



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

May 12, 2026



Reserve

Community Development District

Revised Meeting 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
May 12, 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 April 14, 2026 Meeting – **Page 4**
3. PNC Account Analysis Statement – **Page 8**
4. Consideration of **Resolution #2026-04** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 14**
5. Discussion of:
 - A. Procedures for the General Election – **Page 24**
 - B. Office Lease with GMS
6. Status Update on Projects Related to St. Lucie West Services District Transition
 - A. Perpetual Utility Easement Approval - Darshan Patil Property
 - B. **Approval of Utility Easement by School Board of St. Lucie County – Page 28**
 - C. **Approval of Perpetual Utility Easement by Darshan Patil – Page 32**
7. Staff Reports
 - A. Engineer
 - B. Attorney
 - C. District Consultant – Invoice with Robert L. Fromm & Associates – **Page 40**
 - D. Manager
 - 1) Invoice from St. Lucie West Service District for Bulk Water and Sewer – **Page 41**
 - 2) Time Sheets for Plant Operations and Rick Riniolo for Underground Services – **Page 42**
8. Financial Reports
 - A. Approval of Check Register – **Page 46**
 - B. Approval of Unaudited Financials – **Page 55**
9. Supervisors Requests and Audience Comments

10. 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, April 14, 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
Gary Surber	Assistant Secretary
Richard Wright	Assistant Secretary
Luis Planas	Assistant Secretary

Also present were:

Robert Szozda	Assistant District Manager
Darrin Mossing	District Manager (by phone)
Robert Fromm	Consultant
George Morgan	Consultant (by phone)
Josh Miller	St. Lucie West Services District
Roberto Cabrera	District Engineer (by phone)
Gary Resnick	District Counsel (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
March 10, 2026 Meeting**

Mr. Szozda presented the minutes of the March 10, 2026 meeting and asked for any corrections, deletions or additions. Upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Planas seconded by Mr. Fettrow with all in favor, the Minutes of the March 10, 2026 Meeting 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. (There were no comments at this time)

FOURTH ORDER OF BUSINESS

Status Update on Projects Related to St. Lucie West Services District Transition

A. Cash Flow Update

Mr. Henry gave a brief overview relating to the lift stations stating St. Lucie West had scheduled 3 lifts stations that were going to be the first 3 to be rehabilitated and indicated those particular locations. Mr. Henry also made some additional comments stating Randy was working with Jeremy and the people at PGA to coordinate cutting of the vegetation, and ribbons would be placed on any landscaping that needed to be removed, and PGA would decide if they wanted to take it out themselves or have Randy do it. He also stated that SLW were just waiting on the materials that were ordered before they could start the job which should be in the next 2 or 3 weeks.

Mr. Miller also made a few additional comments on this item stating they still needed to get some paperwork from the vendor relating to the E-Verify requirement so that was ongoing.

Mr. Henry also made a few additional comments relating the cash flow attachment included in the agenda stating they do have sufficient funds to pay for several of the lift stations, and that the interconnect piping had already been received for both water and sewer.

(At this point a discussion was held among the Board members, Mr. Henry and Mr. Miller, Mr. Cabrera, Mr. Resnick and Mr. Fromm relating to this item, the easement documents, the FDOT Application, getting the RFPs together, and the land re-platting as well)

FIFTH ORDER OF BUSINESS

Staff Reports

A. Engineer

Mr. Szozda moved on to staff reports and ask Mr. Cabrera if he had anything else to report to the Board beyond what was already discussed.

Mr. Cabrera stated he had nothing else to report.

B. Attorney

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

Mr. Resnick stated he was still waiting on the title work for 2 or 3 of the lift stations and other than that, unless the Board had any questions he had nothing else.

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

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

Mr. Fromm stated everything was already discussed earlier other than having the Board approve his invoice in the amount of \$3,800 which reflected the additional meetings that they had out on Spend Thrift and discussions with the District Engineer relating to the plats.

On MOTION by Mr. Surber seconded by Mr. Planas with all in favor, accepting the invoice from Robert L. Fromm & Associates in the amount of \$3,800 was approved.

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 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. (There were no comments at this time)

On MOTION by Mr. Wright seconded by Mr. Surber 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. Surber seconded by Mr. Planas 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 also stated there were no members of the public in the audience for any comments.

Mr. Henry asked when the budget process would begin.

Mr. Mossing stated he would check with the accountant and get back with Mr. Henry to see when they could start that possibly at the next meeting.

Mr. Henry commented that would probably be the May meeting then to start the budget process.

Mr. Mossing stated they would need a minimum of 60 days between proposing the budget and adopting it.

EIGHTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



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	03/01/2026 to 03/31/2026
		STATEMENT DATE
		APRIL 10, 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 BUSINESS BANKING SERVICE: CUSTOMER SERVICE TELEPHONE: 1-877-BUS-BNKG Option #4 BILLING CYCLE MONTHLY	ANALYSIS PERIOD 03/01/2026 to 03/31/2026 STATEMENT DATE APRIL 10, 2026
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CURRENT MONTHLY BALANCE & COMPENSATION			
AVERAGE LEDGER BALANCE	195,071.09	EARNINGS ALLOWANCE(0.035 %)	5.64
LESS: DEPOSIT FLOAT	3,623.97	TOTAL ANALYZED CHARGES	724.80
AVERAGE COLLECTED BALANCE	191,447.12	EXCESS/(DEFICIT) FEES	719.16-
LESS: RESERVES(0.00%)	0.00	TOTAL AMOUNT DUE	719.16 (DEBIT)
INVESTABLE BALANCE	191,447.12		
COLLECTED BALANCE REQUIRED	24,603,401.23		
EXCESS/(DEFICIT) BALANCE	24,411,954.11-		

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	1,357,803.60
				<u>\$40.00</u>	<u>\$1,357,803.60</u>
CHECK DISBURSEMENT SERVICES					
CHECK POSITIVE PAY MONTHLY	20 00 00	1	80.0000	80.00	2,715,607.20
FULL RECON MONTHLY	20 00 10	1	35.0000	35.00	1,188,078.15
INPUT/TRANSMISSION ITEMS	20 02 01	45	0.0400	1.80	61,101.16
				<u>\$116.80</u>	<u>\$3,964,786.51</u>
AUTOMATED CLEARINGHOUSE SERVICES					
PINACLE ACH FILE PROCESSED	25 05 05	2	5.0000	10.00	339,450.90
PINACLE ACH DEBIT/CREDIT ORIGINATED	25 01 02	1,055	0.3500	369.25	12,534,224.48
ACH RETURN ITEM	25 04 00	4	3.0000	12.00	407,341.08
ACH POSITIVE PAY MONTHLY SERVICE	25 10 50	1	22.0000	22.00	746,791.98
				<u>\$413.25</u>	<u>\$14,027,808.44</u>
INFORMATION SERVICES					
PINACLE ACH FUNDS TXFER TEMPLATES	35 05 51	7	0.7500	5.25	178,211.72
PINACLE ACH SPECIAL REPORT	99 99 99	7	3.5000	24.50	831,654.71
PINACLE PLATFORM MONTHLY	99 99 99	1	35.0000	35.00	WAIVED
PINACLE MODULE FEES	40 99 99	5	25.0000	125.00	4,243,136.25
				<u>\$189.75</u>	<u>\$5,253,002.68</u>
MISCELLANEOUS					
PRINTED ANALYSIS STATEMENT FEE	99 99 99	1	2.0000	2.00	WAIVED
				<u>\$2.00</u>	<u>\$0.00</u>



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	03/01/2026 to 03/31/2026 STATEMENT DATE APRIL 10, 2026

SUMMARY OF ACCOUNT SERVICES

SERVICE DESCRIPTION	AFP CODE	VOLUME	UNIT PRICE	TOTAL PRICE	COLLECTED BALANCE REQUIRED
TOTAL ANALYZED CHARGES :				\$724.80	\$24,603,401.23
TOTAL CHARGES THIS CYCLE :				\$761.80	\$24,603,401.23
TOTAL WAIVED CHARGES :				\$37.00	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: XXXXX7724 CUSTOMER: BUSINESS BANKING SERVICE: CUSTOMER SERVICE TELEPHONE: 1-877-BUS-BNKG Option #4 BILLING CYCLE: MONTHLY	ANALYSIS PERIOD 03/01/2026 to 03/31/2026 STATEMENT DATE APRIL 10, 2026
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CURRENT MONTHLY BALANCE & COMPENSATION			
AVERAGE LEDGER BALANCE	195,071.09	EARNINGS ALLOWANCE (0.035 %)	5.64
LESS: DEPOSIT FLOAT	3,623.97	TOTAL ANALYZED CHARGES	724.80
AVERAGE COLLECTED BALANCE	191,447.12	EXCESS/(DEFICIT) FEES	719.16-
LESS: RESERVES(0.00%)	0.00	(TRANSFERRED TOXXXXXX0034)	
INVESTABLE BALANCE	191,447.12		
COLLECTED BALANCE REQUIRED	24,603,401.23		
EXCESS/(DEFICIT) BALANCE	24,411,954.11-		

SUMMARY OF ACCOUNT SERVICES

SERVICE DESCRIPTION	AFP CODE	VOLUME	UNIT PRICE	TOTAL PRICE	COLLECTED BALANCE REQUIRED
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CHECK DISBURSEMENT SERVICES					
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FULL RECON MONTHLY	20 00 10	1	35.0000	35.00	1,188,078.15
INPUT/TRANSMISSION ITEMS	20 02 01	45	0.0400	1.80	61,101.16
				<u>\$116.80</u>	<u>\$3,964,786.51</u>
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PINACLE ACH FILE PROCESSED	25 05 05	2	5.0000	10.00	339,450.90
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PINACLE MODULE FEES	40 99 99	5	25.0000	125.00	4,243,136.25
				<u>\$189.75</u>	<u>\$5,253,002.68</u>
MISCELLANEOUS					
PRINTED ANALYSIS STATEMENT FEE	99 99 99	1	2.0000	2.00	WAIVED
				<u>\$2.00</u>	<u>\$0.00</u>
TOTAL ANALYZED CHARGES :				<u>\$724.80</u>	<u>\$24,603,401.23</u>





ACCOUNT ANALYSIS STATEMENT

CLIENT NAME & ADDRESS	ACCOUNT INFORMATION	ANALYSIS PERIOD
RESERVE COMMUNITY DEVELOPMENT 2160 RESERVE PARK TRACE PORT ST. LUCIE FL 34986	ACCOUNT: XXXXXX7724 CUSTOMER: BUSINESS BANKING SERVICE: CUSTOMER SERVICE TELEPHONE: 1-877-BUS-BNKG Option #4 BILLING CYCLE: MONTHLY	03/01/2026 to 03/31/2026 STATEMENT DATE APRIL 10, 2026

SUMMARY OF ACCOUNT SERVICES

SERVICE DESCRIPTION	AFP CODE	VOLUME	UNIT PRICE	TOTAL PRICE	COLLECTED BALANCE REQUIRED
TOTAL CHARGES THIS CYCLE :				\$761.80	\$24,603,401.23
TOTAL WAIVED CHARGES :				\$37.00	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	03/01/2026 to 03/31/2026
		STATEMENT DATE
		APRIL 10, 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-
YTD TOTAL	174,273.80	171,438.04	.026591	2,239.17	36,079,590.14	35,908,152.10-	2,227.62-



RESOLUTION 2026-04

A RESOLUTION OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2027** AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2027**; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for **Fiscal Year 2027** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Reserve
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2 Water & Sewer Fund

3-5 Narratives

Reserve
Community Development District
Proposed Budget
Water and Sewer Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027	Actuals Thru 3/31/25	Variance %
REVENUES:							
Water Revenue	\$ 1,300,000	\$ 701,115	\$ 810,000	\$ 1,511,115	\$ 1,560,000	\$ 578,674	21%
Sewer Revenue	1,300,000	648,928	750,000	1,398,928	1,490,000	515,571	26%
Misc. Income	6,500	5,447	5,447	10,894	6,500	3,816	43%
Interest Income	55,000	37,491	31,243	68,734	55,000	31,683	18%
Rental Income	7,200	3,600	1,800	5,400	-	4,400	-18%
Connection Fees	-	2,375	-	2,375	-	7,510	-68%
TOTAL REVENUES	\$2,668,700	\$1,398,956	\$1,598,490	\$2,997,446	\$3,111,500	\$1,141,654	
EXPENSES							
Administrative:							
Supervisor Fees	\$ 6,000	\$ 2,600	\$ 1,800	\$ 4,400	\$ 6,000	\$ 2,600	0%
FICA Taxes	459	199	138	337	459	199	0%
Engineer Fees	20,000	-	10,000	10,000	20,000	-	0%
Attorney	65,000	17,143	49,000	66,143	65,000	6,900	148%
Annual Audit	8,800	-	8,800	8,800	8,800	-	0%
Management Fees	46,746	23,373	23,373	46,746	49,083	22,050	6%
Information Technology	1,654	827	827	1,654	1,736	788	5%
Website Administration	1,103	552	552	1,104	1,158	525	5%
Postage & Delivery	2,500	445	445	890	2,500	275	62%
Rentals & Leases	1,323	662	662	1,324	1,389	630	5%
General Liability and Public Officials Insurance	51,899	20,424	20,424	40,848	48,643	23,755	-14%
Printing & Binding	1,200	498	498	996	1,200	460	8%
Legal Advertising	2,000	1,188	750	1,938	2,000	1,080	10%
Bank Fees and Other Charges	6,000	4,456	4,456	8,912	6,000	3,979	12%
Office Supplies	500	105	105	210	500	418	-75%
Dues, Licenses & Subscriptions	175	175	-	175	175	175	0%
TOTAL ADMINISTRATIVE	\$215,358	\$72,647	\$121,830	\$194,477	\$214,644	\$63,834	

Reserve
Community Development District
Proposed Budget
Water and Sewer Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027	Actuals Thru 3/31/25	Variance %
Operations & Maintenance							
Plant and Field Operations							
Salaries/Benefits	\$ 132,374	\$ 46,600	\$ 46,600	\$ 93,200	\$ 107,206	\$ 43,000	8%
FICA	10,127	3,565	3,565	7,130	8,201	3,290	8%
Workers Comp Insurance	3,500	1,762	-	1,762	3,500	3,361	-48%
Plant Management	60,000	-	-	-	-	90,000	-100%
Consulting Services/Utility Billing	151,360	67,267	67,267	134,534	139,480	65,896	2%
Telephone	13,360	6,081	6,081	12,161	13,360	5,782	5%
Answering Service	1,500	692	692	1,384	1,500	685	1%
Postage	19,200	9,910	9,910	19,820	19,200	9,788	1%
Electric	55,000	24,011	24,011	48,022	55,000	30,597	-22%
Bulk Water/Sewer Purchase	1,050,000	571,333	576,000	1,147,333	1,152,000	471,145	21%
Repairs & Maintenance	60,000	16,774	16,774	33,548	60,000	35,345	-53%
Lake Management	1,440	-	-	-	-	720	0%
Condo Expenses	6,100	6,296	6,296	12,592	6,100	4,593	37%
Office Supplies	1,000	232	232	464	1,000	245	-5%
Operating Supplies	40,000	12,045	12,045	24,090	20,000	62,213	-81%
Chemicals	35,000	50	1,500	1,550	5,000	17,006	-100%
Total Plant and Field Operations	\$1,639,961	\$766,618	\$770,973	\$1,537,590	\$1,591,547	\$843,666	
TOTAL EXPENSES	\$1,855,319	\$839,265	\$892,802	\$1,732,067	\$1,806,191	\$907,500	
OPERATING INCOME	\$813,381	\$559,691	\$705,687	\$1,265,379	\$1,305,309	\$234,154	
Non-Operating Income/(Expenses)							
Renewal & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,115	
Total Non-Operating Income/(Expenses)	\$-	\$-	\$-	\$-	\$-	\$15,115	
EXCESS REVENUES (EXPENSES)	\$813,381	\$559,691	\$705,687	\$1,265,379	\$1,305,309	\$219,039	

Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Water Revenue

The estimated amount that will be billed to users of the potable water system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year.

Wastewater Revenue

The estimated amount that will be billed to users of the wastewater system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year.

Misc. Income

The District charges a 10% late penalty on delinquent monthly utility accounts up to a maximum of \$2,160 per meter.

Interest Income

The District invests its excess funds with the Florida State Board of Administration. Also includes interest earned on bond funds invested in Money Market account.

Rental Income

The District owns an office condo which will be used by other entities. A monthly rental fee will be charged for the use of the space.

Expenses - Administrative

Supervisors Fees/FICA Taxes

The District anticipates 10 meetings per year with three board members in attendance and each receiving \$200.00 per meeting plus payroll taxes.

District Engineering Fees

The services include the preparation of an engineering report, attendance of monthly board meetings, reviewing requisitions and invoices, etc.

District Attorney Fees

The District has a contract with Gray Robinson PA as legal counsel to the District. The contract includes general legal services, preparation and attendance of monthly meetings, agreement and contract review, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District currently has a contract with Grau and Associates.

District Management Fees

The following services are provided to the District by a Management contract with GMS-South Florida, LLC. The services provided are further outlined in Exhibit of the contract.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

Expenses - Administrative (continued)

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc., based on prior years cost.

Rentals & Leases

The District will be charged \$100.00 per month for office rent from GMS-South Florida, LLC where the District’s administrative offices are located.

Insurance General Liability

Egis Insurance & Risk Advisors, who specializes in providing local governments with insurance coverage currently, holds the District’s insurance policy. The District’s coverage includes General Liability, Workers’ Comp, Property, Plant and Automobile.

Printing and Binding

Accounts Payable checks, stationery, envelopes, photocopies, etc.

Legal Advertising

Represents cost associated with legal advertising requirements of the District for monthly meetings, public hearings, notice to bidders, etc.

Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Miscellaneous Office Supplies based on prior years’ cost.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to FloridaCommerce for \$175.00.

Expenses - Plant & Field Operations

Consulting Services

The District will contract the following services related to the operations of the District’s water and Wastewater utility system, includes payroll and benefits:

Description		Amount
Utility Billing Manager	\$7,400 per month	\$88,800
District Consultants (Fromm & Morgan)		\$38,000
Contingency		\$12,680
	Total	\$139,480

Telephone

Telephone and fax machine, amount based on prior years’ cost.

Description	Monthly	Amount
AT&T/Comcast	\$750 avg	\$9,000
T. Perkins/R. Riniolo Cell Reimb	\$200	\$2,400
Contingency		\$1,960
	Total	\$13,360

Reserve
Community Development District
Budget Narrative
Fiscal Year 2027

Expenses- Plant and Field Operations (continued)

Answering Service

The District has contracted with A Personal Answering Service to handle the off-hours calls. The rate averages \$100 per month, plus additional holiday coverage.

Postage

The District currently contracts with InfoSend to print and mail the monthly Utility invoices to the customers.

Electric

The District currently has the following utility accounts with Florida Power & light:

Account	Location
07958-53373	9710 Reserve Blvd #LS
18601-58268	Plantation Lakes Dr. # Lift Station 7
20545-80333	9491 Brandywine Ln #LS
23613-27766	2160 NW Reserve Park Trace
23843-26761	Commerce Lakes D #LSS-3
28708-21028	Club House Dr - LS
38178-27003	5860 Legends Dr #LS
38208-21092	9541 Legends Dr #Lift Station
38258-26013	7855 Legends Dr #LS
48958-26008	Legends Dr #Lift Sta S1 T-8
52582-41529	1916 Perfect Drive LS
65271-37274	8350 Mulligan Rd #Lift
72514-30166	8795 Champions Way #Lift
88950-40098	0857 Links Way #Lift Station
94346-01549	2002 Dogleg Dr #Lift Station
98516-72221	8501 NW Commerce Center Dr Lift Station

Bulk Water/Sewer Purchase

The District has an interconnect agreement with the St. Lucie West Services District to provide bulk potable water and bulk sewer. The District has reserved 500,000 gallons per day of water capacity and 360,000 per day of sewer capacity. The amount budgeted includes a \$870.18 monthly base charge and average usage of 310,000 GPD for water and 233,000 GPD for sewer.

Repairs & Maintenance

Represents any repairs and maintenance cost the District may incur. The amount for the Fiscal Year is based on historical costs.

Condo Expenses

This represents the costs associated with the office condo owned by the District. Expenses include Condo Fees, electric and cleaning costs.

Office Supplies

Any supplies needed for normal operations of the District Utility Billing office.

Operating Supplies

Purchase of supplies for the District. Amount based on the following items:

Description	Amount
General Supplies	\$25,000
Oil/Gas	\$5,000
Misc.	\$10,000
Total	\$40,000

Chemicals

Represents all necessary chemicals for the utility plant.

Capital Outlay

Any Capital improvement for the utility plant.

Exhibit A

Reserve

Community Development District Capital Plan Reserve Transfer To SLWSD

I. Cash Reconciliation - 9-30-25

Cash & Investments	\$	1,955,326
Less: Current Liabilities	\$	(411,839)
Adjusted Cash & Investments	\$	1,543,487
Projected Excess Revenues - FY 2026	\$	1,265,379
Estimated Cash and Investments - 10-1-26	\$	2,808,865

II. Projected Future Funding and Capital Expenditures

Funding Sources

Estimated Balance - 10-1-26	\$	2,808,865
Excess Operating Revenues - FY 2027	\$	1,305,309
Excess Operating Revenues - FY 2028	\$	850,000
Land Sale Proceeds	\$	4,025,000
Other Sources	\$	(1,649,174)
Total Sources	\$	7,340,000

Capital Expenditures

Water Main and Force Main Interconnect	\$	330,000
Lift Station Rehab Project	\$	2,520,000
Water and Sewer Line Work - North Side	\$	65,000
Abandonment/Refurbishment WTP and WWTP	\$	-
Refurbishment Existing WTP High Service System	\$	-
AMR to AMI Meters	\$	900,000
Meter Billing Switchover	\$	25,000
Septic to Sewer Conversion	\$	-
Interconnect Construction Cost	\$	2,500,000
Contingency	\$	1,000,000
Total Capital Expenditures	\$	7,340,000
Surplus (Shortfall)	\$	-

154592.9
1800732.8

122069
289770

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of the Reserve Community Development District (“District”) will commence at [noon on June 8, 2026](#), and close at [noon on June 12, 2026](#). As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning [May 25, 2026](#), to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisors of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the [June 8-12](#) qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex 250 NE Country Club Drive Port St. Lucie, Florida 34986-2408 Telephone: (772) 462-1500	Dorothy J. Conrad County Admin. Annex 1664 S.E. Walton Road Port St. Lucie, Florida 34952 Telephone: (772) 462-1500
---	--

Renaissance Business Park 4132 Okeechobee Road Fort Pierce, Florida 34947 Telephone: (772) 462-1500	Tradition Tax Collector’s Office 10264 SW Village Parkway Port St. Lucie, Florida 34987 (772) 462-1500
--	---

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has [two](#) seats up for election, specifically [Seat #3](#), and [Seat #5](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 3, 2026](#), in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

DISTRICT
Darrin Mossing, District Manager
RESERVE COMMUNITY DEVELOPMENT
DISTRICT

CANDIDATE OATH NONPARTISAN OFFICE

(Do not use this form if a Judicial or School Board Candidate)
Check box **only** if you are seeking to qualify as a write-in candidate:

Write-in Candidate

OFFICE USE ONLY

Name to appear on ballot: _____

Check box if there are two last names without hyphen. (Name cannot be changed after qualifying.)

Check box if name includes nickname. (To use nickname, you must complete the Affidavit of Nickname on page 2 of this form.)

I swear or affirm that I am a candidate for the nonpartisan office of _____,
(Office)

_____, _____, _____; I am a qualified elector of _____ County, Florida;
(District #) (Circuit #) (Group or Seat #)

I am a qualified elector under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

I swear or affirm, in addition to being a citizen of the United States, that: (Check applicable box.)

I am not a citizen of another country. I am a citizen of another country, specifically _____.

Statement of Legal Name Change: I have not legally changed my name through a petition pursuant to s. 68.07, F.S., during the 365-day period preceding the beginning of qualifying. (This does not apply to any change of name in proceedings for dissolution of marriage or adoption of children or based on a change of name conducted with a marriage certificate.)

Statement of Outstanding Fines, Fees, or Penalties: (Check applicable box. If you do owe more than \$250, you must also specify the amount owed and each entity that levied the same on page 2 of this form.)

I do not / I do owe outstanding fines, fees, or penalties that cumulatively exceed \$250, for any violations of s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees under part III of chapter 112, any local ethics ordinance governing standards of conduct and disclosure requirements, or chapter 106. (s. 99.021(1)(d), F.S.)

()

Signature of Candidate

Telephone Number

Email Address

Address of Legal Residence

City

State

ZIP Code

STATE OF FLORIDA

COUNTY OF _____

Signature of Officer Administering Oath

Affix Seal Below or, if judge, provide name, title, and court (s. 92.50, F.S.)

Sworn to (or affirmed) and subscribed before me by means of

online notarization OR physical presence

this _____ day of _____, 20_____.

Type of Identification Produced: _____

Phonetic Spelling of Name
(Not required for qualifying)

Print the name phonetically on the line below as you wish your name to be pronounced on the audio ballot that may be used by persons with disabilities (see attached Guide for Phonetic Spelling).

Detailed Statement of Outstanding Fines, Fees, or Penalties
(Continued)

Amount	Entity

Affidavit of Nickname
(Only required if using nickname for the ballot)

My legal name is _____. I am over the age of eighteen (18) and the contents of this affidavit are true and correct.

My nickname is _____. I am generally known by this nickname or have used it as part of my legal name. I have not created the nickname to mislead voters. My nickname does not imply I am some other person, constitute a political slogan or otherwise associate me with a cause or issue, or that is obscene or profane.

Signature of Candidate: _____

STATE OF FLORIDA

COUNTY OF _____

Signature of Officer Administering Oath
Affix Seal Below or, if judge, provide name, title, and court (s. 92.50, F.S.)

Sworn to (or affirmed) and subscribed before me by means of
online notarization OR physical presence
this _____ day of _____, 20_____.

Type of Identification Produced: _____

Guide for Printing Phonetic Spelling of Candidate's Name for Audio Ballot

(Do not submit this page to the filing officer)

1. Use the tables below for Phonetic Spelling of Candidate's Name on page 2 of Form.
2. Use upper case for "stressed" syllables. Use lowercase for "unstressed" syllables.
3. Use dashes (-) to separate syllables.
4. Add any notes such as rhyming examples, silent letters, etc.

Vowels			
Stressed Vowel Sounds		Unstressed Vowel Sounds	
EE	(FEET) feet	uh	(SO-fuh) sofa (FING-guhr) finger
I	(FIT) fit		
E	(BED) bed		
A	(KAT) cat (KAD) cad		
AH	(FAH-thur) father (PAHR) par		
AH	(HAHT) hot (TAH-dee) toddy		
UH	(FUHJ) fudge (FLUHD) flood		
UH	(CHUHRCH) church		
AW	(FAWN) fawn	Certain Vowel Sounds with R	
U	(FUL) full	AHR	(PAHR) par
OO	(FOOD) food	ER	(PER) pair
OU	(FOUND) found	IR	(PIR) peer
O	(FO) foe	OR	(POR) pour
EI	(FEIT) fight	OOR	(POOR) poor
AI	(FAIT) fate	UHR	(PUHR) purr
OI	(FOIL) foil		
YOO	(FYOOR-ee-uhs) furious		

Consonants			
B	(BED) bed	R	(RED) red
D	(DET) debt	S	(SET) set
F	(FED) fed	T	(TEN) ten
G	(GET) get	V	(VET) vet
H	(HED) head	Y	(YET) yet
HW	(WHICH) which	W	(WICH) witch
J	(JUHG) jug	CH	(CHUHRCH) church
K	(KAD) cad	SH	(SHEEP) sheep
L	(LAIM) lame	TS	(ITS) its
M	(MAT) mat	TH	(THEI) thigh
N	(NET) net	TH	(THEI) thy
NG	(SING-uhr) singer	ZH	(A-zuhr) azure (VI-zuhn) vision
P	(PET) pet	Z	(GOODZ) goods

Examples of Phonetically Spelled Names	
Name on Ballot	Pronounced As
Mishaud	mee-SHO ('d' is silent)
Jahn	HAHN (rhyme: fawn)
Beauprez	boo-PRAI (rhyme: hooray)
Maniscalco	man-uh-SKAL-ko
Tangipahoa	TAN-ji-pah-HO-uh
Monte	Mahn-TAI
Tanya	TAWN-yuh (not TAN)
Pittsfield	PITS-feeld
Hubbardston	HUH-buhz-tuhn

This Instrument Prepared by and Return to:

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

UTILITY EASEMENT

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATE

THIS UTILITY EASEMENT, executed this 14 day of April, 2024, by **SCHOOL BOARD OF ST. LUCIE COUNTY**, a government, whose post office address is 9461 Brandywine Lane, Port St. Lucie, Florida 34986, first party, to the **Reserve Community Development District**, a community development district organized and existing under Chapter 190, Florida Statutes, whose post office address is 2160 Reserve Park Trace Port St. Lucie, FL 34986, second party:

(Wherever used in this instrument the terms "first party" and second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: The first party, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid by the second party, the receipt and sufficiency of which are hereby acknowledged, together with all other covenants made by the second party and contained in this instrument, has granted, bargained, and sold unto the second party forever a utility easement over the following described lot, piece, or parcel of land, situate, lying, and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit "A"

("Utility Easement Area") for the purposes of ingress, egress, construction, repair, installation, and maintenance of water, sewer, irrigation, utility facilities, and related appurtenances, together with a general ingress/egress easement over and across the driveways, parking, common, or general areas of the first party for the purpose of access to and maintenance of any of the second party's utility facilities and equipment located within or upon the described Utility Easement Area.

IT IS UNDERSTOOD that this utility easement is given upon the express understanding and condition that the Utility Easement Area may be used by first party, its successors, assigns, invitees, and licensees, for any use not inconsistent with this

easement, provided, however, that no building, structure, fencing, pavement, curbing, landscaping, or other improvement shall be constructed, installed, or erected on the described Utility Easement Area by the first party that would restrict the installation, operation, or maintenance of, or in any manner result in damage to, the utility facilities of the second party, and provided, further, that any such building, structure, fencing, pavement, curbing, landscaping, or other improvement constructed, installed, or erected by the first party shall be subject to removal or destruction by the second party without liability or responsibility on the part of the second party.

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

FIRST PARTY:

**SCHOOL BOARD OF
ST. LUCIE COUNTY**

Attest:

[Signature]
Print Name: Jan R. Prince
Title: Superintendent

[Signature]
Print Name: Troy Ingersoll
Title: Chairman

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 14 day of April, 2026, by Troy Ingersoll as Chairman of SCHOOL BOARD OF ST. LUCIE COUNTY, a government entity, on behalf of the first party. He/She is personally known to me, or has produced _____ as identification, and did did not take an oath.

[Notary Seal or Stamp]



[Signature]
Notary Public—State of Florida
Print Name: Jennifer Lincoln
My Commission Expires: 8-01-2029

ACCEPTANCE OF EASEMENT

The above easement is hereby accepted this ____ day of _____, 20__.

SECOND PARTY:

**RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice-Chair

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____ as Chair/Vice-Chair of the RESERVE COMMUNITY DEVELOPMENT DISTRICT, a community development district, on behalf of the second party. He/she is personally known to me, or has produced _____ as identification, and did did not take an oath.

[Notary Seal or Stamp]

Notary Public-State of Florida
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

Legal Description of Utility Easement Area

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 15th day of May, 2026, by **Darshan Patil**, an individual, whose mailing address is 871 NE 207th Lane, Apt 201 North Miami Beach, FL 33179-1952 ("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: 3327-000-0000-000-3 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 sewer, water, 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

[Handwritten Signature]
15th May 2026

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. **Construction.** Grantee, at its sole cost and expense, shall install and provide a force main water and sewer service stub-out to the boundary of the Easement Area (the "Stub-Out") as part of the Utility Facilities. The Stub-Out is being provided as a convenience to Grantor and is intended to facilitate future connections. Notwithstanding the foregoing, Grantee shall have no obligation to pay, and Grantor shall be solely responsible for, any and all future impact fees, connection fees, other capital costs including for a pump station connection, capacity charges, tap fees, assessments, or other costs of any kind to connect to services or imposed by any utility provider or governmental authority in connection with any connection to or use of the Stub-Out or utility services. Grantee may permit connection to, co-location within, or joint use of the Utility Facilities by Grantee's affiliates, contractors, and other utility providers providing compatible services, to the extent permitted by law and consistent with the Easement; provided that such use does not materially increase the burden on the Grantor Property beyond what is reasonably contemplated herein. Grantee shall perform work in the Easement Area in a good, workmanlike, and safe manner in compliance with applicable laws and permits.

4. **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

JRD
May 1st 2026

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.

5. **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.

6. **Additional Consideration.** Grantee shall pay Grantor the sum of seven thousand five hundred dollars (\$7,500) as additional consideration for this Easement within thirty (30) days of the Parties' approval. As a condition of such payment, Grantor shall provide Grantee with appropriate tax identification for such payment. Grantor shall be responsible for any tax liability as a result of such payment.

7. **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


May 15 2026

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.

8. **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.

9. **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.

10. **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.

11. **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]

Delv
May 15th 2026

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

GRANTOR:

Attest:

Darshan Patil

Name: _____
Address: 871, N.E. 207 Lane
Bldg. 15, Apt. 201,
N.M.B, F.L. - 33179

Darshan Patil

[Handwritten Signature]
May 1st 2026

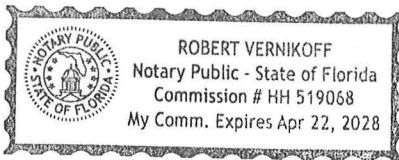
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Darshan Patil, who is personally known to me, or produced FL-DL as identification.

[Notary Seal or Stamp]

[Handwritten Signature]
Notary Public—State of Florida
Print Name: Robert Vernikoff
My Commission Expires: 2/22/28



ACCEPTANCE OF EASEMENT

The above easement is hereby accepted this ____ day of _____, 2026.

GRANTEE:

**Reserve Community Development
District**

Attest:

Name: _____
Address: _____

Print Name: _____
Its: _____

Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

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

[Notary Seal or Stamp]

Notary Public-State of Florida
Print Name: _____
My Commission Expires: _____

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 CONTINUE SOUTH 00°00'11" WEST, A DISTANCE OF 48.81 FEET; THENCE NORTH 89°55'53" WEST, A DISTANCE OF 65.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COMMERCE CENTER DRIVE A 100.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, AS SHOWN IN OFFICIAL RECORDS BOOK 3040, PAGE 1668 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING ALSO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 002°51'33", A DISTANCE OF 52.39 FEET, THE CHORD OF WHICH BEARS NORTH 18°46'18" EAST, WITH A CHORD DISTANCE OF 52.39 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 88°58'54" EAST, A DISTANCE OF 48.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,808.39 SQUARE FEET OR 0.0645 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

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

Sheet 1 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

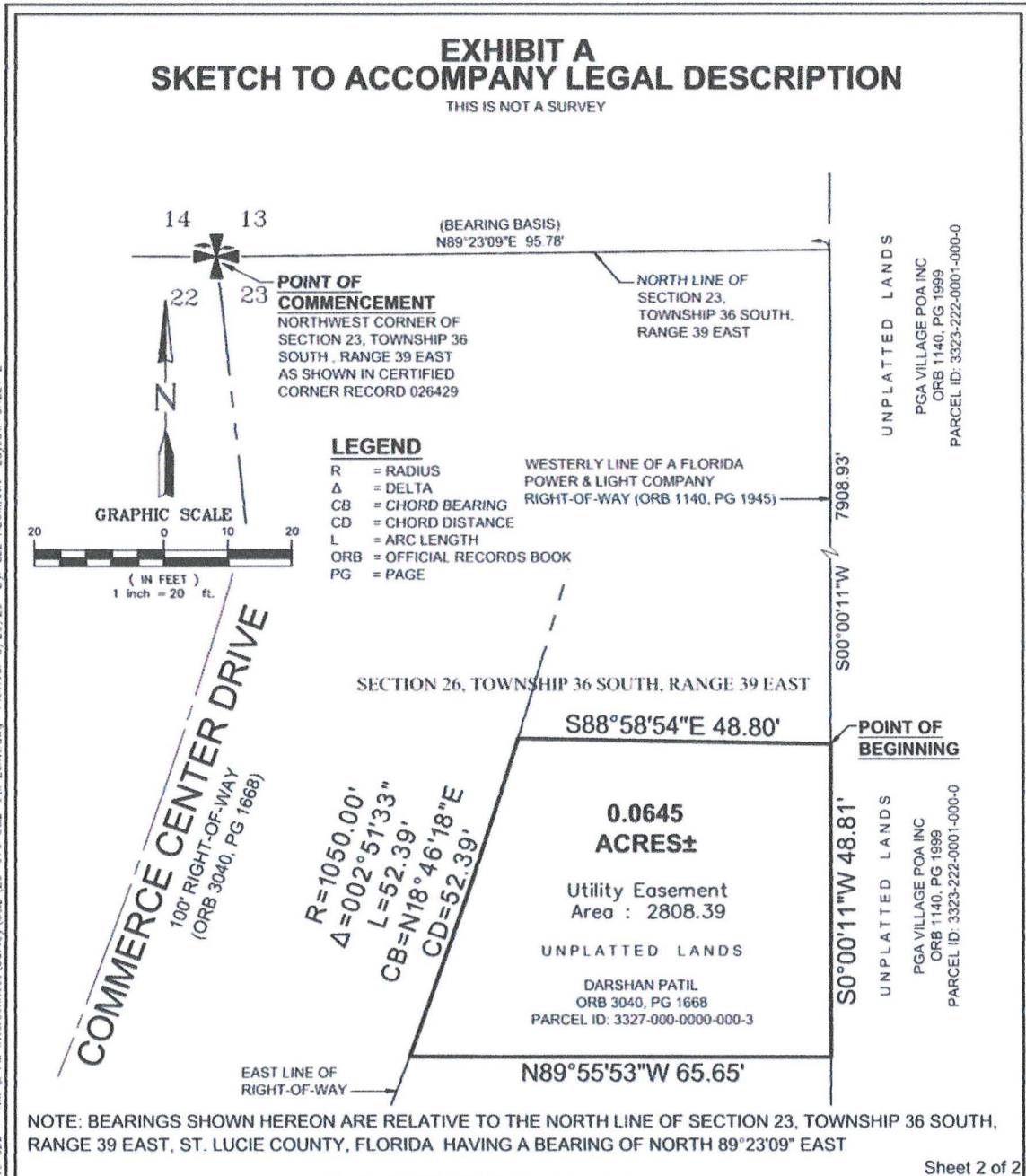
LEGAL DESCRIPTION

DATE: 3/15/2026	DRAWN: JHY
SCALE: N/A	JOB No. 25-070

JHY
7
May 15, 2026

EXHIBIT A SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



P:\Proj-2025\25-070 Reserve CDD - WM & FM Interconnect\Survey\S&D\25-070 S&D URI EasL.dwg Plotted: 3/20/26 By: LEE REUMANN Layout: SHEET 2

CULPEPPER & TERPENING INC

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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

UTILITY EASEMENT	
SKETCH OF DESCRIPTION	
DATE: 3/15/2026	DRAWN JHY
SCALE: 1"=20'	JOB No. 25-070

[Handwritten Signature]
 May 1st 2026

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

Invoice

June 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.
- Two trips to meet with potential hotel developer.
- Discussions of fees with George and John.
- Several trips and meetings with Tina.
- Discussions and emails with John Baker and Roberto on Replat and signatures to submit to the City.
- Review of numerous emails and discussions.

Total Amount Now Due

\$3,400.00

ST. LUCIE WEST SERVICES DISTRICT
450 SW UTILITY DRIVE

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

Invoice No. BW00178

Due Date	Amount Enclosed
5/1/2026	\$

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: **BW00178**

Statement Date: Wednesday, April 1, 2026



Gallons	Description	Read Date	Read	End Date	Read	Unit Price	TOTAL	
15,718,232	Bulk water usage	3/1/2026	252598490	43/1/2026	268316722	\$ 3.64	57,214.36	
	Base rate water					\$ 948.50	\$ 948.50	
10,651,000	Bulk sewer usage	3/1/2026	326467	4/1/2026	337118	\$ 4.04	43,030.04	
	March 2026 Usage							
	J. Miller, District Manager M. Matos, Utility Billing Specialist P. Powers, Reserve Utility							

Subtotal	\$ 101,192.90
Shipping	
Total	\$ 101,192.90
Due Date	5/1/2026

For your records

Comments:

Please note: Retain the bottom portion for your records.

TIME SHEETS

Reserve CDD

Rick Riniolo

Thursday	5-Mar	4	
Friday	6-Mar	6	
Saturday	7-Mar	4	
Sunday	8-Mar	4	
Monday	9-Mar	6	leak 7401 Laurels
Tuesday	10-Mar	4	
Wednesday	11-Mar	4	
	Total	32	

Dominic Smith

Thursday
Friday
Saturday
Sunday
Monday
Tuesday
Wednesday

Total

TIME SHEETS

Reserve CDD

Rick Riniolo

Thursday	12-May	4	
Friday	13-May	6	
Saturday	14-May	4	
Sunday	15-May	4	
Monday	16-May	4	
Tuesday	17-May	5	leak 7202 March
Wednesday	18-May	5	leak 7202 March
	Total	32	

Dominic Smith

Thursday
Friday
Saturday
Sunday
Monday
Tuesday
Wednesday

Total

TIME SHEETS

Reserve CDD

Rick Riniolo

Thursday	19-Mar	4	
Friday	20-Mar	6	
Saturday	21-Mar	4	
Sunday	22-Mar	4	
Monday	23-Mar	4	
Tuesday	24-Mar	5	DEP correspondence
Wednesday	25-Mar	5	DEP correspondence
	Total	32	

Dominic Smith

Thursday			
Friday			
Saturday			
Sunday			
Monday	23-Mar	\$300.00	read meters
Tuesday			
Wednesday			
	Total		

TIME SHEETS

Reserve CDD

Rick Riniolo

Thursday	26-Mar	7	call out leak 9554 Avenel
Friday	27-Mar	9	lift station 14
Saturday	28-Mar	4	
Sunday	29-Mar	4	
Monday	30-Mar	4	
Tuesday	31-Mar	4	
Wednesday	1-Apr	4	
	Total	36	

Dominic Smith

Thursday
Friday
Saturday
Sunday
Monday
Tuesday
Wednesday

Total

Reserve
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
3/1-3/31	14289-14325 AUTOPAY	\$217,155.60 \$4,491.62
TOTAL		\$221,647.22

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	00729	2/03/26	34220203	202602 320-53600-41100	FEB 26 - ANSWERING SVC	*	131.15		
		3/03/26	34220303	202603 320-53600-41100	MAR 26 - ANSWERING SVC	*	88.15		
								219.30	014289

3/13/26	00616	3/01/26	25737988	202603 320-53600-46100	MAR 26 - MONTHLY ASSESS	*	896.87		
								896.87	014290

3/13/26	00770	2/26/26	103100	202601 300-16900-20100	JAN 26-WATER/FORCE MAIN	*	63,206.25		
		2/26/26	103102	202601 300-16400-30000	WATER/WASTEWATER SUPPORT	*	9,625.00		
		2/26/26	103103	202601 300-16900-20000	JAN 26 - LS UPGRADES BID	*	27,910.00		
								100,741.25	014291

3/13/26	00012	3/10/26	9-206-98	202603 310-53600-42000	DELIVERIES THRU 3/03	*	27.13		
								27.13	014292

3/13/26	00009	4/01/26	04012026	202604 320-53600-34400	APR 26 - CONSULTING SVCS	*	3,400.00		
								3,400.00	014293

3/13/26	00486	3/01/26	574	202603 310-53600-34000	MAR 26 - MGMT FEES	*	3,895.50		
		3/01/26	574	202603 310-53600-44000	MAR 26 - RENT	*	110.25		
		3/01/26	574	202603 310-53600-35100	MAR 26 - COMPUTER TIME	*	137.83		
		3/01/26	574	202603 310-53600-49500	MAR 26 - WEBSITE ADMIN	*	91.92		
		3/01/26	574	202603 310-53600-51000	MAR 26 - OFFICE SUPPLIES	*	17.50		
		3/01/26	574	202603 310-53600-42000	MAR 26 - POSTAGE	*	31.08		
		3/01/26	574	202603 310-53600-42500	MAR 26 - COPIES	*	130.30		
		3/02/26	575	202603 320-53600-34400	MAR 26 - UTILITY BILLING	*	7,044.53		
								11,458.91	014294

3/13/26	00749	3/09/26	11351420	202602 300-16900-20000	FEB 26 - LIFT STATION SVC	*	1,023.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/09/26		11351420	202602	300-16900-20100						*	356.00		
		FEB 26							FORCE MANIN SVC				
3/09/26		11351420	202602	310-53600-31500						*	1,376.00		
		FEB 26							GENERAL COUNSEL				
GRAY ROBINSON, PA												2,755.50	014295
3/13/26	00017	2/22/26	6835	202602	320-53600-52000					*	87.34		
									MISC. SUPPLIES				
HOME DEPOT CREDIT SERVICES												87.34	014296
3/13/26	00723	2/01/26	304315	202601	320-53600-42000					*	100.13		
									JAN 26 - MONTHLY SUPPORT				
		2/28/26	305737	202602	320-53600-42000					*	1,496.96		
									FEB 26 - MONTHLY MAILING				
		3/01/26	306060	202602	320-53600-42000					*	100.24		
									FEB 26 - MONTHLY SUPPORT				
INFOSEND, INC.												1,697.33	014297
3/13/26	90000	3/13/26	01007204	202603	300-11500-10000					*	30.03		
									001007204 WERONIK, PAT				
WERONIK, PAT ESTATE OF												30.03	014298
3/13/26	90000	3/13/26	01121103	202603	300-11500-10000					*	61.40		
									001121103 FRANCIS, FRED &				
FRANCIS, FRED & CAROL ANN												61.40	014299
3/13/26	90000	3/13/26	01121202	202603	300-11500-10000					*	88.09		
									001121202 SMITH, KAREN A.				
SMITH, KAREN A.												88.09	014300
3/13/26	90000	3/13/26	01150403	202603	300-11500-10000					*	36.91		
									001150403 FARRELL, ELISE				
FARRELL, ELISE												36.91	014301
3/13/26	90000	3/13/26	01203008	202603	300-11500-10000					*	82.93		
									001203008 WARREN, ROSEANN				
WARREN, ROSEANN												82.93	014302
3/13/26	90000	3/13/26	01222104	202603	300-11500-10000					*	74.63		
									001222104 BEDARD & BOIVIN				
BEDARD, LYNE & BOIVIN, MICHEL												74.63	014303
3/13/26	90000	3/13/26	01229605	202603	300-11500-10000					*	81.88		
									001229605 BIEDKA, JOHN &				
BIEDKA, JOHN & KATHLEEN												81.88	014304
RESV -RESERVE-													
PPOWERS													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	90000	3/13/26	01232603	202603	300	11500	10000		O'CONNOR, JEFF	*	115.88		
			001232603						O'CONNOR, JEFFREY & CYNTHIA			115.88	014305
3/13/26	90000	3/13/26	01233105	202603	300	11500	10000		RASMUSSEN, DON	*	53.85		
			001233105						RASMUSSEN, DONALD & EILEEN			53.85	014306
3/13/26	90000	3/13/26	01260603	202603	300	11500	10000		RODGERS, CHARLE	*	98.51		
			001260603						RODGERS, CHARLES & JACQUELINE			98.51	014307
3/13/26	90000	3/13/26	01268002	202603	300	11500	10000		RATH, RUTH & DA	*	177.17		
			001268002						RATH, RUTH & DALE			177.17	014308
3/13/26	90000	3/13/26	01281305	202603	300	11500	10000		BARRETT, DON &	*	72.31		
			001281305						BARRETT, DONALD & LISA			72.31	014309
3/13/26	90000	3/13/26	01286205	202603	300	11500	10000		KIM, SUNG J	*	49.84		
			001286205						KIM, SUNG J			49.84	014310
3/13/26	90000	3/13/26	01300002	202603	300	11500	10000		MICELI, CATHERI	*	132.12		
			001300002						MICELI, CATHERINE TR			132.12	014311
3/13/26	90000	3/13/26	01300602	202603	300	11500	10000		MERRITT, HENRY	*	40.15		
			001300602						MERRITT, HENRY & JUDITH			40.15	014312
3/13/26	90000	3/13/26	01320807	202603	300	11500	10000		WILLIAMS, DANIE	*	266.74		
			001320807						WILLIAMS, DANIELLE & PATRICK			266.74	014313
3/13/26	90000	3/13/26	01321603	202603	300	11500	10000		NADEAU, HEATHER	*	89.45		
			001321603						NADEAU, HEATHER			89.45	014314
3/13/26	90000	3/13/26	01337702	202603	300	11500	10000		SHREIBER, JOE	*	50.38		
			001337702						SHREIBER, JOE			50.38	014315
3/13/26	90000	3/13/26	01347502	202603	300	11500	10000		MURPHY, JOHN	*	59.60		
			001347502						MURPHY, JOHN			59.60	014316

RESV -RESERVE- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	90000	3/13/26	01561400	202603	300	11500	10000		YODICE, SUZANNE	*	30.12	30.12	014317
			001561400						YODICE, SUZANNE				
3/13/26	90000	3/13/26	01571100	202603	300	11500	10000		GRANDE CONSTRUCTION	*	32.86	32.86	014318
			001571100						GRANDE CONSTRUCTION				
3/13/26	90000	3/13/26	01604003	202603	300	11500	10000		PAUCIUOLO, FRANCIS & MICHELLE	*	58.36	58.36	014319
			001604003						PAUCIUOLO, FRANCIS & MICHELLE				
3/13/26	90000	3/13/26	01704501	202603	300	11500	10000		SOBCZYK, JOHN	*	99.59	99.59	014320
			001704501						SOBCZYK, JOHN				
3/13/26	90000	3/13/26	01990105	202603	300	11500	10000		EXP REALTY	*	26.16	26.16	014321
			001990105						EXP REALTY				
3/13/26	90000	3/13/26	01998301	202603	300	11500	10000		CLEAN SPACE PRESSURE WASHING	*	243.95	243.95	014322
			001998301						CLEAN SPACE PRESSURE WASHING				
3/13/26	00726	3/06/26	19549373	202603	320	53600	46000		ROCKET COOLING	*	400.50	400.50	014323
			A/C REPAIR						ROCKET COOLING				
3/13/26	00057	3/04/26	BW00177	202602	320	53600	43100		ST. LUCIE WEST SERVICES DISTRICT	*	93,249.83	93,249.83	014324
			FEB 26 - BULKWATER						ST. LUCIE WEST SERVICES DISTRICT				
3/13/26	00595	2/28/26	PS-INV10	202602	320	53600	49100		SUNSHINE STATE ONE CALL	*	68.73	68.73	014325
			FEB 26 - TICKETS						SUNSHINE STATE ONE CALL				
TOTAL FOR BANK A											217,155.60		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/31/26	00013	3/31/26 MAR 26	202603 320-53600-43000		*	4,001.62	
		MAR 26 - ELECTRIC					
		3/31/26 MAR 26	202603 320-53600-46100		*	154.18	
		MAR 26 - ELECTRIC					
FPL (AUTO-PAY)							4,155.80 080017

3/31/26	00601	3/02/26 4066	202602 320-53600-52000		*	335.82	
		FEB 26 - CREDIT CARD FUEL					
PNC BANK							335.82 080018

TOTAL FOR BANK Z						4,491.62	
TOTAL FOR REGISTER						221,647.22	



If you don't already have online access to account maintenance features, please call 1-877-459-9801 and establish an Account View Program Administrator User ID today.

Business Card

Account # XXXX XXXX XXXX 4066
 Statement closing date 03/02/26
New balance \$335.82
Minimum payment \$25.00
Due date 03/28/26

Questions?

pnc.com/accountview
 1-800-474-2101 24 hours a day, 7 days a week

Your account summary

Previous balance	\$2,270.65
Total payments received - thank you	\$2,270.65
Purchases	\$335.82
Credits	\$0.00
Cash advances	\$0.00
Late and overlimit fees	\$0.00
Finance charges	\$0.00
New balance	\$335.82

Minimum payment \$25.00
Due date 03/28/26

Total credit limit \$18,000.00
 Total available credit \$17,664.00
 Cash advance available credit \$9,000.00

Your rewards summary

Previous total	3,595
Earned this period	337
Redeemed this period	0
New total	3,932

You automatically earn one mile for every \$1 in qualifying credit card net purchases. To redeem your miles, please visit pnc.com/travelrewards or call 1-877-459-9801.



Your transactions

TRANS DATE	POST DATE	REFERENCE NUMBER	DESCRIPTION	AMOUNT
02/05	02/05	7443603DL01MMYBN2	THANK YOU FOR YOUR PMT 02/05 XXXX4066	\$1,657.93-
02/12	02/12	7443603DV01MMYBN3	THANK YOU FOR YOUR PMT 02/12 XXXX4066	\$612.72-
Total				\$2,270.65-

RICK RINOLO Card number: XXXX XXXX XXXX 3761

(continued on next page)



PO Box 1802
 Dayton OH 45401

Check here if address, phone or e-mail changes are indicated on reverse side

Account # XXXX XXXX XXXX 4066
New balance \$335.82
Minimum payment \$25.00
Due date 03/28/26

PAYMENT ENCLOSED

44360321190040660000033582000006127200000025005

\$ _____

Make check payable to:

PNC BANK
 PO Box 71335
 Philadelphia PA 19176-1335



PATTI POWERS
 RESERVE COMMUNITY DEVELOP
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761



Terms and Conditions

Making and crediting of payments We provide several ways for you to make a payment:

- **Mail:** Send your payment to the P.O. Box printed on your statement coupon.
- **Online:** Sign on to your PNC Online Banking account at pnc.com and click on "Make a Payment" or "Pay Today" on the account activity screen for your account.
- **Phone:** Use our automated telephone payment service by calling the customer service phone number on the first page of this statement.

If you use one of the payment options listed above to make your payment and you comply with the additional payment requirements set out in this section, we will credit your payment as follows:

- Mailed payments received by 5:00 p.m. eastern time will be credited same day received.
- Payments made by 6:00 p.m. eastern time using our automated telephone payment service will be credited same day made.
- Payments made before midnight eastern time by signing on to your PNC Online Banking account and clicking on "Make a Payment" or "Pay Today" on the account activity screen for your account will be credited the same day made.
- Payments received/made after the above cut-off times will be credited the next day.

If you don't use one of the options listed above and/or don't comply with the following additional payment requirements, crediting of your payment may be delayed up to 5 days or your payment may be rejected.

Additional payment requirements: All payments must be in U.S. dollars and drawn on an account at a U.S. financial institution. You may not use a PNC Bank convenience check to make a payment on your account. When sending your payment by mail, you must use the envelope provided with your statement and include your statement coupon, make sure our address on the statement coupon is showing through the envelope window; do not send cash or include paper clips, staples, tape or other correspondence with your payment.

Important information about Credit Availability: In order to ensure there is enough time for a payment to clear the account on which it is drawn, we may not make the payment amount available to re-borrow for a period of 10 or 14 days, depending on the amount of the payment and other factors. Even if the payment amount is not available immediately, the payment will be credited on receipt if and as provided in the section called "Making and Crediting of Payments" above.

Conditional Payments: Any payment you send to us for less than the full balance marked with the words "Paid in Full" or similar language, must be sent to Customer Service, P.O. Box 3429, Pittsburgh, PA 15230-3429. We may refuse to accept such payments. If your payment is made to any other address, we may accept the payment without losing any of our rights. All other payments should be sent to the payment address printed on the remittance portion of the statement.

Lost or Stolen Cards: You must immediately report lost or stolen cards by calling the Customer Service number on the front of the statement.

Grace Period: You may avoid finance charges on the Purchases portion of your New Balance if you paid in full the New Balance showing on your previous statement and you pay in full the New Balance on your current statement. All payments must be received by the requested due dates to avoid finance charges. The grace period is not applicable to cash advances or balance transfers.

Balance Calculation Method: The balance calculation method we use for purchases, cash advances and balance transfers is described in the paragraphs that follow. However, please note: If you were a BBVA USA credit card account holder and, in accordance with the written instructions provided to you, rejected the changes to your account terms that were to take effect on October 8, 2021, please refer to your credit card agreement or contact the PNC Customer Care phone number on the front of your statement for balance calculation details.

Balance Calculation for Purchases: Finance charges on Purchases accrue from the date of each transaction. We figure finance charges for Purchases by applying the periodic rate for Purchases to the Average Daily Balance for Purchases. To get your Average Daily Balance for Purchases we take the beginning balance of Purchases for your Account each day, and unpaid finance charges and fees that apply to Purchases, add any new Purchases (if you have not paid in full your previous New Balance by the Due Date) and subtract any payments and credits that apply to Purchases. This gives us the Daily Balance for Purchases. Then, we add all the daily balances for Purchases for the billing cycle and divide by the total number of days in the billing cycle. This gives us the Average Daily Balance for Purchases.

Balance Calculation for Cash Advances: A finance charge will be imposed on all Cash Advances from the date of each Cash Advance. We figure the finance charges for Cash Advances by applying the periodic rate for Cash Advances to the Average Daily Balance for Cash Advances. To get your Average Daily Balance for Cash Advances, we take the beginning balance of Cash Advances for your Account each day, and unpaid finance charges and fees that apply to Cash Advances, add any new Cash Advances, and subtract any payments and credits that apply to Cash Advances. This gives us the Daily Balance for Cash Advances. Then, we add all the Daily Balances for Cash Advances for the billing cycle and divide by the total number of days in the billing cycle. This gives us the Average Daily Balance for Cash Advances.

Balance Calculation for Balance Transfers: A finance charge will be imposed on all Balance Transfers from the date each transfer check is written by us. We figure the finance charges for Balance Transfers by applying the periodic rate for Balance Transfers to the Average Daily Balance for Balance Transfers. To get your Average Daily Balance for Balance Transfers, we take the beginning balance of Balance Transfers for your Account each day, and unpaid finance charges and fees that apply to Balance Transfers, add any new Balance Transfers, and subtract any payments and credits that apply to Balance Transfers. This gives us the Daily Balance for Balance Transfers. Then, we add all the Daily Balances for Balance Transfers for the billing cycle and divide by the total number of days in the billing cycle. This gives us the Average Daily Balance for Balance Transfers.

The finance charge may be determined by (1) multiplying each of the Average Daily Balances by the number of days in the billing cycle, (2) multiplying each of the results by the applicable daily periodic rate, and (3) adding each of these products together.

IMPORTANT NOTICE

This is an attempt to collect a debt and any information obtained will be used for that purpose.

OAS170CC - 7 - 02/24

Moving? Please provide your new information below and also check the box on the front of the payment stub to ensure prompt handling.

Street address _____

City _____ State _____ ZIP _____

Business phone _____ Cell phone _____

*Email address _____

**This email address will be used to provide you with general communications and special offers.
This change will not update your email address in any PNC Bank online service.*

Your transactions (continued)

TRANS DATE	POST DATE	REFERENCE NUMBER	DESCRIPTION	AMOUNT
02/03	02/03	2403454DK00KA57PM	7-ELEVEN 38890 PORT SAINT LU FL MCC: 5542 MERCHANT ZIP: 34983	\$48.78
02/07	02/07	2403454DP01ED1628	7-ELEVEN 38890 PORT SAINT LU FL MCC: 5542 MERCHANT ZIP: 34983	\$46.58
02/12	02/12	2403454DW02E0VTV5	7-ELEVEN 38890 PORT SAINT LU FL MCC: 5542 MERCHANT ZIP: 34983	\$51.07
02/16	02/16	2403454DZ031FB94Z	7-ELEVEN 38890 PORT SAINT LU FL MCC: 5542 MERCHANT ZIP: 34983	\$44.93
02/21	02/21	2413746E501J0MRB2	SPEEDWAY 43433 PORT ST. LUCI FL MCC: 5542 MERCHANT ZIP: 34983	\$53.57
02/24	02/24	2413746E801AL47G8	SPEEDWAY 43433 PORT ST. LUCI FL MCC: 5542 MERCHANT ZIP: 34983	\$48.16
02/28	02/28	2403454EQ0012FZTW	7-ELEVEN 38890 PORT SAINT LU FL MCC: 5542 MERCHANT ZIP: 34983	\$42.73

Total \$335.82

Your finance charges

TYPE OF BALANCE	CORRESPONDING ANNUAL PERCENTAGE RATE (APR)	DAILY PERIODIC RATE (MAY VARY)	DAYS IN BILLING	AVERAGE DAILY BALANCE	FINANCE CHARGE
Purchases	15.990%	0.04380%	28	\$0.00	\$0.00
Cash advances	22.990%	0.06298%	28	\$0.00	\$0.00
					\$0.00

Important information - please read

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

Reserve

Community Development District

Unaudited Financial Reporting

March 31, 2026



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 Water and Sewer Fund

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 Month to Month

Reserve
Community Development District
Statement of Net Position
March 31, 2026

*Water/Sewer
Fund*

Assets

Current Assets:

Cash			
Operating Account	\$		207,697
Investments			
State Board of Administration (SBA)			2,013,224
Accounts Receivable - Utility Billing			266,751
Accounts Receivable - Other			449
Prepaid Expenses			28,593
Deposits			365

Noncurrent Assets:

Capital Assets:

Land, Buildings and Improvements (net)			4,735,932
CIP - Lift Stations			69,187
CIP - Force Main/Interconnect - Engineer			120,720
CIP - Force Main/Interconnect - Materials			132,500
CIP - Force Main/Interconnect - Construction			-

Total Assets	\$		7,575,417
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Liabilities

Current liabilities:

Accounts Payable			253,057
Customer deposits			291,620

Noncurrent liabilities:

Prepaid connections fees			281,728
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Total Liabilities	\$		826,404
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Net Position

Net investment in capital assets			4,715,512
Restricted			372,234
Unrestricted			1,661,268

Total Net Position	\$		6,749,013
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Total Liabilities & Net Position	\$		7,575,417
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Reserve

Community Development District

Water/Sewer Fund

Statement of Revenues, Expenses, and Changes in Net Position

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Operating Revenues				
Charges for Services:				
Water Revenue	\$ 1,300,000	\$ 650,000	\$ 701,115	\$ 51,115
Sewer Revenue	1,300,000	650,000	648,928	(1,072)
Misc. Income/Penalties	6,500	3,250	5,447	2,197
Interest Income	55,000	27,500	37,491	9,991
Rental Income	7,200	3,600	3,600	-
Connection/Meter Fees	-	-	2,375	2,375
Total Revenues	\$ 2,668,700	\$ 1,334,350	\$ 1,398,957	\$ 64,607
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 3,000	\$ 2,600	\$ 400
PR-FICA	459	230	199	31
Engineering	20,000	10,000	-	10,000
Attorney	15,000	7,500	17,143	(9,643)
Special Counsel	50,000	25,000	-	25,000
Annual Audit	8,800	-	-	-
Management Fees	46,746	23,373	23,373	-
Information Technology	1,654	827	827	0
Website Maintenance	1,103	552	552	(0)
Postage & Delivery	2,500	1,250	445	806
Insurance General Liability	51,899	25,950	20,424	5,525
Printing & Binding	1,200	600	498	102
Rentals & Leases	1,323	662	662	-
Legal Advertising	2,000	1,000	1,188	(188)
Other Current Charges	6,000	3,000	4,456	(1,456)
Office Supplies	500	250	105	145
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 215,359	\$ 103,367	\$ 72,645	\$ 30,722
Plant and Field Operations & Maintenance				
Salaries	\$ 132,374	\$ 66,187	\$ 46,600	\$ 19,587
FICA	10,127	5,064	3,565	1,499
Workers Comp Insurance	3,500	3,500	1,762	1,738
Plant Mangement	60,000	30,000	-	30,000
Consulting Services	151,360	75,680	67,267	8,413
Telephone	13,360	6,680	6,081	599
Answering Service	1,500	750	692	58
Postage	19,200	9,600	9,910	(310)
Electric	55,000	27,500	24,011	3,489
Bulk Water/Sewer Purchase	1,050,000	525,000	571,333	(46,333)
Repairs & Maintenance	60,000	30,000	16,774	13,226
Lake Management	1,440	720	-	720
Condo Expenses	6,100	3,050	6,296	(3,246)
Office Supplies	1,000	500	232	268
Operating Supplies	40,000	20,000	12,095	7,905
Chemicals	35,000	17,500	-	17,500
Subtotal Plant and Field Operations & Maintenance	\$ 1,639,961	\$ 821,731	\$ 766,615	\$ 55,115
Non-Operating Expenses				
Renewal & Replacement	\$ -	\$ -	\$ -	\$ -
Total Non-Operating Expenses	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,855,320	\$ 925,098	\$ 839,260	\$ 85,837
Change in Net Position	\$ 813,380	\$ 409,253	\$ 559,697	\$ 150,444
Total Net Position - Beginning	\$ -		\$ 6,189,316	
Total Net Position - Ending	\$ 813,380		\$ 6,749,013	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 701,115
Sewer Revenue	1,300,000	89,045	93,951	92,397	125,558	128,055	119,923	-	-	-	-	-	-	648,928
Misc. Income/Penalties	6,500	1,319	366	2,619	(116)	364	896	-	-	-	-	-	-	5,447
Interest Income	55,000	6,583	6,268	6,224	6,146	5,719	6,551	-	-	-	-	-	-	37,491
Rental Income	7,200	1,200	600	600	600	600	-	-	-	-	-	-	-	3,600
Connection/Meter Fees	-	275	-	2,100	-	-	-	-	-	-	-	-	-	2,375
Total Revenues	\$ 2,668,700	\$ 198,061	\$ 206,403	\$ 209,428	\$ 264,161	\$ 269,967	\$ 250,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,398,957
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 6,000	\$ 600	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
PR-FICA	459	46	31	31	31	31	31	-	-	-	-	-	-	199
Engineering	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	15,000	6,247	3,494	2,491	3,536	1,376	-	-	-	-	-	-	-	17,143
Special Counsel	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	8,800	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	46,746	3,896	3,896	3,896	3,896	3,896	3,896	-	-	-	-	-	-	23,373
Information Technology	1,654	138	138	138	138	138	138	-	-	-	-	-	-	827
Website Maintenance	1,103	92	92	92	92	92	92	-	-	-	-	-	-	552
Postage & Delivery	2,500	100	85	59	66	76	58	-	-	-	-	-	-	445
Insurance General Liability	51,899	4,085	4,085	4,085	4,085	4,085	1	-	-	-	-	-	-	20,424
Printing & Binding	1,200	157	61	26	45	79	130	-	-	-	-	-	-	498
Rentals & Leases	1,323	110	110	110	110	110	110	-	-	-	-	-	-	662
Legal Advertising	2,000	125	937	125	-	-	-	-	-	-	-	-	-	1,188
Other Current Charges	6,000	748	753	696	750	771	737	-	-	-	-	-	-	4,456
Office Supplies	500	18	18	18	18	18	18	-	-	-	-	-	-	105
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 215,359	\$ 16,536	\$ 14,098	\$ 12,165	\$ 13,164	\$ 11,070	\$ 5,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,645
Plant and Field Operations & Maintenance														
Salaries	\$ 132,374	\$ 8,700	\$ 6,600	\$ 7,000	\$ 10,550	\$ 6,800	\$ 6,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,600
FICA	10,127	666	505	536	807	520	532	-	-	-	-	-	-	3,565
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	-	-	-	-	-	-	67,267
Telephone	13,360	1,146	704	1,526	1,021	849	835	-	-	-	-	-	-	6,081
Answering Service	1,500	99	127	120	127	131	88	-	-	-	-	-	-	692
Postage	19,200	-	1,613	1,610	3,135	1,697	1,854	-	-	-	-	-	-	9,910
Electric	55,000	3,650	3,908	3,822	4,306	4,324	4,002	-	-	-	-	-	-	24,011
Bulk Water/Sewer Purchase	1,050,000	90,034	91,506	94,318	101,032	93,250	101,193	-	-	-	-	-	-	571,333
Repairs & Maintenance	60,000	250	15,246	628	-	250	401	-	-	-	-	-	-	16,774
Lake Management	1,440	-	-	-	-	-	-	-	-	-	-	-	-	-
Condo Expenses	6,100	1,122	1,086	1,037	974	1,025	1,051	-	-	-	-	-	-	6,296
Office Supplies	1,000	82	-	-	90	-	60	-	-	-	-	-	-	232
Operating Supplies	40,000	314	4,677	750	1,233	3,264	1,857	-	-	-	-	-	-	12,095
Dues, Licenses	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Plant and Field Operations & Maintenance	\$ 1,639,961	\$ 119,321	\$ 136,015	\$ 122,176	\$ 133,919	\$ 126,118	\$ 129,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 766,615
Non-Operating Expenses														
Renewal & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,855,320	\$ 135,857	\$ 150,113	\$ 134,342	\$ 147,084	\$ 137,188	\$ 134,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839,260
Net Change in Fund Balance	\$ 813,380	\$ 62,204	\$ 56,291	\$ 75,087	\$ 117,077	\$ 132,779	\$ 116,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559,697