11500-10000		*	158.89		
			001001202 RITTER, SUZANNE							
						RITTER, SUZANNE			158.89	014430
8/05/26	90000	8/04/26	01101102	202608	300-11500-10000		*	10.72		
			001101102 SALMON, IAN							
						SALMON, IAN			10.72	014431
8/05/26	90000	8/04/26	01105300	202608	300-11500-10000		*	66.76		
			001105300 THE LEGACY GOLF							
						THE LEGACY GOLF & TENNIS CLUB			66.76	014432
8/05/26	90000	8/04/26	01180603	202608	300-11500-10000		*	61.98		
			001180603 CORSO, FRANCO							
						CORSO, FRANCO			61.98	014433
8/05/26	90000	8/04/26	01181202	202608	300-11500-10000		*	13.89		
			001181202 HAMMOND, RBT &							
						HAMMOND, ROBERT & BECKY			13.89	014434
8/05/26	90000	8/04/26	01214603	202608	300-11500-10000		*	32.18		
			001214603 KIRBY, MARTHA							
						KIRBY, MRS MARTHA			32.18	014435
8/05/26	90000	8/04/26	01219102	202608	300-11500-10000		*	43.43		
			001219102 D'ANGELO, LINA							
						D'ANGELO, LINA			43.43	014436
8/05/26	90000	8/04/26	01220815	202608	300-11500-10000		*	4.48		
			001220815 STAPLES, BRIGIT							
						STAPLES, BRIGITTE			4.48	014437
8/05/26	90000	8/04/26	01228602	202608	300-11500-10000		*	205.83		
			001228602 NOLAN, M/M JOHN							
						NOLAN, M/M JOHN			205.83	014438
8/05/26	90000	8/04/26	01232103	202608	300-11500-10000		*	10.22		
			001232103 SAYLOR, BARB &							
						SAYLOR, BARBARA & GEORGE			10.22	014439

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RESERVE CDD - WATER/SEWER FUND
BANK A RESERVE CDD - WS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	90000	8/04/26	01233003	202608	300-11500-10000		*	78.28		
			001233003 PROVOST, JANINE							
						PROVOST, JANINE			78.28	014440
8/05/26	90000	8/04/26	01235706	202608	300-11500-10000		*	2.99		
			001235706 TEN HOEVE, HEAT							
						TEN HOEVE, HEATHER			2.99	014441
8/05/26	90000	8/04/26	01239606	202608	300-11500-10000		*	34.14		
			001239606 GONZALEZ, JOHN							
						GONZALEZ, JOHN			34.14	014442
8/05/26	90000	8/04/26	01240202	202608	300-11500-10000		*	42.51		
			001240202 BELL, CRAIG & K							
						BELL, CRAIG & KARRI			42.51	014443
8/05/26	90000	8/04/26	01243103	202608	300-11500-10000		*	107.31		
			001243103 PEARCE, WENIFRE							
						PEARCE, WENIFRED & MARTHA			107.31	014444
8/05/26	90000	8/04/26	01254801	202608	300-11500-10000		*	28.85		
			001254801 TOMAI, JACQUELI							
						TOMAI, JACQUELINE			28.85	014445
8/05/26	90000	8/04/26	01255004	202608	300-11500-10000		*	149.57		
			001255004 SICA, CARL & AN							
						SICA, CARL & ANDREA			149.57	014446
8/05/26	90000	8/04/26	01263301	202608	300-11500-10000		*	69.54		
			001263301 PANFIL, MR. WAL							
						PANFIL, MR. WALTER			69.54	014447
8/05/26	90000	8/04/26	01285206	202608	300-11500-10000		*	86.99		
			001285206 SILVERMAN, CRAI							
						SILVERMAN, CRAIG			86.99	014448
8/05/26	90000	8/04/26	01313602	202608	300-11500-10000		*	107.14		
			001313602 CHRISTIANO, CLA							
						CHRISTIANO, CLAUDE			107.14	014449
8/05/26	90000	8/04/26	01334002	202608	300-11500-10000		*	47.83		
			001334002 STEWART, HAL							
						STEWART, HAL			47.83	014450
8/05/26	90000	8/04/26	01337503	202608	300-11500-10000		*	84.61		
			001337503 MARCUSSEN, MURR							
						MARCUSSEN, MURRIEL			84.61	014451

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RESERVE CDD - WATER/SEWER FUND
BANK A RESERVE CDD - WS

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/05/26	90000	8/04/26	01344302	202608	300	11500	10000			*	54.54		
			001344302	CORTEZ, ALEXAND									
									CORTEZ, ALEXANDER JR & DIANA			54.54	014452
8/05/26	90000	8/04/26	01365602	202608	300	11500	10000			*	154.38		
			001365602	SMITH, GERALD &									
									SMITH, GERALD & MAUREEN			154.38	014453
8/05/26	90000	8/04/26	01367202	202608	300	11500	10000			*	120.70		
			001367202	MENO, JAMES									
									MENO, JAMES			120.70	014454
8/05/26	90000	8/04/26	01502808	202608	300	11500	10000			*	28.63		
			001502808	DUTTON, ANDREW									
		8/04/26	01502808	202608	300	11500	10000			V	28.63-		
			001502808	DUTTON, ANDREW									
									DUTTON, ANDREW			.00	014455
8/05/26	90000	8/04/26	01505002	202608	300	11500	10000			*	14.56		
			001505002	CHIAVACCI, EUGE									
									CHIAVACCI, EUGENE & DEBRA			14.56	014456
8/05/26	90000	8/04/26	01572300	202608	300	11500	10000			*	32.38		
			001572300	SHAREEF, NAHEED									
									SHAREEF, NAHEED & HUMAYUN			32.38	014457
8/05/26	90000	8/04/26	01582301	202608	300	11500	10000			*	38.29		
			001582301	NICHOLS, THOMAS									
									NICHOLS, THOMAS			38.29	014458
8/05/26	90000	8/04/26	01586102	202608	300	11500	10000			*	56.32		
			001586102	RODRIGUEZ, ROBE									
									RODRIGUEZ, ROBERSTON			56.32	014459
8/05/26	90000	8/04/26	01700502	202608	300	11500	10000			*	101.02		
			001700502	CREWSE, MR. FRE									
									CREWSE, MR. FRED			101.02	014460
8/05/26	90000	8/04/26	01711702	202608	300	11500	10000			*	126.61		
			001711702	BOMAR, VALERIE									
									BOMAR, VALERIE			126.61	014461
8/05/26	90000	8/04/26	01801902	202608	300	11500	10000			*	192.08		
			001801902	RODRIGUEZ, DONN									
									RODRIGUEZ, DONNA			192.08	014462

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RESERVE CDD - WATER/SEWER FUND
BANK A RESERVE CDD - WS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	90000	8/04/26	01805401	202608	300	11500-10000				*	39.52		
			001805401 NICHOLAS, M/M J						NICHOLAS, M/M JOHN			39.52	014463
8/05/26	90000	8/04/26	01811201	202608	300	11500-10000				*	107.94		
			001811201 SONDIKE, M/M RO						SONDIKE, M/M ROBERT			107.94	014464
8/05/26	90000	8/04/26	01811705	202608	300	11500-10000				*	35.19		
			001811705 WEGRZYN, DONALD						WEGRZYN, DONALD ESTATE OF			35.19	014465
8/05/26	90000	8/04/26	01912004	202608	300	11500-10000				*	42.50		
			001912004 FERROTTI, JOAN						FERROTTI, JOAN			42.50	014466
8/05/26	00057	7/06/26	BW00181	202606	320	53600-43100				*	89,109.66		
			JUN 26 - BULKWATER										
		8/04/26	BW00182	202607	320	53600-43100				*	96,172.17		
			JUL 26 - BULKWATER										
									ST. LUCIE WEST SERVICES DISTRICT			185,281.83	014467
8/28/26	00729	8/18/26	34220818	202609	320	53600-41100				*	130.25		
			SEP 26 - ANSWERING SVC										
									A PERSONAL ANSWERING SERVICE INC.			130.25	014468
8/28/26	00027	8/10/26	77246412	202608	320	53600-41000				*	496.21		
			AUG 26 - TEL/INTERNET										
									AT&T			496.21	014469
8/28/26	00739	8/12/26	67800328	202608	320	53600-52000				*	320.00		
			THM/HAA										
		8/12/26	67800328	202608	320	53600-52000				*	280.00		
			E. COLI & TOTAL COLIFORM										
		8/13/26	67800328	202608	320	53600-52000				*	640.00		
			LEAD AND COPPER										
									EUROFINS ENVIRONMENT			1,240.00	014470
8/28/26	00743	8/01/26	1042348	202608	320	53600-52000				*	237.11		
			AUG 26 - REFUSE SERVICE										
									FCC ENVIRONMENTAL SERVICES			237.11	014471
8/28/26	00038	8/26/26	ANC-MI-0	202609	310	53600-45000				*	672.66		
			STORAGE TANK LIABILITY										
									FLORIDA MUNICIPAL INSURANCE TRUST			672.66	014472

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/28/26	00749	8/10/26	11382485 JUL 26 - LAND	202607	300-16400-30000		*	222.50		
		8/10/26	11382485 JUL 26 - FORCE MANIN SVC	202607	300-16900-20100		*	13,300.00		
		8/10/26	11382485 JUL 26 - GENERAL COUNSEL	202607	310-53600-31500		*	2,581.00		
						GRAY ROBINSON, PA			16,103.50	014473
8/28/26	00017	7/24/26	6835 MISC. SUPPLIES	202607	300-13100-10000		*	41.11		
						HOME DEPOT CREDIT SERVICES			41.11	014474
8/28/26	00022	8/13/26	08132026 CONSULT SVCS 5/14-8/13	202608	320-53600-34400		*	425.00		
						GEORGE A. MORGAN, SR.			425.00	014475
						TOTAL FOR BANK A		243,204.04		

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RESERVE CDD - WATER/SEWER FUND
BANK Z RESERVE CDD - WS

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/31/26	00013	8/31/26	AUG 26 AUG 26 - ELECTRIC	202608	320	53600-43000				*	4,318.60		
		8/31/26	AUG 26 AUG 26 - ELECTRIC	202608	320	53600-46100				*	219.73		
									FPL (AUTO-PAY)			4,538.33	080030
8/31/26	00009	9/01/26	SEP 26 SEP 26 - CONSULTING SVCS	202609	320	53600-34400				*	3,100.00		
									ROBERT L. FROMM ASSOCIATES			3,100.00	080031
8/31/26	00601	8/02/26	4066 STAPLES	202607	320	53600-52000				*	225.90		
		8/02/26	4066 4G'S PLUMBING	202607	320	53600-46000				*	231.75		
		8/02/26	4066 ZORO TOOLS	202607	320	53600-52000				*	49.88		
		8/02/26	4066 FUEL	202607	320	53600-52000				*	512.04		
									PNC BANK			1,019.57	080032
										TOTAL FOR BANK Z	8,657.90		
										TOTAL FOR REGISTER	251,861.94		

Reserve

Community Development District

Unaudited Financial Reporting

August 31, 2026

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Reserve

Community Development District

Statement of Net Position

August 31, 2026

		Water/Sewer Fund
Assets		
Current Assets:		
Cash		
Operating Account	$	435,365
Investments		
State Board of Administration (SBA)		2,045,061
Accounts Receivable - Utility Billing		294,854
Accounts Receivable - Other		490
Prepaid Expenses		8,170
Deposits		365
Noncurrent Assets:		
Capital Assets:		
Land, Buildings and Improvements (net)		4,500,757
CIP - Lift Stations		78,818
CIP - Force Main/Interconnect - Professional Services		201,071
CIP - Force Main/Interconnect - Materials		132,500
CIP - Force Main/Interconnect - Construction		96,268
Total Assets	**$**	**7,793,718**
Liabilities		
Current liabilities:		
Accounts Payable		95,064
Customer deposits		291,350
Unearned Revenue		29,833
Noncurrent liabilities:		
Prepaid connections fees		281,728
Total Liabilites	**$**	**697,975**
Net Position		
Net investment in capital assets		4,715,512
Restricted		273,093
Unrestricted		2,107,138
Total Net Position	**$**	**7,095,743**
Total Liabilities & Net Position	$	7,793,718

Reserve

Community Development District

Water/Sewer Fund

Statement of Revenues, Expenses, and Changes in Net Position

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operating Revenues				
Charges for Services:				
Water Revenue	$ 1,300,000	$ 1,191,667	$ 1,307,787	$ 116,121
Sewer Revenue	1,300,000	1,191,667	1,238,095	46,429
Misc. Income/Penalties	6,500	5,958	11,323	5,365
Interest Income	55,000	50,417	69,329	18,912
Rental Income	7,200	6,600	4,800	(1,800)
Connection/Meter Fees	-	-	77,097	77,097
Total Revenues	**$ 2,668,700**	**$ 2,446,308**	**$ 2,708,431**	**$ 262,123**
General & Administrative:				
Supervisor Fees	$ 6,000	$ 5,500	$ 4,400	$ 1,100
PR-FICA	459	421	337	84
Engineering	20,000	18,333	-	18,333
Attorney	65,000	59,583	30,284	29,299
Annual Audit	8,800	8,800	8,800	-
Management Fees	46,746	42,851	42,851	-
Information Technology	1,654	1,516	1,516	0
Website Maintenance	1,103	1,011	1,011	(0)
Postage & Delivery	2,500	2,292	696	1,595
Insurance General Liability	51,899	47,574	40,847	6,727
Printing & Binding	1,200	1,100	677	423
Rentals & Leases	1,323	1,213	1,213	-
Legal Advertising	2,000	1,833	2,766	(933)
Other Current Charges	6,000	5,500	8,235	(2,735)
Office Supplies	500	458	175	283
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 215,359**	**$ 198,160**	**$ 143,983**	**$ 54,178**
Plant and Field Operations & Maintenance				
Salaries	$ 132,374	$ 121,343	$ 84,800	$ 36,543
FICA	10,127	9,283	6,487	2,796
Workers Comp Insurance	3,500	3,500	1,762	1,738
Plant Mangement	60,000	55,000	-	55,000
Consulting Services	151,360	138,747	126,035	12,711
Telephone	13,360	12,247	11,468	779
Answering Service	1,500	1,375	1,156	219
Postage	19,200	17,600	18,865	(1,265)
Electric	55,000	50,417	44,297	6,120
Bulk Water/Sewer Purchase	1,050,000	962,500	1,046,039	(83,539)
Repairs & Maintenance	60,000	55,000	18,006	36,994
Lake Management	1,440	1,320	-	1,320
Condo Expenses	6,100	5,592	11,637	(6,046)
Office Supplies	1,000	917	471	446
Operating Supplies	40,000	36,667	34,764	1,903
Chemicals	35,000	32,083	-	32,083
Meters	-	-	2,139	(2,139)
Dues & Licenses	-	-	25	(25)
Subtotal Plant and Field Operations & Maintenance	**$ 1,639,961**	**$ 1,503,589**	**$ 1,407,951**	**$ 95,638**
Non-Operating Expenses				
Renewal & Replacement	$ -	$ -	$ 1,963	$ (1,963)
Total Non-Operating Expenses	**$ -**	**$ -**	**$ 1,963**	**$ (1,963)**
Total Expenses	**$ 1,855,320**	**$ 1,701,750**	**$ 1,553,897**	**$ 147,852**
Change in Net Position	**$ 813,380**	**$ 744,559**	**$ 1,154,534**	**$ 409,975**
Total Net Position - Beginning	$ -		$ 5,941,209	
Total Net Position - Ending	$ 813,380		$ 7,095,743	

Reserve

Community Development District

Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Charges for Services:														
Water Revenue	$ 1,300,000	$ 99,638	$ 105,218	$ 105,489	$ 131,973	$ 135,230	$ 123,566	$ 124,865	$ 120,865	$ 120,948	$ 120,184	$ 119,809	$ -	$ 1,307,787
Sewer Revenue	1,300,000	89,045	93,951	92,397	125,558	128,055	119,923	121,897	117,369	117,724	116,227	115,950	-	1,238,095
Misc. Income/Penalties	6,500	1,319	366	2,619	(116)	364	896	2,559	(220)	2,225	348	964	-	11,323
Interest Income	55,000	6,583	6,268	6,224	6,146	5,719	6,551	6,272	6,374	6,220	6,460	6,512	-	69,329
Rental Income	7,200	1,200	600	600	600	600	-	1,200	-	-	-	-	-	4,800
Connection/Meter Fees	-	275	-	2,100	-	-	-	275	74,447	-	-	-	-	77,097
Total Revenues	**$ 2,668,700**	**$ 198,061**	**$ 206,403**	**$ 209,428**	**$ 264,161**	**$ 269,967**	**$ 250,936**	**$ 257,069**	**$ 318,834**	**$ 247,117**	**$ 243,219**	**$ 243,236**	**$ -**	**$ 2,708,431**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 6,000	$ 600	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 200	$ -	$ 4,400
PR-FICA	459	46	31	31	31	31	31	31	31	31	31	15	-	337
Engineering	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	65,000	6,247	3,494	2,491	7,071	1,376	2,237	1,558	1,540	1,691	2,581	-	-	30,284
Annual Audit	8,800	-	-	-	-	-	-	1,000	-	7,800	-	-	-	8,800
Management Fees	46,746	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	-	42,851
Information Technology	1,654	138	138	138	138	138	138	138	138	138	138	138	-	1,516
Website Maintenance	1,103	92	92	92	92	92	92	92	92	92	92	92	-	1,011
Postage & Delivery	2,500	100	85	59	66	76	58	104	25	50	59	14	-	696
Insurance General Liability	51,899	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,086	4,085	-	-	40,847
Printing & Binding	1,200	157	61	26	45	79	130	89	-	7	67	17	-	677
Rentals & Leases	1,323	110	110	110	110	110	110	110	110	110	110	110	-	1,213
Legal Advertising	2,000	125	937	125	-	-	-	-	725	73	-	780	-	2,766
Other Current Charges	6,000	748	753	696	750	771	737	719	768	749	778	765	-	8,235
Office Supplies	500	18	18	18	18	18	18	18	-	18	18	18	-	175
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 215,359**	**$ 16,536**	**$ 14,098**	**$ 12,165**	**$ 16,700**	**$ 11,070**	**$ 11,930**	**$ 12,238**	**$ 11,809**	**$ 19,138**	**$ 12,253**	**$ 6,044**	**$ -**	**$ 143,983**
Plant and Field Operations & Maintenance														
Salaries	$ 132,374	$ 8,700	$ 6,600	$ 7,000	$ 10,550	$ 6,800	$ 6,950	$ 8,850	$ 6,700	$ 6,550	$ 8,600	$ 7,500	$ -	$ 84,800
FICA	10,127	666	505	536	807	520	532	677	513	501	658	574	-	6,487
Workers Comp Insurance	3,500	3,214	-	-	-	(1,452)	-	-	-	-	-	-	-	1,762
Plant Management	60,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Consulting Services	151,360	10,045	10,045	10,829	10,645	15,459	10,245	10,705	11,830	10,705	10,705	14,825	-	126,035
Telephone	13,360	1,146	704	1,526	1,021	849	835	1,220	810	820	760	1,777	-	11,468
Answering Service	1,500	99	127	120	127	131	88	128	130	88	119	-	-	1,156
Postage	19,200	-	1,613	1,610	3,135	1,697	1,854	2,684	1,488	-	3,169	1,613	-	18,865
Electric	55,000	3,650	3,908	3,822	4,306	4,324	4,002	4,014	4,367	3,746	3,841	4,319	-	44,297
Bulk Water/Sewer Purchase	1,050,000	90,034	91,506	94,318	101,032	93,250	101,193	97,398	96,323	89,110	96,172	95,704	-	1,046,039
Repairs & Maintenance	60,000	250	15,246	628	-	250	401	-	250	500	250	232	-	18,006
Lake Management	1,440	-	-	-	-	-	-	-	-	-	-	-	-	-
Condo Expenses	6,100	1,122	1,086	1,037	974	1,025	1,051	1,014	1,038	1,079	1,093	1,117	-	11,637
Office Supplies	1,000	82	-	-	90	-	60	150	-	-	90	-	-	471
Operating Supplies	40,000	314	4,677	750	1,233	3,264	1,857	4,370	6,219	935	8,838	2,307	-	34,764
Dues, Licenses	35,000	-	-	-	-	-	-	-	25	-	-	-	-	25
Meters	-	-	-	-	-	-	-	-	2,139	-	-	-	-	2,139
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Plant and Field Operations & Mainte	**$ 1,639,961**	**$ 119,321**	**$ 136,015**	**$ 122,176**	**$ 133,919**	**$ 126,118**	**$ 129,067**	**$ 131,211**	**$ 131,831**	**$ 114,033**	**$ 134,294**	**$ 129,966**	**$ -**	**$ 1,407,951**
Non-Operating Expenses														
Renewal & Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,963	$ -	$ -	$ -	$ -	$ -	$ 1,963
Total Non-Operating Expenses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,963**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,963**
Total Expenditures	**$ 1,855,320**	**$ 135,857**	**$ 150,113**	**$ 134,342**	**$ 150,619**	**$ 137,188**	**$ 140,997**	**$ 145,412**	**$ 143,640**	**$ 133,172**	**$ 146,548**	**$ 136,011**	**$ -**	**$ 1,553,897**
Net Change in Fund Balance	**$ 813,380**	**$ 62,204**	**$ 56,291**	**$ 75,087**	**$ 113,541**	**$ 132,779**	**$ 109,939**	**$ 111,657**	**$ 175,194**	**$ 113,945**	**$ 96,672**	**$ 107,225**	**$ -**	**$ 1,154,534**