

Esplanade Lake Club

Community Development District

*Meeting Agenda
September 10, 2026*

*PFM Management Services, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

ESPLANADE LAKE CLUB
Community Development District

LOCATION: Atwell LLC
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135

DATE: September 10, 2026

TIME: 11:00 AM

MEETING AGENDA

Board of Supervisors

Felipe Gonzalez, Chairperson
Jeff Lux, Vice-Chairperson
Ryan Futch, Assistant Secretary
Tim Byal, Assistant Secretary
Rebekah Norton, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: 954.658.4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m1db8118a0d856935d8706f1f4682004a>
✓ Phone: (844) 621-3956 Code: 2531 532 7831; Event Password: Jpward

SEPTEMBER, 2026

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AGENDA

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. July 9, 2026 - Regular Meeting.

Pages 5-8

3. Staff Reports.
 - I. District Attorney
 - II. District Asset Manager
 - a) Asset Manager's Report - September 1, 2026.
 - b) Water Quality Report - August 2026.
 - III. District Manager
 - a) Goals and Objectives Requirements for CDDs for 2026.
 - b) **Important Meeting Dates for Fiscal Year 2026-2027:**
 - NEXT Meeting: **Thursday, December 10, 2026.**
 - c) Commission on Ethics required Annual Ethics Training Memorandum.
 - d) Encroachment Agreements approved/recorded July 9, 2026 - September 3, 2026:
 1. Encroachment Agreement (Lux) - Recorded July 21, 2026
 2. Encroachment Agreement (Coppinger) - Recorded September 2, 2026.
 - e) Financial Report for the period ending July 31, 2026 (unaudited).
 - f) Financial Report for the period ending August 31, 2026 (unaudited).

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6. Supervisors' Requests.
7. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
8. Adjournment.

AGENDA

Meeting Schedule - FY 2027

Thursday, October 8, 2026	Thursday, November 12, 2026
Thursday, December 10, 2026	Thursday, January 14, 2027
Thursday, February 11, 2027	Thursday, March 11, 2027
Thursday, April 8, 2027	Thursday, May 13, 2027
Thursday, June 10, 2027	Thursday, July 8, 2027
Thursday, August 12, 2027	Thursday, September 9, 2027

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes - July 9, 2026 - Regular Meeting.

Item 3: As point of reference the Board approved a form of Encroachment Agreement to be submitted by the Homeowner to the District as form of consent for the installation of Improvements within the encroachment area of the Homeowners property.

Item 5: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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**MINUTES OF MEETING
ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District was held on Thursday, July 9, 2026, at the Offices of Atwell LLC., 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135. It began at 11:00 a.m. and was presided over by Mr. Felipe Gonzalez, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

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Felipe Gonzalez	Chairperson
Tim Byal	Assistant Secretary
Ryan Futch	Assistant Secretary

Absent:

Jeff Lux	Vice Chairperson
Rebekah Norton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Attorney
Vivian Carvalho	Senior District Manager
	PFM Management Services LLC
Racheal Meade	District Manager
	PFM Management Services LLC

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 11:03 a.m. He conducted roll call, and all Members of the Board were present, with the exception of Supervisor Lux and Supervisor Norton, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 11, 2026 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Ryan Futch, seconded by Tim Byal, and with all in favor, the June 11, 2026, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-14

Consideration of Resolution 2026-14, a Resolution of the Board of Supervisors Ratifying and Approving the Agreement Granting an Encroachment Easement; Authorizing the Chairman and District Staff to Approve Revisions and Authorize the Chairman to Execute the Easement; Providing for Severability and an Effective Date

Mr. Ward: Items 3 and 4 are companion items. We have had a request from Mr. Lux. Apparently, he has constructed a walkway to accommodate his wife's inability to walk down to his boat ramp that goes through the District's easement area. In all my Districts, this is not a big issue. It is a normal thing. Apparently however, the homeowner's association has indicated that they wanted additional information with respect to their approval of that walkway. I have talked to the President of the HOA indicated that it was not their issue, but beyond that I have said, look, we as a CDD do not have a problem with it. We see it all the time. I told Jeff we would give him an easement for purposes of construction of the walkway down to his boat ramp. The easement would be predicated upon the event that if the District needed to remove any of the walkway it would be at his expense to replace it. So, Item 1 is approval/ratification of the granting of the easement to Mr. Lux with respect to having his ability to encroach into the easement. Wes Haber, your attorney, prepared the form of the easement that is a standard form of easement that we use. It provides also for an indemnification of the District in the event that there are any injuries that might occur with respect to that walkway being within the easement area.

Mr. Futch states he has two questions. So, it is specific to this project and the construction for the walkway is only for installation, operation and maintenance of the improvements is the owner's responsibility, so the other question is having someone else (indecipherable).

Mr. Ward: That's the second Item on the Agenda. We are establishing a policy and procedure for you that will allow anyone to put these kinds of improvements into District easements subject to the form of easement included in the Agenda packet.

Discussion ensued regarding where the easement was located; the drainage from the lake; why the District had an easement around the lake; the swale at the lake; the property owned by the HOA versus the CDD easement; whether the CDD should make sure residents build ADA accessible paths; whether the CDD could require proof of necessity before permitting residents to encroach upon a CDD easement; the HOA's issue with Mr. Lux's pathway; whether the pathway would impact water flow and drainage; and the CDD being protected regarding the pathway and the easement.

On MOTION made by Ryan Futch, seconded by Tim Byal, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-15****Consideration of Resolution 2026-15, a Resolution of the Board of Supervisors Establishing Policies and Procedures Relating to the Review of Requests for Encroachments into Easements Dedicated to the District; and Providing for Severability, Conflicts and an Effective Date**

Mr. Ward: All this really does is allow us to do it without having to come back to the Board every time for approval. But if you want approval, the form of the procedure is exactly what's in the original agreement. The only difference is, I could do this administratively rather than bringing it before the Board. I don't have a strong opinion either way on this one. This establishes a procedure to allow us to do it. If you want to do it with Board approval, I still suggest we establish the procedure.

Mr. Futch: I think you should come to the Board for the first couple, and then as we get a better understanding we can decide whether we want to allow administrative approval without Board consideration.

Mr. Ward: If you're okay with it, I will modify the resolution to establish the procedure but not make it an administrative procedure. It will just be a Board approved procedure.

The Board agreed.

On MOTION made by Ryan Futch, seconded by Tim Byal, and with all in favor, Resolution 2026-15 was adopted as amended, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

Mr. Ward asked if Mr. Haber sent out the legislative summary report.

Mr. Haber responded he asked his office to send it out, but he would double check to make sure it was emailed.

II. District Asset Manager

No report.

III. District Manager**a) Important Meeting Dates for Fiscal Year 2026:**

– **NEXT Meeting: Thursday, September 10, 2026**

b) Financial Report for period ending June 30, 2026 (unaudited)

Mr. Ward stated September 10 was the next scheduled meeting, but he was unsure if it would be necessary; he would keep the Board posted. He stated starting in October the Board would be meeting in the clubhouse. He noted the Board was introduced to the PFM District Managers before the meeting. He stated he would be present for quite a while, but eventually PFM would take over. He said he was very impressed with the depth of knowledge PFM had about CDDs and he believed PFM would do a wonderful job managing the Esplanade Lake Club CDD.

SIXTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Ward asked if there were any questions or comments from the Board; there were none.

SEVENTH ORDER OF BUSINESS**Public Comments**

Mr. Ward asked if there were any public comments; there were none.

EIGHTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:19 a.m.

**On MOTION made by Tim Byal, seconded by Ryan Futch,
and with all in favor, the Meeting was adjourned.**

Esplanade Lake Club Community Development District

James P. Ward, Secretary

Felipe Gonzalez, Chairperson

***ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
August 2026**

Prepared For:

James Ward
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 20-3967

September 1, 2026

ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscape
2. Aquatic Maintenance
3. Cane Toad Management
4. Fishery Management

III. LOCATION MAP

1. Landscape

- District staff continues to monitor the landscape and monument areas throughout the community. Recently installed plant material is establishing well and receiving adequate irrigation coverage to promote healthy growth.
- Brown cocoplum shrubs were installed along the medians and right-of-way on Center Place Boulevard to enhance the corridor's appearance and improve landscape continuity.
- Seasonal annual flowers were installed during the first week of July, adding seasonal color and improving the appearance of community entrances and key landscape beds.



Current Monument Conditions



Center Place Blvd Recently Installed Annuals

2. Aquatic Maintenance

- Routine aquatic maintenance continued throughout the District during August, with the primary focus on controlling shoreline grasses and broadleaf weeds. Algae required treatment in several lakes, and Illinois Pondweed was treated in some of the boating lakes.
- Key maintenance activities included:
- Shoreline grasses and broadleaf weeds treated in Lakes 11-4A, 14-1, 14-2, 14-3, 14-4, 14-5, and 5/6E.
- Submersed weeds treated in Lake 5/6B; algae treated in Lake 5/6C; and grasses, broadleaf weeds, and algae treated in Lake 11-2A on 07/24 and 08/04.
- Inspection-only visits were performed on Lakes 13-1, 13-2, 13-3, 13-4, 5/6A, 5/6D, and 5/6F, with no treatment necessary.
- Quarterly maintenance of the District's indigenous preservation areas was last completed in June.

- The Venetian Lagoon Ditch received treatment and debris removal on 08/04/2026.
- Approximately 20,000 littoral plants were installed across Lakes 11-2A, 13-1, 13-2, 13-3, 13-4, 14-1, and 14-2 on 08/04/2026. These plantings will help cover bare sandy banks, minimize erosion and nutrient loading, and provide wildlife habitat; it will take some time for them to establish before filling in.
- The first of two scheduled midge treatments was completed on Lake 14-4 on 08/07; crews also removed garbage found in the lake during that visit.
- The newly installed littoral plants will take some time to establish; once they take hold, they will help stabilize shorelines and reduce nutrient loading in the seven lakes where they were planted. Midge treatments on Lake 14-4 will continue with a second application to follow.



Lake 14-2 littoral plantings, view 1



Lake 14-2 littoral plantings, view 2



Lake 14-2 littoral plantings, view 3

3. Cane Toad Management

- Tadpole activity increased during August, tracking with conditions in neighboring Miromar Lakes. Strand counts and tadpole numbers both increased from July, with a lot of breeding activity observed across the property throughout the month. Most of the work was concentrated along Canal Grande and Venetian, with additional activity addressed near Roseto Court, Corsini Drive, and Terracina Drive. A few locations required a second visit where new strands appeared after the initial removal.
- **August Totals:**
 - Larvae strands removed: 28
 - Tadpoles removed: approximately 120,000+

4. Fishery Management

- Standard aquatic maintenance activities, including the treatment of shoreline grasses, emergent vegetation, and nuisance weeds, made up a significant portion of this month's efforts. District staff continues to work closely with the aquatic maintenance vendor to monitor conditions throughout the lake system, with particular attention being given to the larger recreational lakes.
- The primary concern continues to be submerged aquatic vegetation, particularly Pondweed and Vallisneria, in areas where excessive growth is beginning to interfere with boating, skiing, and other recreational activities. These plants remain an important component of the District's overall fishery management program; therefore, treatment has been performed selectively rather than attempting to eliminate the vegetation throughout the lakes.
- A recent inspection and tour of the larger lakes determined that additional treatment is warranted in several locations. While significant improvements have already been made within the ski course, additional clearing and widening of the treated areas is needed to provide skiers with adequate room to safely and comfortably navigate the course.

Additional selective treatment is also needed in certain coves, boating corridors, and other high-use recreational areas where submerged vegetation has become a nuisance.

- District staff and the aquatic vendor are planning additional selective treatments during the last week of August. These treatments will focus specifically on opening and maintaining navigable areas for boating and other recreational activities while avoiding unnecessary treatment of vegetation outside of those areas.
- Maintaining the proper balance of submerged vegetation remains extremely important. The District does not want to eliminate all submerged aquatic vegetation from the lake system. Pondweed, Vallisneria, and similar vegetation provide valuable habitat, cover, and forage areas for forage fish and other components of the fishery. The vegetation also provides an important food source for the grass carp currently within the lake system. Excessive removal could negatively affect the habitat that has helped support the fishery program over the years and could reduce the available food supply for grass carp.
- The objective is therefore to maintain a balanced lake system—keeping enough submerged vegetation to support a healthy fishery while preventing excessive growth from interfering with boating, skiing, and other recreational uses. District staff believes the selective treatment approach implemented over the past several months has made a noticeable improvement, particularly in areas where submerged vegetation had previously become a significant nuisance.
- The first vegetation mapping event is scheduled for the final week of August. This assessment will provide additional information regarding the location, density, and overall biomass of Pondweed and Vallisneria remaining within the larger lakes. The mapping data will give District staff a better baseline for determining where vegetation should be maintained for fish habitat and where additional treatment may be necessary to preserve recreational access.
- Staff will continue to inspect and monitor these areas on a monthly basis. Since transitioning to the new aquatic maintenance vendor, the immediate management

priority has been to bring excessive submerged vegetation under control, particularly during the summer months when growth rates are highest.

- As the District moves into the new fiscal year, staff intends to reassess the broader fishery management program once submerged vegetation levels have been brought to a more manageable and sustainable condition. This will allow future fishery decisions to be made with a better understanding of vegetation coverage, habitat availability, recreational needs, and the overall health of the lake system.

III. LOCATION MAP



Calvin, Giordano & Associates, Inc.
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AQUATIC SYSTEM PHOTOS

Esplanade Lake Club CDD
Aquatic System
August 2026



Lake 5/6



Lake 11-A



Lake 11-2A



Lake 12-2



Lake 13-1



Lake 13-2



Lake 13-4



Lake 13-5



Lake 14-1



Lake 14-2



Lake 14-3



Lake 14-4



Lake 14-5



V. IRRIGATION MAP



Our ref: 11225022-25

September 3, 2026

Mr. Richard Freeman
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

Water Quality Monitoring – August 2026 - Esplanade Lakes CDD

Dear Mr. Freeman,

GHD Services Inc. (GHD) is pleased to present the results of the August 2026 water quality sampling services for Esplanade Lakes CDD.

1. Water Quality Sampling – August 2026

The August 2026 sampling event consisted of the collection of surface water quality samples from six (6) locations (WQ Location #1 through #6) as identified on **Figure 1**. All six (6) samples were collected by boat using direct-dip sampling methods to a depth of eighteen inches.

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model Pro Plus multi-parameter water quality meter. Turbidity was also measured at each location. Surface Water Field Sheets are attached. Field data is summarized in **Table 1**.

The collected samples were capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc. in North Port, Florida. The laboratory is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Program). Laboratory analyses are conducted for 5-day biochemical oxygen demand (BOD5), total suspended solids (TSS), total nitrogen, nitrogen speciation (ammonia, total Kjeldahl nitrogen [TKN], and nitrate + nitrite), total phosphorus, orthophosphate (lab filtered), and chlorophyll- α .

All samples collected during the August 2026 sampling event were prepared and analyzed within the method-required holding times. The laboratory data have been reviewed with respect to authenticity, precision, detection limits, and analytical accuracy. Laboratory results are summarized in the attached **Table 1**. The laboratory analytical reports and data compliance memorandum are also attached. Trend graphs have been prepared for each monitoring location for laboratory results and select field measurements.

2. Analytical Summary

The August 2026 sampling event represents the sixteenth sampling event for the six (6) selected WQ Locations within Esplanade Lakes and is the final sampling event of the November 2025 through August 2026 monitoring

effort. Laboratory results are summarized in the Laboratory Data Compliance Memo and are displayed visually in the trend graphs enclosed.

Between the prior sampling event in March 2026 and the recent sampling event conducted on August 4th, 2026:

- BOD₅ concentrations decreased since the March 2026 sampling event, with the average concentration decreasing from 2.173 mg/L in March 2026 to 1.0 mg/L in August 2026. All August 2026 results were reported as non-detect (U) at the associated reporting limit.
- Chlorophyll-a concentrations increased since the March 2026 sampling event. The average chlorophyll-a concentration increased from 5.24 milligrams per cubic meter (mg/m³) in March 2026 to 7.41 mg/m³ in August 2026. The August 2026 average chlorophyll-a concentration also exceeded the November 2025 average concentration of 5.81 mg/m³.
- Average dissolved oxygen saturation decreased from 73.95 percent (%) in March 2026 to 71.80% in August 2026. Dissolved oxygen saturation also remained below the November 2025 average of 89.87%. WQ Location 4 reached the Florida Department of Environmental Protection (FDEP) minimum dissolved oxygen saturation action level of 38% for the Peninsula and Everglades bioregions.
- Total nitrogen concentrations increased since the March 2026 sampling event. The average total nitrogen concentration increased from 0.468 milligrams per liter (mg/L) in March 2026 to 0.894 mg/L in August 2026. August 2026 average total nitrogen concentration also exceeded the November 2025 average concentration of 0.466 mg/L.
- Total phosphorus concentrations continued to decrease since the March 2026 sampling event. The average total phosphorus concentration decreased from 0.012 milligrams per liter (mg/L) in March 2026 to 0.008 mg/L in August 2026. The August 2026 average total phosphorus concentration was also lower than the November 2025 average concentration of 0.025 mg/L.
- Orthophosphate concentrations increased since the March 2026 sampling event. The average orthophosphate concentration increased from 0.004 milligrams per liter (mg/L) in March 2026 to 0.007 mg/L in August 2026. The August 2026 average orthophosphate concentration also exceeded the November 2025 average concentration of 0.003 mg/L.
- Turbidity continued to decrease since the March 2026 sampling event. The average turbidity decreased from 2.17 nephelometric turbidity units (NTU) in March 2026 to 0.98 NTU in August 2026. The August 2026 average turbidity was also lower than the November 2025 average turbidity of 3.99 NTU.
- Total suspended solids (TSS) concentrations increased since the March 2026 sampling event. The average TSS concentration increased from 2.228 milligrams per liter (mg/L) in March 2026 to 3.067 mg/L in August 2026. The August 2026 average TSS concentration also exceeded the November 2025 average concentration of 2.895 mg/L.
- Average conductivity increased since the March 2026 sampling event. Average conductivity increased from 340.4 micromhos per centimeter (µmhos/cm) in March 2026 to 383.9 µmhos/cm in August 2026. However, the August 2026 average conductivity remained slightly below the November 2025 average conductivity of 392.0 µmhos/cm.
- Average pH decreased since the March 2026 sampling event. Average pH decreased from 8.51 standard units (s.u.) in March 2026 to 8.05 s.u. in August 2026. The August 2026 average pH was also slightly lower than the November 2025 average pH of 8.26 s.u.
- Average temperature increased since the March 2026 sampling event. Average temperature increased from 24.10 degrees Celsius (°C) in March 2026 to 31.00°C in August 2026. The August 2026 average temperature also exceeded the November 2025 average temperature of 21.42°C.

Results

Nutrient conditions were mixed during the August 2026 sampling event. Average total nitrogen concentrations increased relative to the November 2025 and March 2026 sampling events, while average total phosphorus

concentrations continued to decline. The increase in total nitrogen was not observed uniformly throughout the system and was primarily associated with elevated concentrations at WQ Locations #3 and #4, with the most substantial increase occurring at WQ Location #4. Total nitrogen concentrations also increased at WQ Locations #1 and #2, while concentrations at WQ Locations #5 and #6 declined relative to March 2026. In contrast, total phosphorus concentrations remained low throughout the study area, and all six monitoring locations reported total phosphorus concentrations of 0.008 mg/L during the August 2026 sampling event. Orthophosphate concentrations increased relative to the March 2026 sampling event, with the largest increase observed at WQ Location #1. The increase in total nitrogen concentrations was primarily associated with increased TKN concentrations at WQ Locations #1 through #4, particularly at WQ Locations #3 and #4. Nitrite/nitrate concentrations remained low throughout the study area and exhibited relatively minor changes between sampling events. Ammonia concentrations increased relative to March 2026 at all six monitoring locations but remained low overall.

Chlorophyll-a concentrations increased at five of the six monitoring locations relative to the March 2026 sampling event. The largest increase occurred at WQ Location #3, where the concentration increased from 3.97 milligrams per cubic meter (mg/m³) in March 2026 to 8.98 mg/m³ in August 2026. Concentrations also increased at WQ Locations #1, #2, #4, and #5, while the concentration at WQ Location #6 decreased from 10.8 mg/m³ to 7.43 mg/m³. Although chlorophyll-a concentrations generally increased relative to March 2026, concentrations remained within the range of variability observed during previous monitoring events and did not indicate a system-wide increase beyond historical conditions.

Water clarity conditions were generally favorable during the August 2026 sampling event. Turbidity decreased at four of the six monitoring locations relative to the March 2026 sampling event, with the largest reductions observed at WQ Locations #4, #5 and #6. Turbidity increased slightly at WQ Locations #1 and #2; however, turbidity remained lower than concentrations observed during the November 2025 sampling event at all monitoring locations. Total suspended solids concentrations increased at WQ Locations #1 through #4, with the largest increase observed at WQ Location #2, while concentrations decreased at WQ Location #5 and remained unchanged at WQ Location #6. Despite increases in total suspended solids at several monitoring locations, turbidity generally decreased throughout much of the study area, indicating that water clarity remained good during the August 2026 sampling event.

The dissolved oxygen content at the water quality locations is anticipated to fluctuate throughout the year given water temperature and biological activity. The Florida Department of Environmental Protection (FDEP) dissolved oxygen saturation action level for the Peninsula and Everglades bioregions is 38%. Dissolved oxygen saturation remained relatively stable throughout much of the study area during the August 2026 sampling event, with five of the six monitoring locations reporting dissolved oxygen saturation values between 71.6% and 83.1%. WQ Location #4 continued to exhibit the lowest dissolved oxygen saturation observed within the study area and decreased from 50.4% in March 2026 to 38.0% in August 2026, reaching the FDEP action-level threshold and representing the lowest dissolved oxygen saturation recorded at this location since monitoring began in May 2021. Continued monitoring is recommended to determine whether this observation represents an isolated event or the continuation of a declining trend in dissolved oxygen conditions at this location. Biochemical oxygen demand (BOD₅) concentrations decreased relative to the March 2026 sampling event and returned to concentrations similar to those observed during the November 2025 sampling event. BOD₅ concentrations at all six monitoring locations were reported as non-detect (U) at the associated reporting limit of 1 mg/L.

Supporting water quality parameters generally exhibited seasonal patterns during the August 2026 sampling event. Water temperature increased at all six monitoring locations relative to the March 2026 sampling event, reflecting the warmer seasonal conditions present during August. Conductivity also increased throughout the study area, with the largest increases observed at WQ Locations #5 and #6. In contrast, pH decreased at all monitoring locations relative to March 2026. Despite these changes, pH and conductivity measurements remained within the range of variability observed during previous monitoring events.

A Trophic State Index calculation (TSI) (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to classify water quality based on each water body's chlorophyll-a, total phosphorus, and total nitrogen concentrations. A ratio of total nitrogen to total phosphorus was calculated for each water body to determine nutrient limitation conditions. For this monitoring event, the breakdown of the samples was:

- Nutrient Balanced ($10 < \text{TN/TP} < 30$) – None
- Nitrogen Limited ($\text{TN/TP} < 10$) – None
- Phosphorus Limited ($\text{TN/TP} > 30$) – WQ Locations #1 - #6

Location #1	Location #2	Location #3	Location #4	Location #5	Location #6
34.3	35.0	36.5	35.4	34.4	35.2

As shown above, all monitoring locations resulted in TSI values within the "Good" range during the August 2026 sampling event. Although all monitoring locations were classified as phosphorus limited during the August 2026 sampling event, trophic conditions remained favorable throughout the study area and did not indicate water quality concerns at this time.

3. Annual Summary

Overall, water quality conditions within Esplanade Lakes CDD remained generally stable between the 2025 monitoring cycle (April 23, August 27, and November 20, 2025) and the 2025-2026 monitoring cycle (November 20, 2025, March 26, 2026, and August 4, 2026) (See table below). Most water quality parameters exhibited relatively minor changes between monitoring cycles, and all monitoring locations continued to produce Trophic State Index values within the "Good" category during the August 2026 monitoring event.

Parameter	Unit	2025 Monitoring Cycle Average	2025 – 2026 Monitoring Cycle Average	Difference (Current – Previous)
BOD5	mg/L	1.034	1.391	0.357
Chlorophyll-a	mg/m ³	7.43	6.15	-1.27
Dissolved oxygen	%	84.47	78.54	-5.93
Total nitrogen	mg/L	0.534	0.609	0.075
Total phosphorus	mg/L	0.015	0.015	0.000
Orthophosphate	mg/L	0.004	0.005	0.001
Total suspended solids	mg/L	2.55	2.73	0.18
Conductivity	umhos/cm	383.72	372.10	-11.62
pH	s.u.	8.33	8.28	-0.05
Temperature	deg C	26.06	25.51	-0.55
Turbidity	NTU	4.32	2.38	-1.94

Primary productivity indicators generally declined compared to the previous monitoring cycle. Average chlorophyll-a concentrations decreased from 7.43 mg/m³ to 6.15 mg/m³ (-1.27 mg/m³), suggesting slightly lower algal biomass during the current monitoring cycle. Nutrient concentrations remained relatively stable overall. Average total nitrogen concentrations increased from 0.534 mg/L to 0.609 mg/L (+0.075 mg/L), while total phosphorus concentrations remained essentially unchanged (0.015 mg/L). Orthophosphate concentrations also remained relatively consistent between monitoring cycles, increasing slightly from 0.004 mg/L to 0.005 mg/L. Collectively, these results do not indicate a substantial shift in nutrient conditions.

Water clarity indicators exhibited mixed but generally favorable trends. Average turbidity decreased from 4.32 NTU to 2.38 NTU (-1.94 NTU), indicating improved water clarity relative to the previous monitoring cycle. Average TSS concentrations increased slightly from 2.55 mg/L to 2.73 mg/L (+0.18 mg/L); however, the magnitude of this increase was minor compared to the observed reduction in turbidity.

Oxygen conditions declined modestly during the current monitoring cycle. Average dissolved oxygen saturation decreased from 84.47% to 78.54% (-5.93%). Although average dissolved oxygen saturation declined, concentrations generally remained within historical ranges throughout the monitoring network. The most notable dissolved oxygen observation during the current monitoring cycle was the August 2026 result at WQ Location #4, where dissolved oxygen saturation declined to the FDEP action-level threshold of 38%.

General water quality parameters remained relatively stable between monitoring cycles. Average conductivity decreased from 383.72 $\mu\text{mhos/cm}$ to 372.1 $\mu\text{mhos/cm}$ (-11.62 $\mu\text{mhos/cm}$), while average pH decreased slightly from 8.33 to 8.28 standard units (-0.05 s.u.). Average temperature also decreased modestly from 26.06°C to 25.51°C (-0.55°C). These differences are small and generally consistent with expected environmental variability.

In summary, comparison of the two monitoring cycles indicates generally stable water quality conditions within Esplanade Lakes CDD. Average chlorophyll-a concentrations and turbidity decreased, suggesting favorable conditions with respect to algal productivity and water clarity. Nutrient concentrations remained relatively consistent between monitoring cycles, and all monitoring locations continued to be classified within the "Good" trophic state category. The primary area warranting continued attention remains dissolved oxygen conditions at WQ Location #4, which reached the FDEP dissolved oxygen action-level threshold during the August 2026 monitoring event.

4. Conclusions and Recommendations

Overall, water quality conditions within Esplanade Lakes CDD remained favorable during the August 2026 monitoring event. Nutrient conditions were mixed, with increases in total nitrogen concentrations observed at several monitoring locations and continued low total phosphorus concentrations throughout the study area. Chlorophyll-a concentrations increased at most monitoring locations but remained within the range of historical variability. Water clarity remained favorable, and all monitoring locations resulted in Trophic State Index values within the "Good" range. Dissolved oxygen saturation generally remained within historical ranges at most monitoring locations; however, WQ Location #4 continued to exhibit the lowest dissolved oxygen saturation in the study area and reached the FDEP dissolved oxygen action-level threshold of 38% during the August 2026 sampling event, representing the lowest dissolved oxygen saturation recorded at this location since monitoring began in May 2021.

Continued routine water quality monitoring is recommended to evaluate long-term trends and seasonal variability within Esplanade Lakes CDD. Particular attention should continue to be given to dissolved oxygen conditions at WQ Location #4 due to the observed decline in dissolved oxygen saturation and the location reaching the FDEP action-level threshold during the current monitoring event. Continued monitoring will assist in determining whether the observed dissolved oxygen conditions represent an isolated event or a persistent location-specific trend requiring further evaluation.

Although there was no visual or analytical evidence of algal blooms recorded during the sampling event, GHD recommends continued lake maintenance activities, including frequent visual inspections for algal growth, especially during warmer months of the year (March through September). Additional attention should also be given to WQ Location #4 due to the dissolved oxygen saturation threshold reached during the August 2026 sampling event.

This report represents the final tri-annual sampling event for the current contract. Please call if you have any questions or need additional information.

Kind regards,

A handwritten signature in black ink, appearing to read 'Jason Garwood', is positioned above the printed name.

Jason Garwood
Natural Resources Specialist

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Jason.Garwood@ghd.com

Encl: Table 1
 Figure 1
 Trend Graphs
 Laboratory Analytical Reports
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 Laboratory Data Compliance Memo

Data Table

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Esplanade Lakes, Naples, Florida
August 2026

Sample Location/Sample ID:		WQ Location #1															
Sample Date:		5/26/2021	09/14/2021	02/14/2022	09/19/2022	11/29/2022	03/28/2023	08/08/2023	11/20/2023	3/26/2024	08/26/2024	11/19/2024	04/23/2025	08/27/2025	11/20/2025	3/26/2026	8/4/2026
Field Parameters	Units																
Total Water Depth	Feet	NM	27.0	27.5	31.5	NM	23	NM	21	NM	>10	NM	NM	NM	NM	>5.0	>5.0
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	434	289	332	291.5	546	360.3	333	317.9	356.6	312.1	383.7	408	327	373	325.1	358.3
Dissolved oxygen (DO), field	mg/L	7.47	6.29	8.85	6.41	7.96	8.11	6.61	7.15	7.06	5.91	7.12	7.07	5.93	8.32	6.67	5.80
Dissolved oxygen (DO), field	%	94.1	82.8	86.2	86.3	94.6	99.3	96.2	84.5	83.6	79.1	85.4	87.6	79.0	94.0	79.2	79.1
pH, field	s.u.	8.75	8.54	8.33	8.33	8.19	8.15	7.06	8.36	8.30	7.90	8.27	8.44	8.54	8.41	8.65	8.16
Temperature, field	Deg C	26.5	29.9	19.0	29.8	24.1	25.8	31.2	23.6	23.8	30.4	24.9	26.20	30.33	21.4	23.7	30.9
Turbidity, field	NTU	5.58	3.64	4.05	3.94	2.7	2.27	8.1	0.41	6.04	2.45	5.01	4.55	2.90	3.93	0.77	1.95
Secchi Disk	Feet	6.20	5.0	6.75	2.7	NM	NM	NM	3.5	NM	NM	NM	NM	NM	NM	NM	NM
Wet Parameters	Units																
Ammonia-N	mg/L	0.013 I	0.009 I	0.122	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.035	0.017 I	0.010 I	0.017 I	0.049	0.008 U	0.026 I
Total kjeldahl nitrogen (TKN)	mg/L	0.482	0.927	0.687	0.619	0.889	0.537	0.648	0.250 Q	0.744	0.591	1.17	0.618	0.350	0.512	0.412	0.806
Total nitrogen	mg/L	0.482	0.936	0.687	0.629	0.897	0.546	0.667	0.378	0.751	0.598	1.18	0.618	0.359	0.522	0.428	0.806
Nitrite/Nitrate	mg/L	0.006 U	0.009 I	0.006 U	0.010 I	0.008 I	0.009 I	0.019 I	0.082 Q	0.007 I	0.007 I	0.010 I	0.006 U	0.009 I	0.010 I	0.016 I	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.029	0.007 I	0.010	0.014	0.003 I	0.013	0.013	0.010	0.006 I	0.003 I	0.003 I	0.004 I	0.003 I	0.003 I	0.003 U	0.019
Total phosphorus	mg/L	0.037	0.008 U	0.074	0.669	0.008 U	0.014 I	0.019 I	0.018 I	0.010 I	0.009 I	0.009 I	0.008 U	0.009 I	0.011 I	0.011 I	0.008 U
Chlorophyll	mg/m3	4.53	9.43	3.95	24.4	0.25 U	2.09	5.51	6.18	6.20	8.83	9.24	4.10	12.8	5.16	3.03	6.55
Total suspended solids (TSS)	mg/L	3.39	1.60 I	3.00	3.00	3.60	2.32	3.92	4.40	6.00	3.40	6.80	4.00	1.20 I	0.570 U	2.00 I	2.40
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1.22 I	1.0 U	1.02 I	1.03 I	1.03 I	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1.75 I	1 U
Sample Location/Sample ID:		WQ Location #4															
Sample Date:		5/26/2021	09/14/2021	02/14/2022	09/19/2022	11/29/2022	03/28/2023	08/08/2023	11/20/2023	3/26/2024	08/26/2024	11/19/2024	04/23/2025	08/27/2025	11/20/2025	3/26/2026	8/4/2026
Field Parameters	Units																
Total Water Depth	Feet	NM	7.0	7.0	7.7	NM	5	NM	5.32	NM	6	NM	NM	NM	NM	3	3.5
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	465	297	342	292.2	637	364.2	334	327.6	359.1	296.6	402.4	418	327	377	314.0	368.6
Dissolved oxygen (DO), field	mg/L	6.78	5.43	9.32	5.93	7.69	6.60	6.91	5.56	6.81	5.46	6.88	6.81	4.71	7.52	4.17	6.09
Dissolved oxygen (DO), field	%	83.6	72.6	100.8	79.4	88.4	82.0	98.8	68.5	80.4	72.6	82.8	84.5	63.0	84.2	50.4	38
pH, field	s.u.	8.56	8.22	8.31	8.13	7.47	7.38	7.21	8.05	8.19	7.37	7.88	7.69	8.17	8.17	8.39	7.92
Temperature, field	Deg C	25.9	29.2	19.1	29.6	24.2	26.2	31.7	24.1	23.8	30.5	24.6	26.35	30.27	21.1	24.9	31.4
Turbidity, field	NTU	23.60	16.37	6.56	9.05	11.14	6.18	2.2	13.36	7.06	5.0	4.91	6.67	5.00	3.65	2.86	0.02
Secchi Disk	Feet	2.0	2.5	4.5	2.7	NM	NM	NM	2.1	NM	NM	NM	NM	NM	NM	NM	NM
Wet Parameters	Units																
Ammonia-N	mg/L	0.008 U	0.019 I	0.030 I	0.008 U	0.008 U	0.008 U	0.008 U	0.038	0.008 U	0.031 I	0.018 I	0.026 I	0.020 I	0.045	0.008 U	0.028 I
Total kjeldahl nitrogen (TKN)	mg/L	0.639	2.31	0.645	1.28	0.938	0.734	0.664	0.519 Q	0.693	0.424	0.728	1.01	0.342	0.413	0.454	2.05
Total nitrogen	mg/L	0.639	2.31	0.645	1.29	0.946	0.750	0.682	0.403	0.700	0.438	0.741	1.01	0.351	0.420	0.462	2.06
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.009 I	0.008 I	0.016 I	0.018 I	0.029	0.007 I	0.014 I	0.013 I	0.006 U	0.009 I	0.007 I	0.008 I	0.013 I
Ortho phosphorus (Field Filtered)	mg/L	0.024	0.021	0.011	0.013	0.018	0.020	0.014	0.010	0.006 I	0.005 I	0.003 I	0.009	0.004 I	0.003 U	0.003 U	0.003 I
Total phosphorus	mg/L	0.049	0.022 I	0.080	0.017 I	0.045	0.022 I	0.015 I	0.019 I	0.013 I	0.011 I	0.009 I	0.008 I	0.013 I	0.015 I	0.014 I	0.008 U
Chlorophyll	mg/m3	10.1	8.01	5.08	8.65	7.42	2.96	6.15	4.73	6.44	4.84	9.88	4.38	16.4	5.47	4.02	7.63
Total suspended solids (TSS)	mg/L	7.60	5.67	8.00	5.33	4.80	4.95	3.40	10.4	3.60	5.20	8.00	3.60	1.60 I	2.40	1.60 I	3.60
Biochemical oxygen demand (total BOD5)	mg/L	1.18 I	1 U	1.0 U	1.20 I	1 U	1 U	1.05 I	1 U	1 U	1 U	1 U	1 U	1.60 I	1 U	2.17 I	1 U

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Esplanade Lakes, Naples, Florida
August 2026

Sample Location/Sample ID:		WQ Location #2															
Sample Date:		5/26/2021	09/14/2021	02/14/2022	09/19/2022	11/29/2022	03/28/2023	08/08/2023	11/20/2023	3/26/2024	08/26/2024	11/19/2024	04/23/2025	08/27/2025	11/20/2025	3/26/2026	8/4/2026
Field Parameters	Units																
Total Water Depth	Feet	NM	27.0	27.5	28.7	NM	17	NM	NM	NM	>10	NM	NM	NM	NM	>5.0	>5.0
Sample Depth	Feet	6.5	13	13.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	434	291	331	291.0	548	359.1	328	319.1	356.9	313.8	385	406	327	372	325.4	357.9
Dissolved oxygen (DO), field	mg/L	7.06	5.86	9.35	6.27	8.06	8.27	6.65	7.37	6.80	6.21	7.59	7.16	5.90	7.96	6.80	5.65
Dissolved oxygen (DO), field	%	89	76.9	100.7	82.6	95.9	98.4	94.6	88.1	80.8	85.34	92.0	88.8	78.7	90.4	80.8	76.5
pH, field	s.u.	8.75	8.50	8.19	8.47	8.07	8.34	7.14	8.38	8.3	8.02	8.19	8.51	8.59	8.43	8.62	8.22
Temperature, field	Deg C	26.4	29.9	19.0	29.8	34.2	25.0	31.3	24.3	23.8	30.5	25.0	26.26	30.47	21.5	23.7	30.9
Turbidity, field	NTU	5.09	4.48	3.74	3.98	2.62	1.38	6.7	3.33	4.64	3.18	5.67	4.60	3.57	3.82	0.81	1.69
Secchi Disk	Feet	6.20	5.0	6.75	3.6	NM	NM	NM	2.18	NM	NM	NM	NM	NM	NM	NM	NM
Wet Parameters	Units																
Ammonia-N	mg/L	0.008 U	0.015 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.032	0.022 I	0.012 I	0.013 I	0.080	0.008 U	0.038
Total kjeldahl nitrogen (TKN)	mg/L	0.451	0.973	0.542	0.746	0.765	0.735	0.586	0.232	0.654	0.416	0.999	0.791	0.367	0.515	0.446	0.773
Total nitrogen	mg/L	0.451	0.973	0.542	0.756	0.772	0.746	0.605	0.252	0.660	0.427	1.01	0.791	0.375	0.523	0.453	0.791
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.010 I	0.007 I	0.011 I	0.019 I	0.020 I	0.006 I	0.011 I	0.010 I	0.006 U	0.008 I	0.008 I	0.007 I	0.018 I
Ortho phosphorus (Field Filtered)	mg/L	0.019	0.008	0.010	0.009	0.005 I	0.008	0.008	0.008	0.004 I	0.009	0.006 I	0.004 I	0.005 I	0.003 U	0.003 U	0.009 I
Total phosphorus	mg/L	0.023 I	0.009 I	0.076	0.455	0.008 U	0.013 I	0.016 I	0.022 I	0.012 I	0.008 I	0.008 U	0.008 U	0.008 U	0.013 I	0.012 I	0.008 U
Chlorophyll	mg/m3	4.39	8.45	3.89	7.93	7.33	2.14	5.68	5.82	5.77	8.09	9.15	3.31	12.4	5.05	3.27	7.21
Total suspended solids (TSS)	mg/L	1.91 I	0.667 I	4.25	4.00	4.80	2.58	3.80	3.00	2.40	5.20	8.00	2.00 I	0.570 U	2.00 I	0.570 U	3.20
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	2.22 I	1 U
Sample Location/Sample ID:		WQ Location #5															
Sample Date:		5/26/2021	09/14/2021	02/14/2022	09/19/2022	11/29/2022	03/28/2023	08/08/2023	11/20/2023	3/26/2024	08/26/2024	11/19/2024	04/23/2025	08/27/2025	11/20/2025	3/26/2026	8/4/2026
Field Parameters	Units																
Total Water Depth	Feet	NM	10.0	10.0	8.7	NM	8	NM	NM	NM	>10	NM	NM	NM	NM	4	7.0
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	451	287	331	292.3	610	377.7	333	348.2	356.9	313.7	392.5	411	330	389	354.6	413.7
Dissolved oxygen (DO), field	mg/L	7.33	5.59	9.33	6.06	6.90	6.83	6.50	7.59	6.81	6.22	7.40	6.80	5.65	8.21	6.27	5.34
Dissolved oxygen (DO), field	%	81.4	73.4	100.2	79.6	78.5	84.6	92.2	91.1	79.7	82.0	88.7	84.0	75.5	92.9	75.3	71.6
pH, field	s.u.	8.40	8.53	8.39	8.39	8.08	8.13	6.98	8.28	8.19	7.97	8.16	8.46	8.48	8.31	8.45	7.9
Temperature, field	Deg C	26.6	29.7	19.0	29.7	24.5	26.2	31.0	24.5	23.7	30.6	24.9	26.09	30.50	21.4	24.0	30.8
Turbidity, field	NTU	8.76	2.58	3.36	4.42	2.42	2.37	10.2	2.60	6.68	1.24	5.11	4.81	3.19	3.64	3.79	0.63
Secchi Disk	Feet	3.4	7.0	5.75	2.6	NM	NM	NM	2.3	NM	NM	NM	NM	NM	NM	NM	NM
Wet Parameters	Units																
Ammonia-N	mg/L	0.012 I	0.019 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.030 I	0.008 U	0.030 I	0.015 I	0.008 U	0.025 I	0.033	0.008 U	0.032
Total kjeldahl nitrogen (TKN)	mg/L	0.494	3.44	0.489	0.358	1.01	0.900	0.727	0.248	0.678	0.535	1.52	0.706	0.324	0.458	0.507	0.380
Total nitrogen	mg/L	0.494	3.44	0.489	0.368	1.02	0.916	0.743	0.267	0.687	0.545	1.53	0.706	0.334	0.466	0.516	0.393
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.010 I	0.008 I	0.016 I	0.016 I	0.019 I	0.009 I	0.010 I	0.012 I	0.006 U	0.010 I	0.008 I	0.009 I	0.013 I
Ortho phosphorus (Field Filtered)	mg/L	0.039	0.014	0.010	0.010	0.004 I	0.025	0.026	0.008	0.005 I	0.024	0.005 I	0.004 I	0.009 I	0.003 U	0.009 I	0.003 U
Total phosphorus	mg/L	0.040	0.008 U	0.078	0.054	0.008 U	0.035	0.028	0.023 I	0.013 I	0.025 I	0.008 U	0.008 U	0.012 I	0.015 I	0.011 I	0.008 U
Chlorophyll	mg/m3	6.89	6.47	3.92	8.70	7.08	2.58	4.79	11.4	5.37	6.12	11.3	2.32	9.52	5.61	6.36	6.64
Total suspended solids (TSS)	mg/L	6.80	1.67 I	4.50	2.67	4.80	3.78	2.25 I	3.20	2.80	5.20	9.20	3.60	0.570 U	5.20	4.40	2.40
Biochemical oxygen demand (total BOD5)	mg/L	1.07 I	1 U	1.0 U	1 U	1.02 I	1.12 I	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	2.30 I	1 U

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Esplanade Lakes, Naples, Florida
August 2026

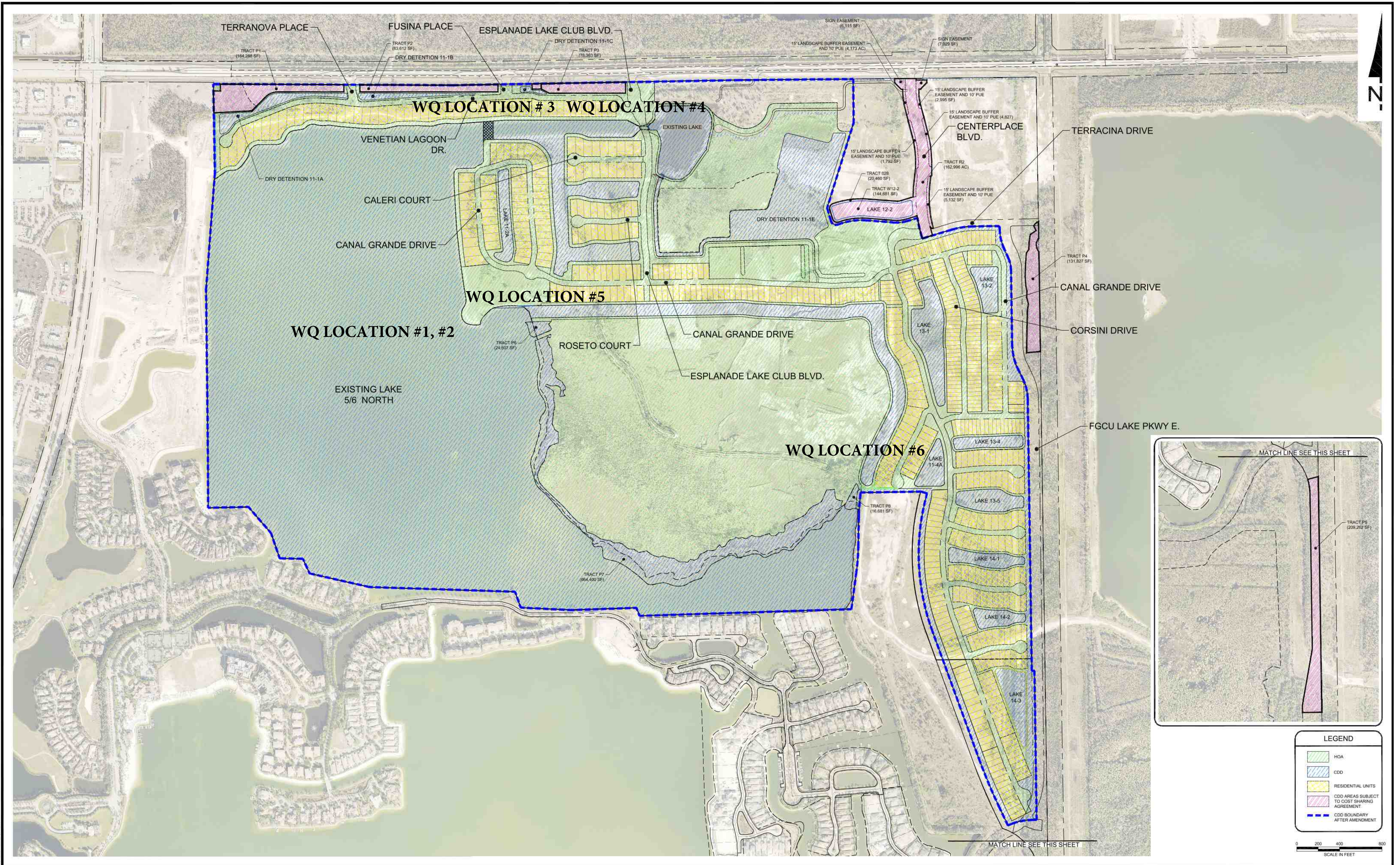
Sample Location/Sample ID:		WQ Location #3															
Sample Date:	Units	5/26/2021	09/14/2021	02/14/2022	09/19/2022	11/29/2022	03/28/2023	08/08/2023	11/20/2023	3/26/2024	08/26/2024	11/19/2024	04/23/2025	08/27/2025	11/20/2025	3/26/2026	8/4/2026
Field Parameters	Units																
Total Water Depth	Feet	NM	18.0	18.5	19.9	NM	16	NM	NM	NM	>10	NM	NM	NM	NM	>5.0	>5.0
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	452	292	334	291.5	549	359.6	329	319.1	356.8	313.0	384.7	412	329	373	329.2	357.9
Dissolved oxygen (DO), field	mg/L	7.24	5.12	9.26	6.11	5.73	7.73	6.81	6.73	7.20	5.55	7.79	6.85	6.33	8.12	6.46	6.15
Dissolved oxygen (DO), field	%	89.3	67.3	92.9	82.2	64.4	94.1	93.1	79.4	85.1	75.6	96.6	85.1	84.4	91.6	76.6	83.1
pH, field	s.u.	8.62	8.46	8.27	8.35	8.14	7.97	7.00	8.36	8.31	7.81	7.86	8.37	8.44	8.26	8.60	8.24
Temperature, field	Deg C	26.0	29.9	18.9	29.7	24.2	24.4	31.8	23.7	24.0	30.3	24.9	26.31	30.30	21.5	24.0	31.3
Turbidity, field	NTU	17.7	4.48	4.77	4.15	2.59	1.80	7.2	1.16	6.05	0.40	6.30	4.76	3.50	4.15	1.26	0.02
Secchi Disk	Feet	3.0	5.5	5.0	3.3	NM	NM	NM	2.5	NM	NM	NM	NM	NM	NM	NM	NM
Wet Parameters	Units																
Ammonia-N	mg/L	0.008 U	0.014 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 UQ	0.008 I	0.031 I	0.023 I	0.029 I	0.017 I	0.029 I	0.008 U	0.031 I
Total kjeldahl nitrogen (TKN)	mg/L	0.552	1.51	0.521	0.652	1.29	0.663	0.716	0.388 Q	0.732	0.454	1.04	0.911	0.327	0.429	0.397	0.993
Total nitrogen	mg/L	0.552	1.51	0.521	0.662	1.30	0.679	0.738	0.230	0.739	0.468	1.05	0.911	0.336	0.436	0.403	1.00
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.010 I	0.009 I	0.016 I	0.022 I	0.018 I	0.007 I	0.014 I	0.012 I	0.006 U	0.009 I	0.007 I	0.006 I	0.010 I
Ortho phosphorus (Field Filtered)	mg/L	0.034	0.011	0.009	0.012	0.002 U	0.018	0.019	0.037	0.006 I	0.011	0.005 I	0.003 I	0.005 I	0.003 U	0.003 U	0.003 I
Total phosphorus	mg/L	0.049	0.014 I	0.077	0.253	0.008 U	0.034	0.024	0.044	0.010 I	0.011 I	0.008 I	0.010 I	0.008 U	0.079	0.010 I	0.008 U
Chlorophyll	mg/m3	7.37	7.13	4.61	8.40	7.21	2.69	6.80	5.29	5.94	9.03	10.2	3.86	11.5	4.83	3.97	8.98
Total suspended solids (TSS)	mg/L	2.40	1.33 I	5.00	3.33	4.00	2.96	2.78	3.60	4.00	6.00	7.60	3.60	0.570 U	2.00 I	0.800 I	2.80
Biochemical oxygen demand (total BOD5)	mg/L	1.16 I	1 U	1.0 U	1 U	1 U	1.04 I	1.24 I	1 U	1 U	1 U	1 U	1 U	1.01 I	1 U	2.08 I	1 U
Sample Location/Sample ID:		WQ Location #6															
Sample Date:	Units	5/26/2021	09/14/2021	02/14/2022	09/19/2022	11/29/2022	03/28/2023	08/08/2023	11/20/2023	3/26/2024	08/26/2024	11/19/2024	04/23/2025	08/27/2025	11/20/2025	3/26/2026	8/4/2026
Field Parameters	Units																
Total Water Depth	Feet	NM	8.0	4.0	10.6	NM	6	NM	NM	NM	6	NM	NM	NM	NM	>5.0	>5.0
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	495	295	362	276.7	761	424.2	330	395.4	355.9	345.5	493.8	482	378	468	394.1	447.1
Dissolved oxygen (DO), field	mg/L	4.07	6.61	9.38	6.30	5.98	7.27	6.61	7.78	7.08	6.09	6.62	7.31	5.89	7.58	6.79	6.17
Dissolved oxygen (DO), field	%	50.6	84.6	100.7	82.7	71.7	91.5	95.6	96.2	83.9	80.6	80.2	92.2	78.4	86.1	81.4	82.5
pH, field	s.u.	8.05	8.23	8.08	8.2	7.62	8.01	6.97	8.03	8.10	7.84	7.81	8.32	8.26	8.00	8.37	7.88
Temperature, field	Deg C	26.4	29.4	19.9	28.8	24.8	27.5	32.0	25.6	23.8	29.8	24.7	27.17	30.33	21.6	24.3	30.7
Turbidity, field	NTU	11.55	15.64	3.44	15.82	2.93	3.21	7.8	3.27	7.21	2.17	6.76	6.94	3.33	4.74	3.50	1.55
Secchi Disk	Feet	2.5	3.0	3.5	2.2	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Wet Parameters	Units																
Ammonia-N	mg/L	0.022 I	0.023 I	0.008 U	0.047	0.008 U	0.008 U	0.008 U	0.077	0.008 U	0.034	0.060	0.009 I	0.022 I	0.044	0.008 U	0.033
Total kjeldahl nitrogen (TKN)	mg/L	0.459	0.285	0.745	0.328	0.693	0.889	0.740	0.310	0.703	0.446	1.41	0.538	0.476	0.416	0.540	0.303
Total nitrogen	mg/L	0.459	0.285	0.745	0.338	0.702	0.908	0.753	0.345	0.711	0.457	1.43	0.538	0.486	0.426	0.547	0.313
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.010 I	0.009 I	0.019 I	0.013 I	0.035	0.008 I	0.011 I	0.019 I	0.006 U	0.010 I	0.010 I	0.007 I	0.010 I
Ortho phosphorus (Field Filtered)	mg/L	0.054	0.009	0.009	0.019	0.014	0.018	0.016	0.010	0.006 I	0.003 I	0.004 I	0.005 I	0.005 I	0.003 U	0.004 I	0.003 U
Total phosphorus	mg/L	0.096	0.011 I	0.080	0.043	0.008 U	0.033	0.033	0.018 I	0.012 I	0.018 I	0.008 U	0.008 U	0.013 I	0.015 I	0.012 I	0.008 U
Chlorophyll	mg/m3	8.54	4.76	4.56	8.03	8.82	4.97	5.24	1.43	5.81	4.73	13.8	7.62	10.6	8.75	10.8	7.43
Total suspended solids (TSS)	mg/L	0.570 U	4.33	4.75	10.0	6.40	4.69	2.04 I	4.00	4.00	4.40	12.0	6.00	1.20 I	5.20	4.00	4.00
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1 U	1.0 U	1.17 I	1.18 I	1.16 I	1.16 I	1 U	1 U	1 U	1 U	1 U	1 U	1.00 I	2.52 I	1 U

Notes:

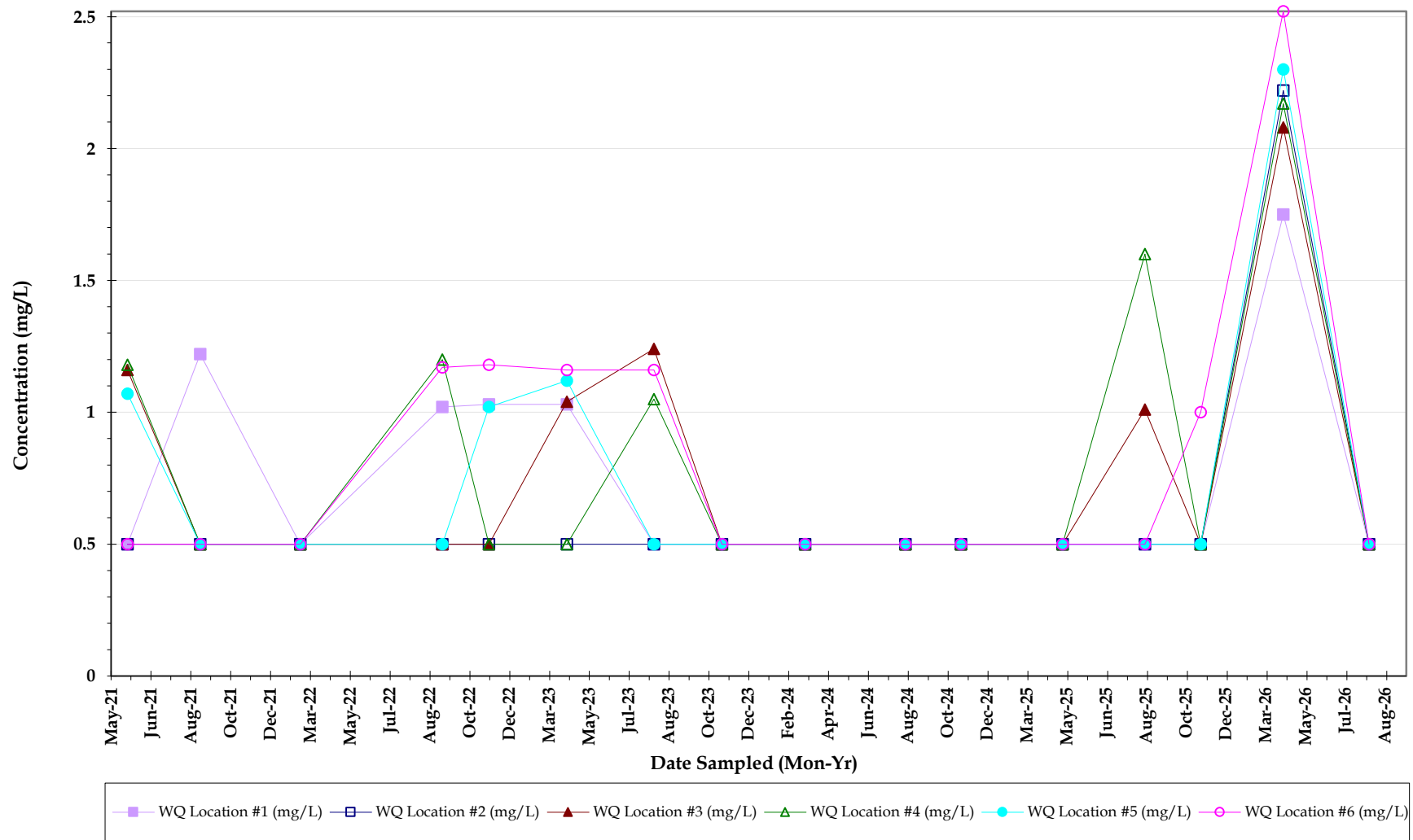
- U
- Not detected at the associated reporting limit
- I
- Reported value is between method detection limit and the practical quantitation limit
- NM
- Not measured during noted event
- *
- DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or high volume of algae.

Figure

B:\Projects\684-00 Esplanade Lake Club - General\Drawings-Exhibit\684-00-E13 CDD HCA Ownership Exhibit\Current Plans\68400E1300.dwg
3/16/2020 12:45:34 PM

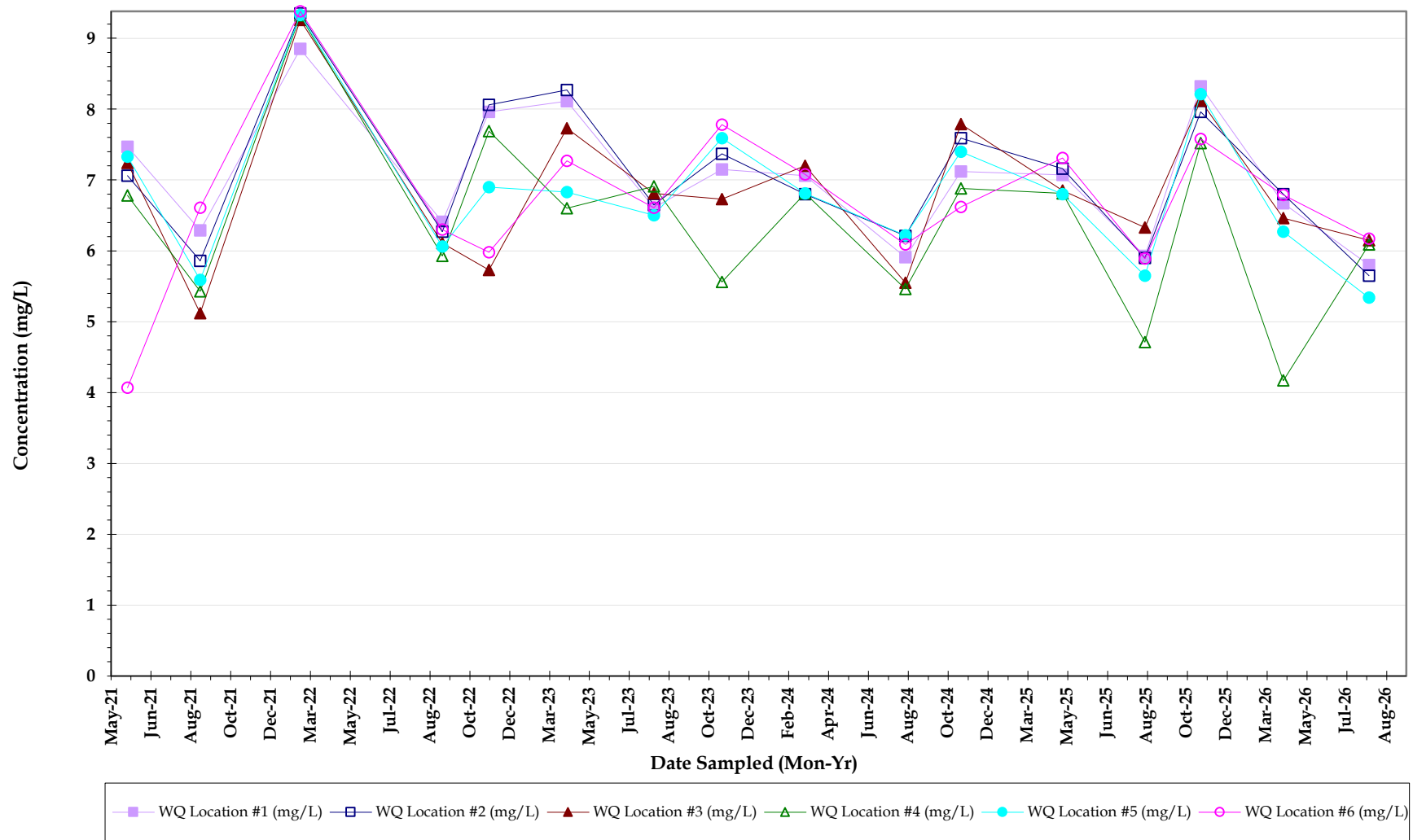


Trend Graphs



Biochemical Oxygen Demand

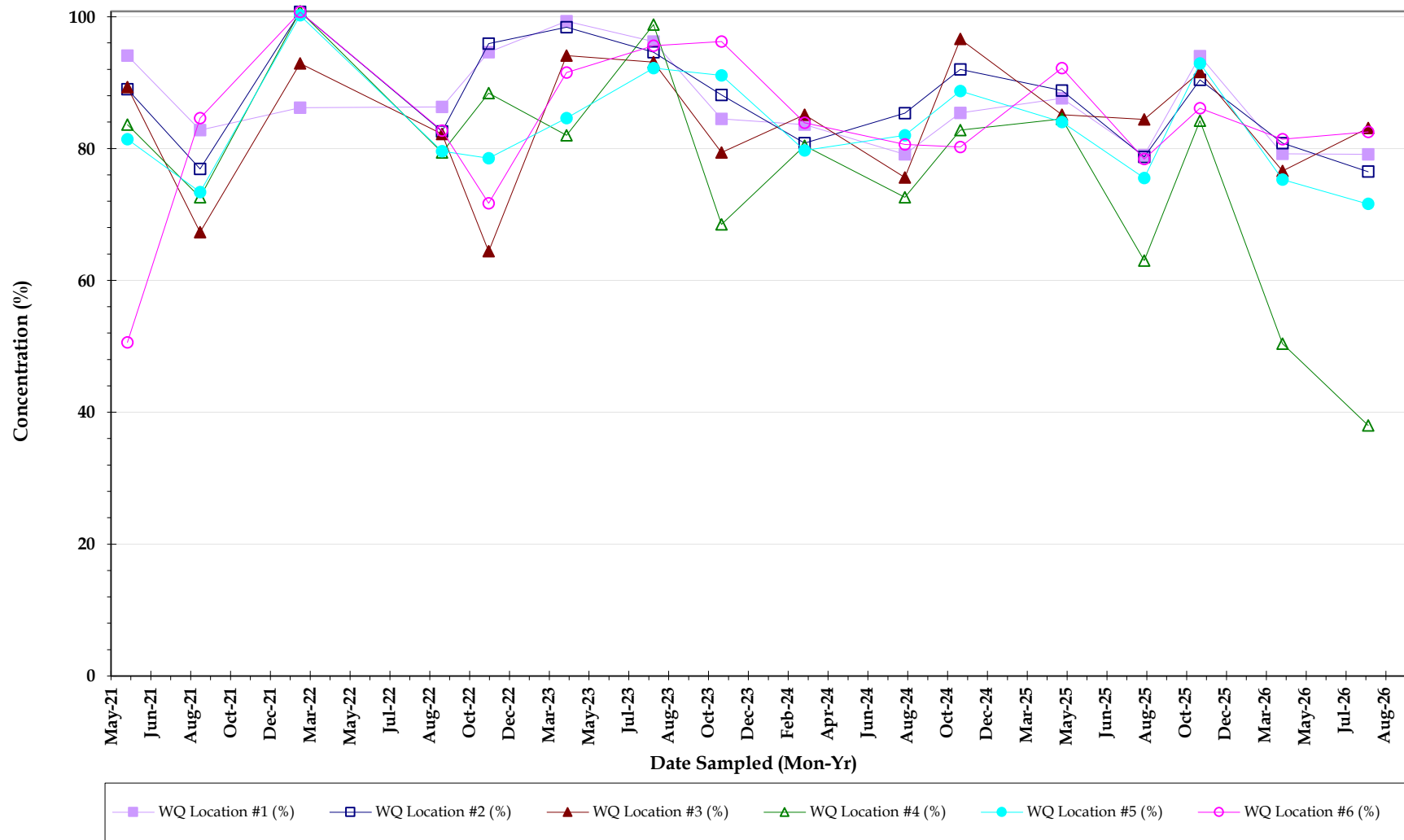
Esplanade Lakes
 Water Quality Surface Water Sample results
 AUGUST 2026



Dissolved Oxygen (mg/L)



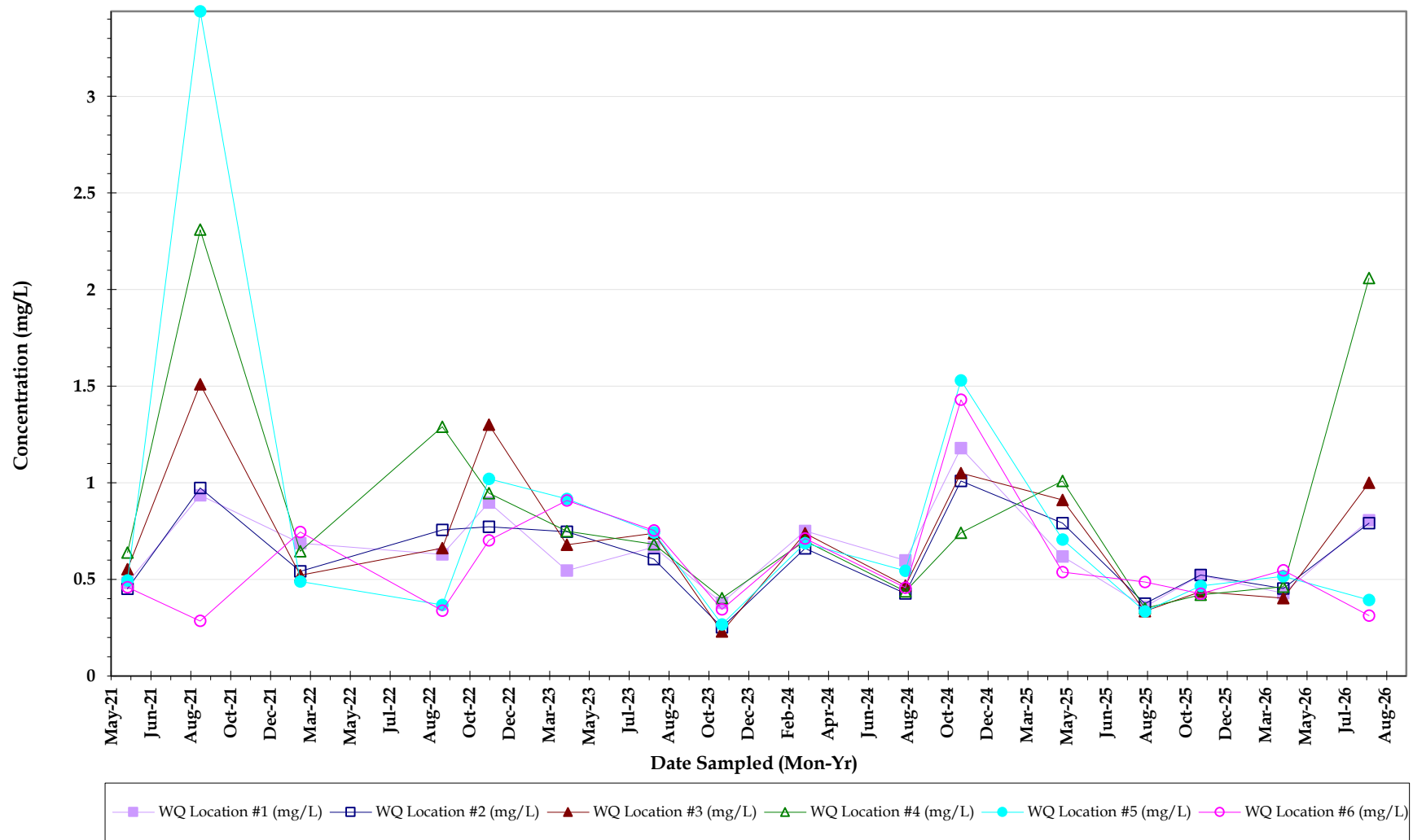
Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



Dissolved Oxygen (%)

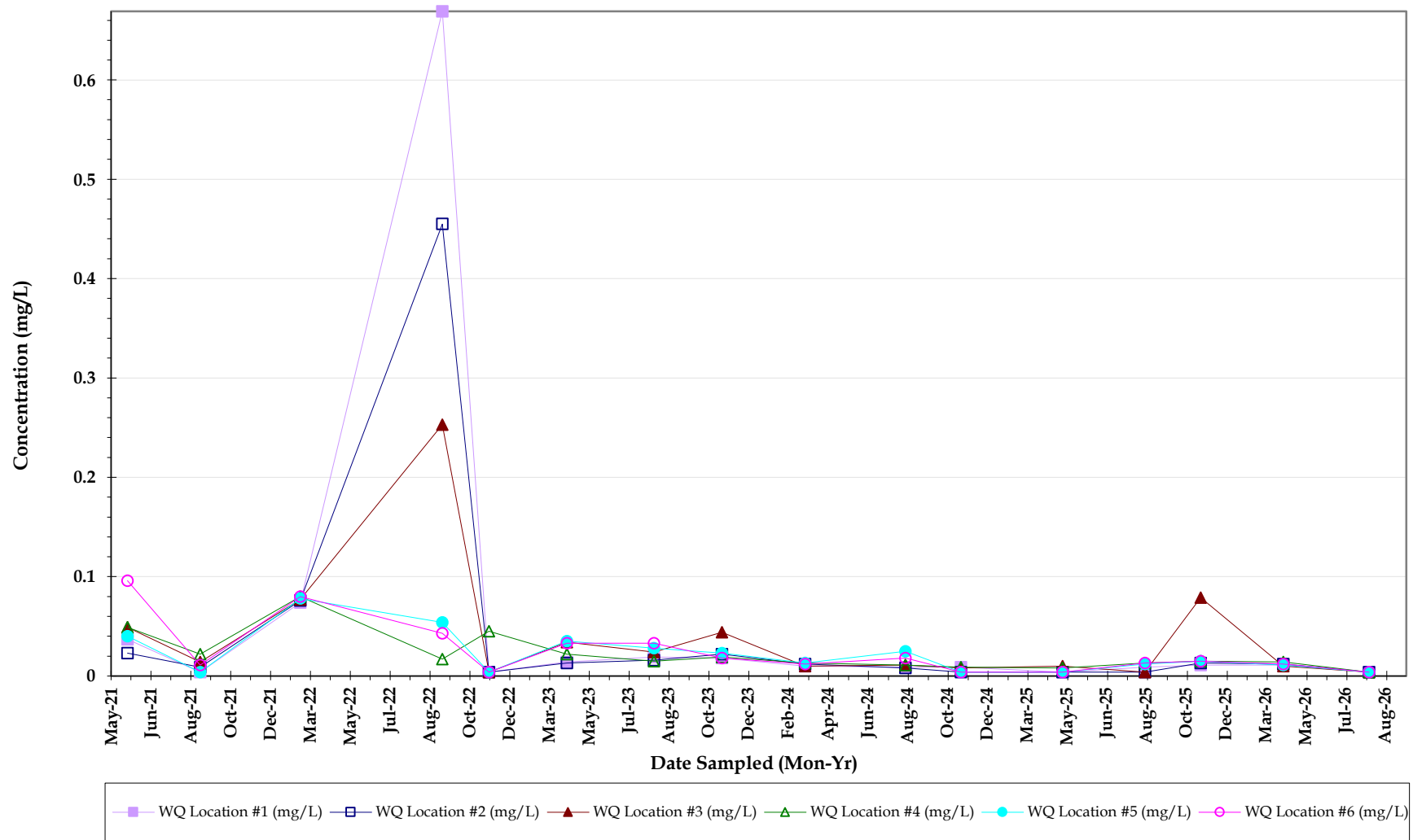


Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



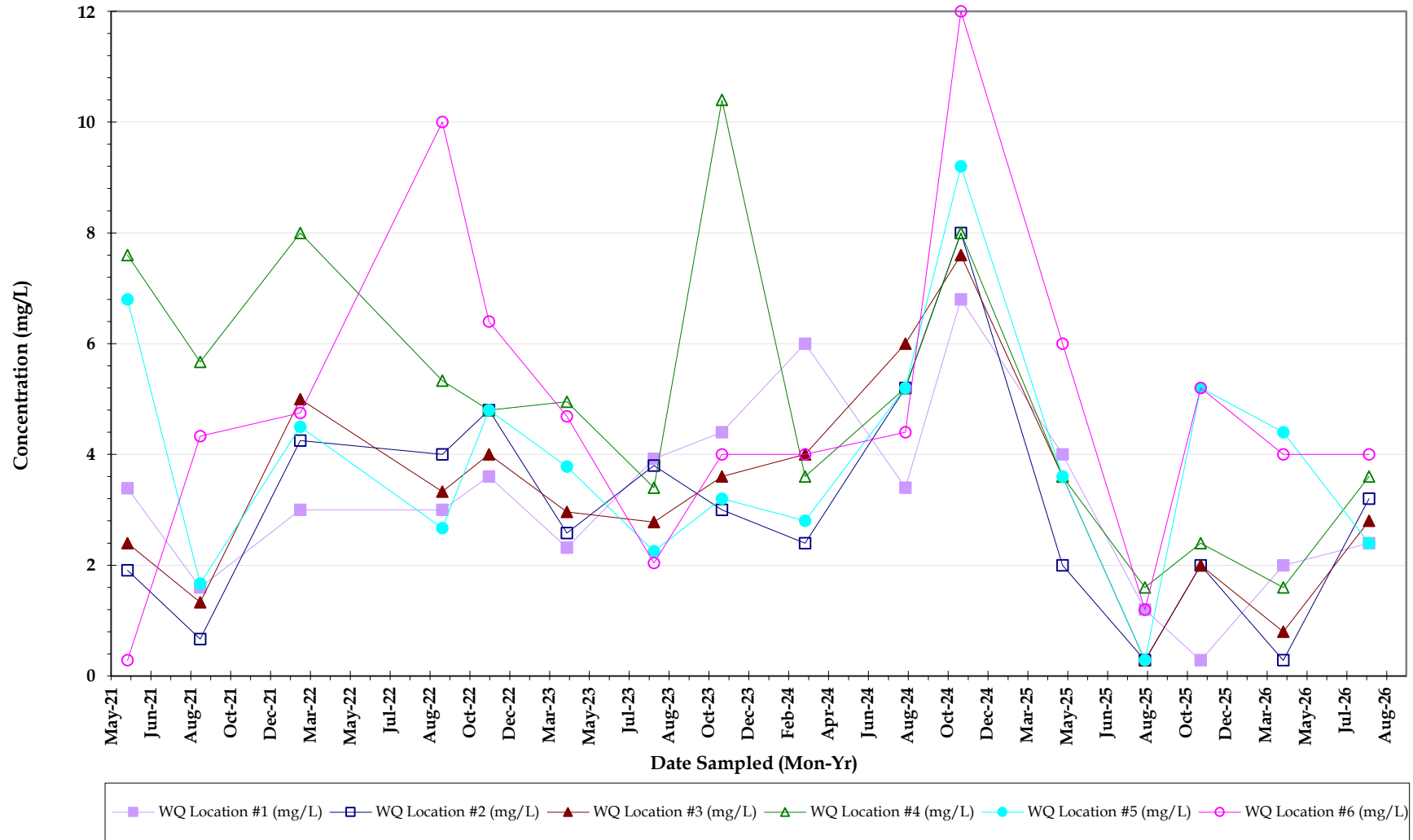
Total Nitrogen

Esplanade Lakes
 Water Quality Surface Water Sample results
 AUGUST 2026



Total Phosphorus

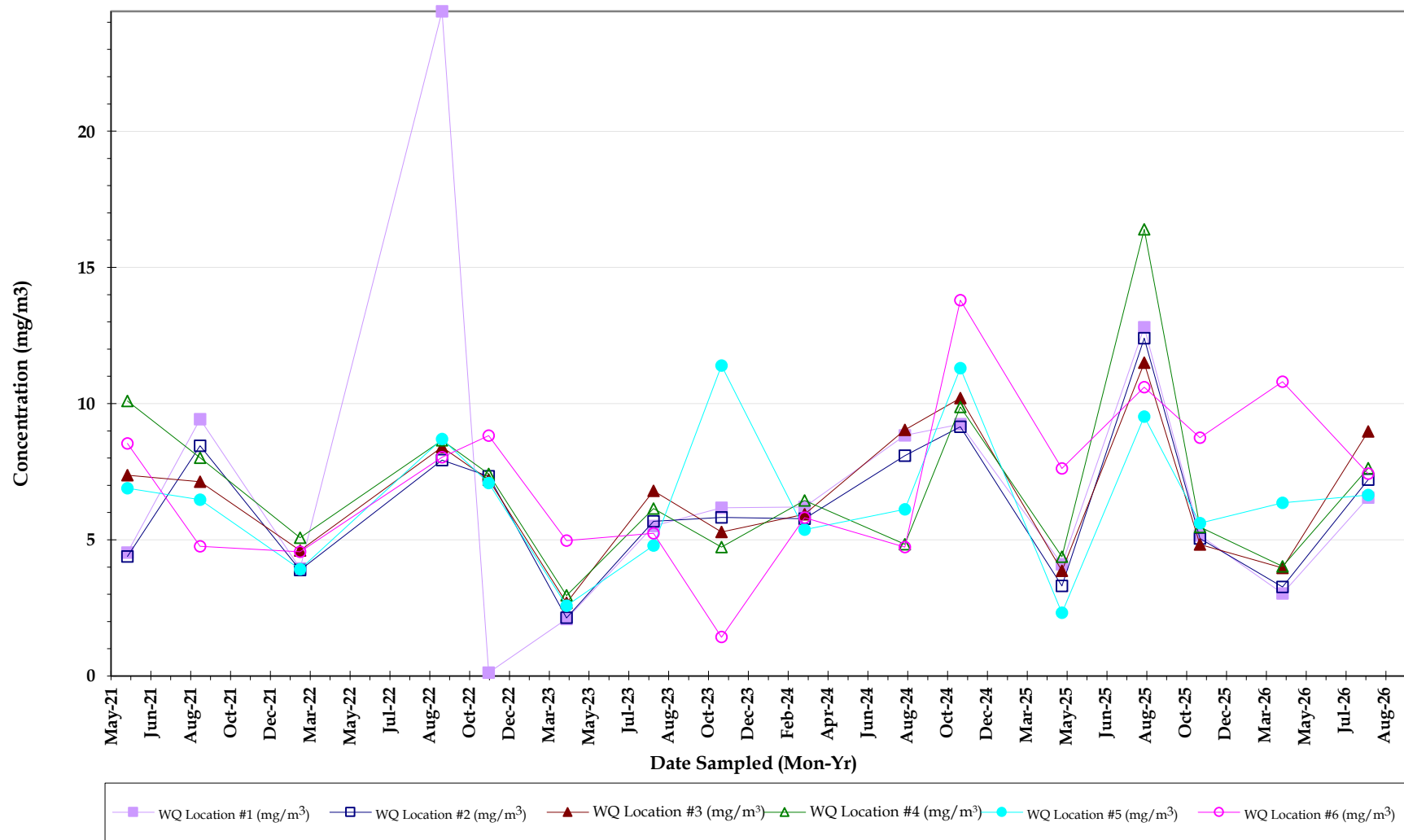
Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



Total Suspended Solids

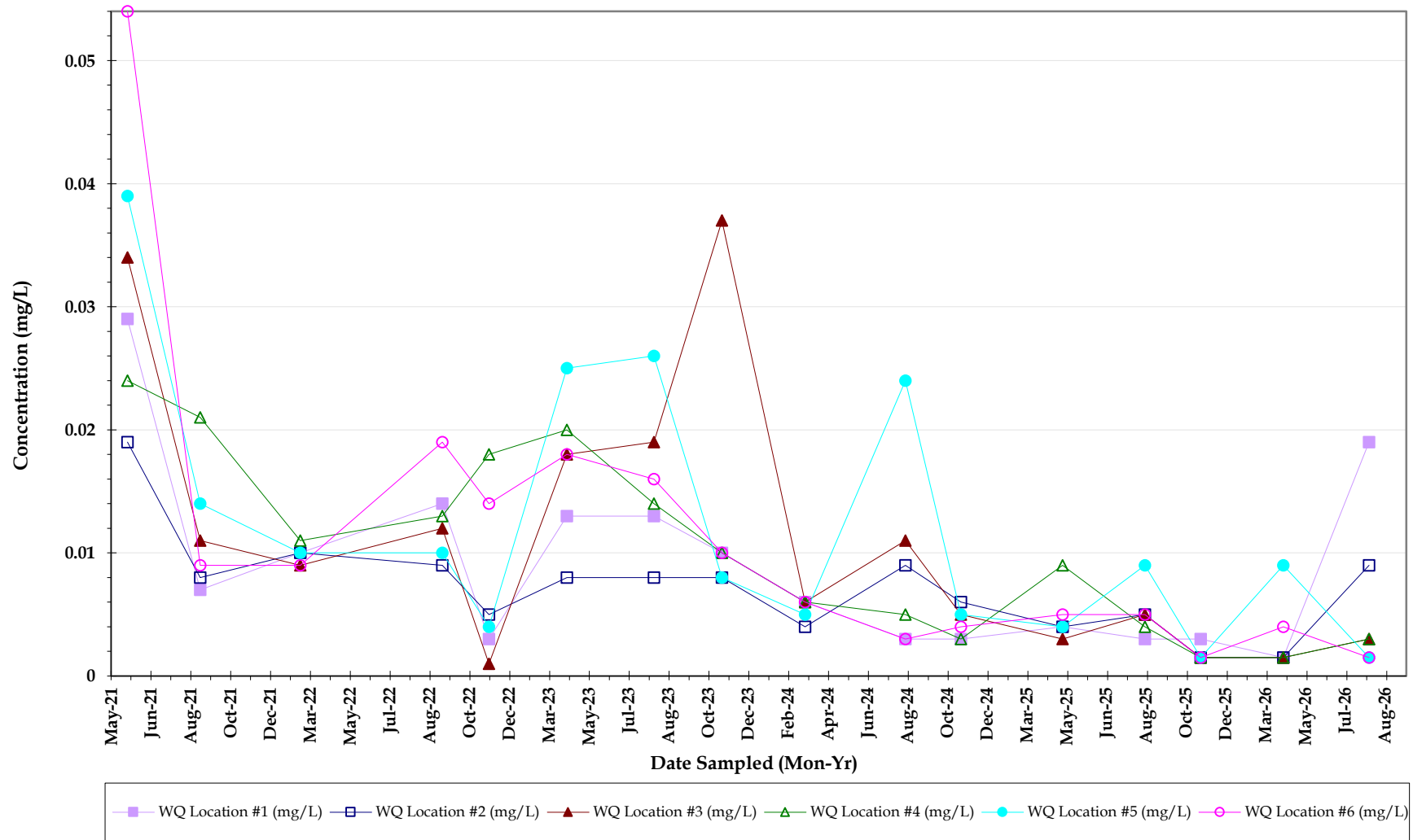


Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



Chlorophyll *a*

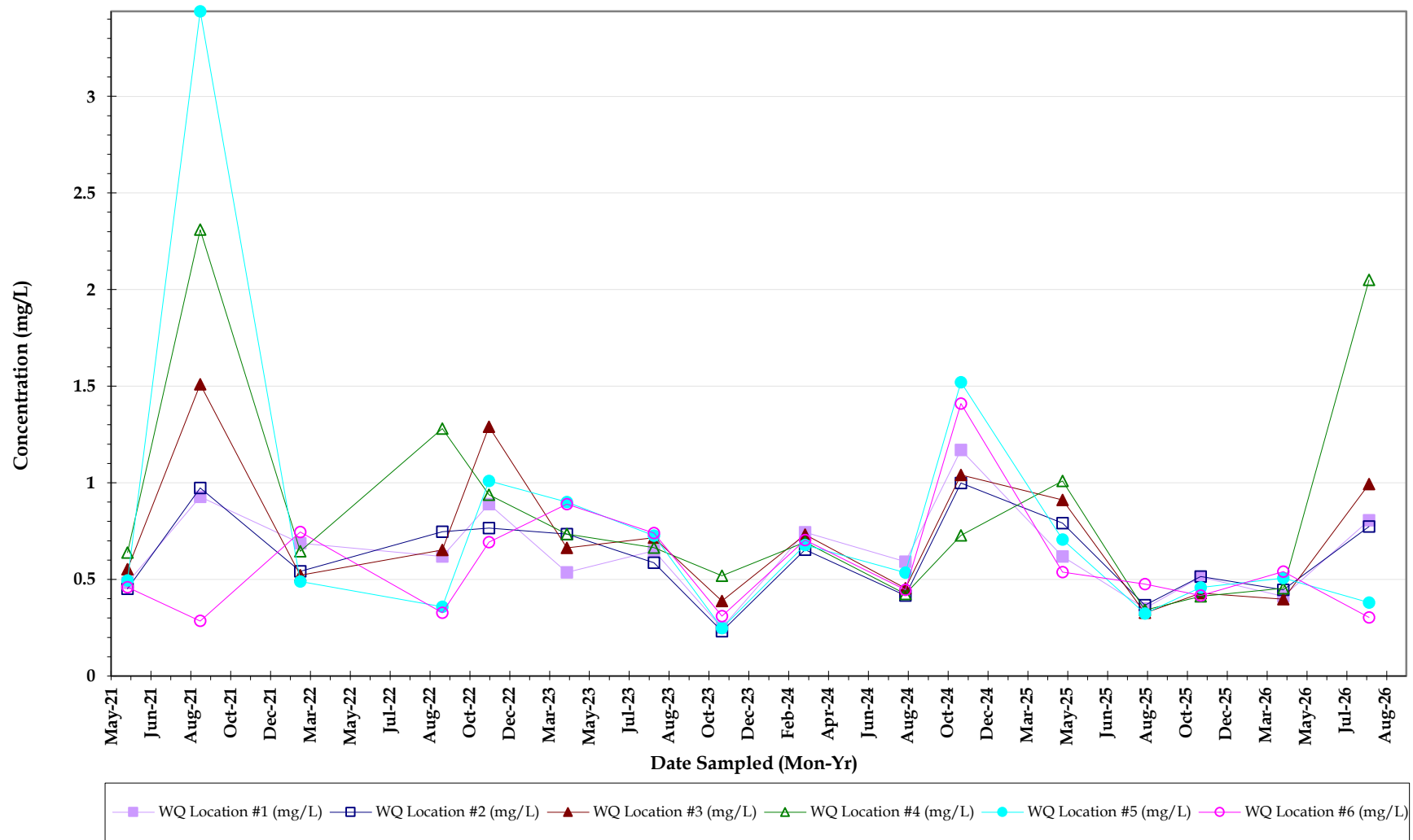
Esplanade Lakes
 Water Quality Surface Water Sample results
 AUGUST 2026



Orthophosphate



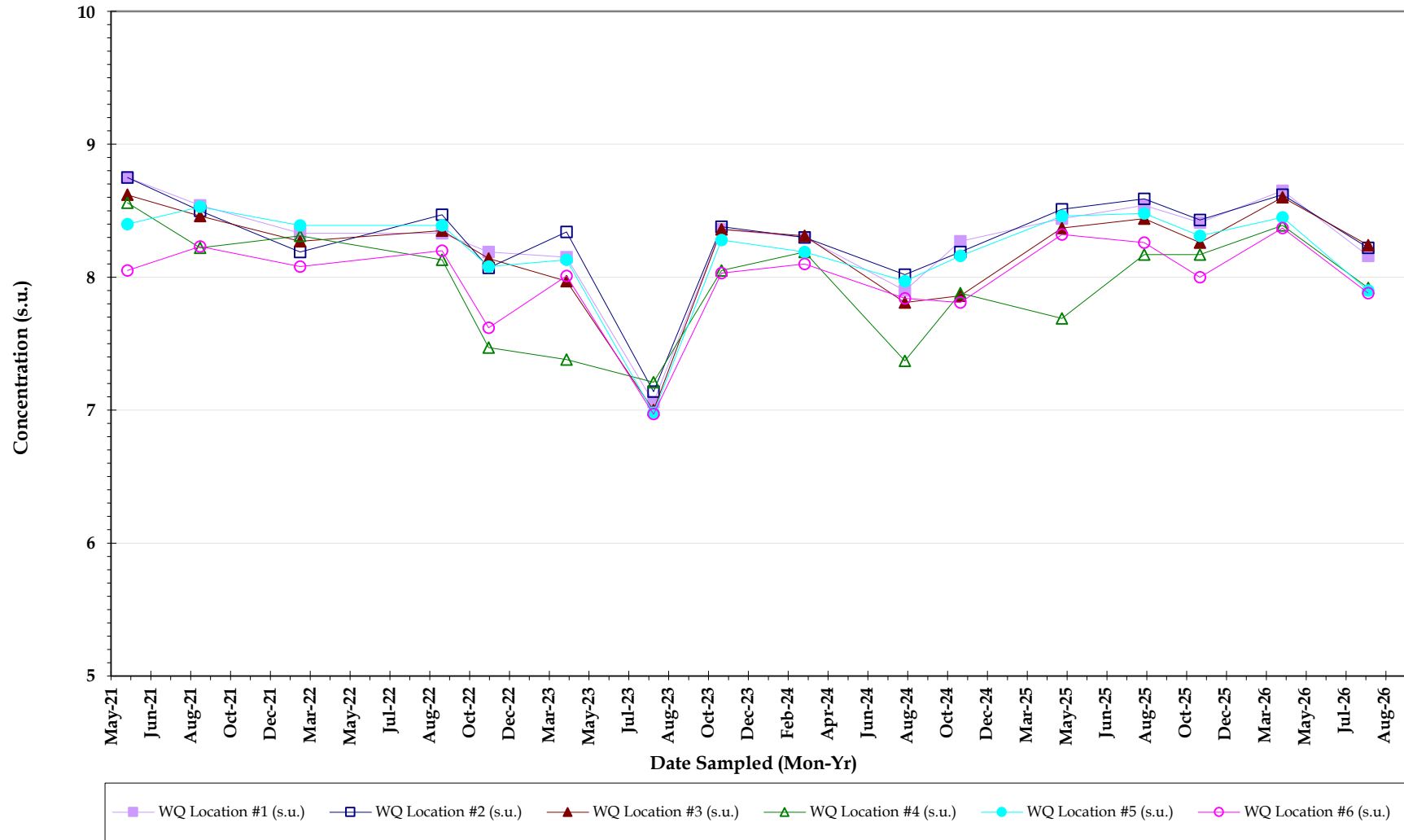
Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



Total kjeldahl nitrogen (TKN)

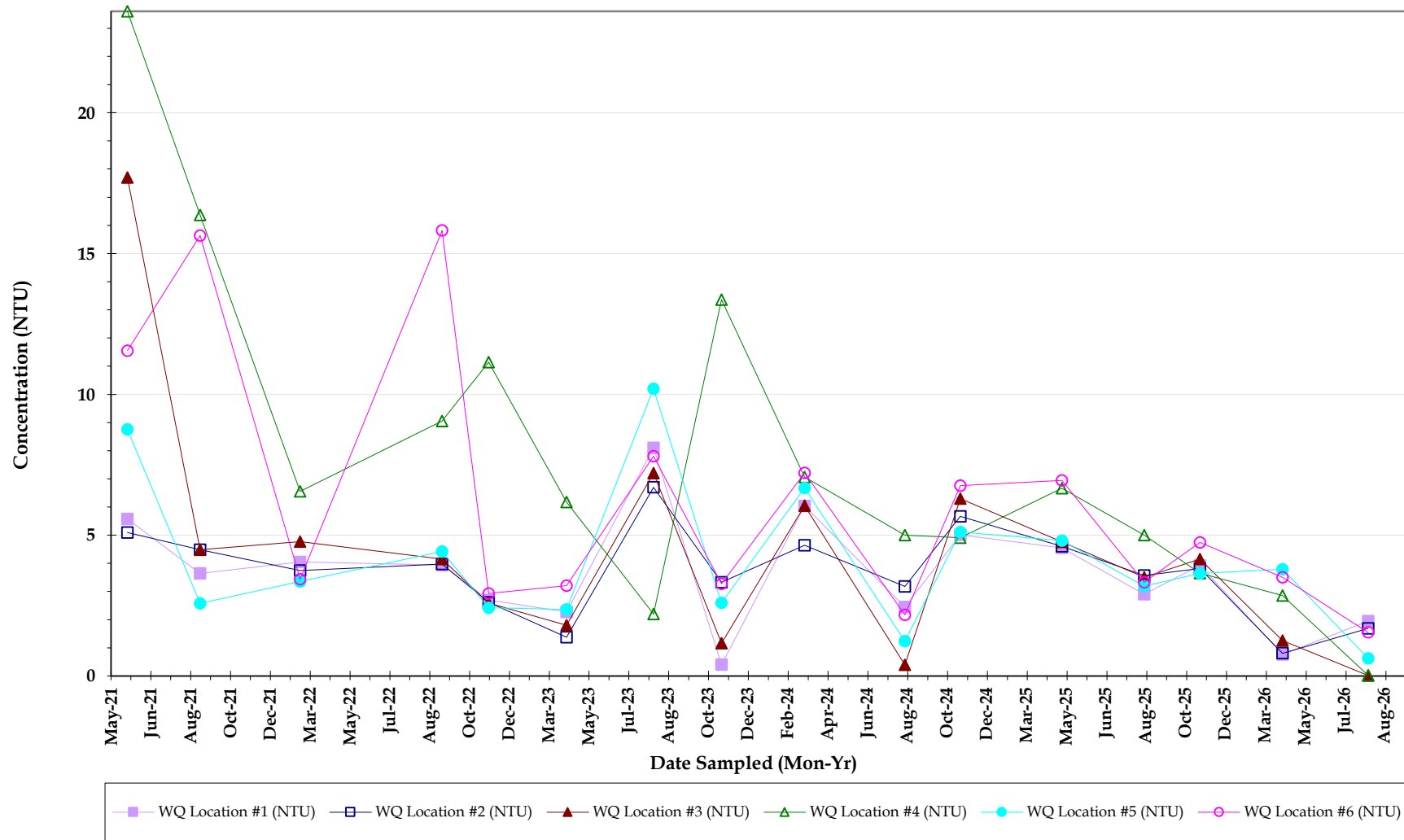


Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



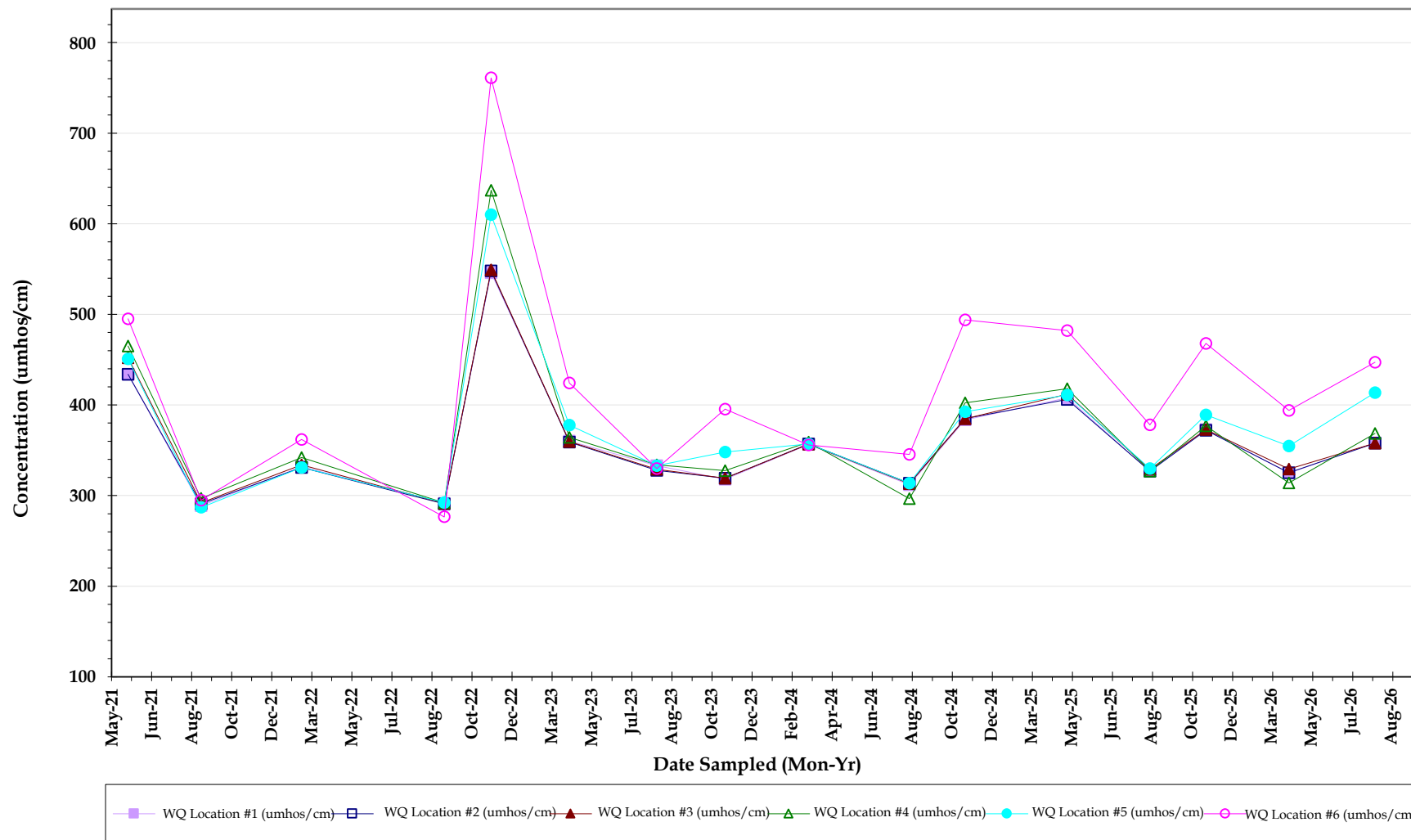
pH, Field

Esplanade Lakes
 Water Quality Surface Water Sample results
 AUGUST 2026



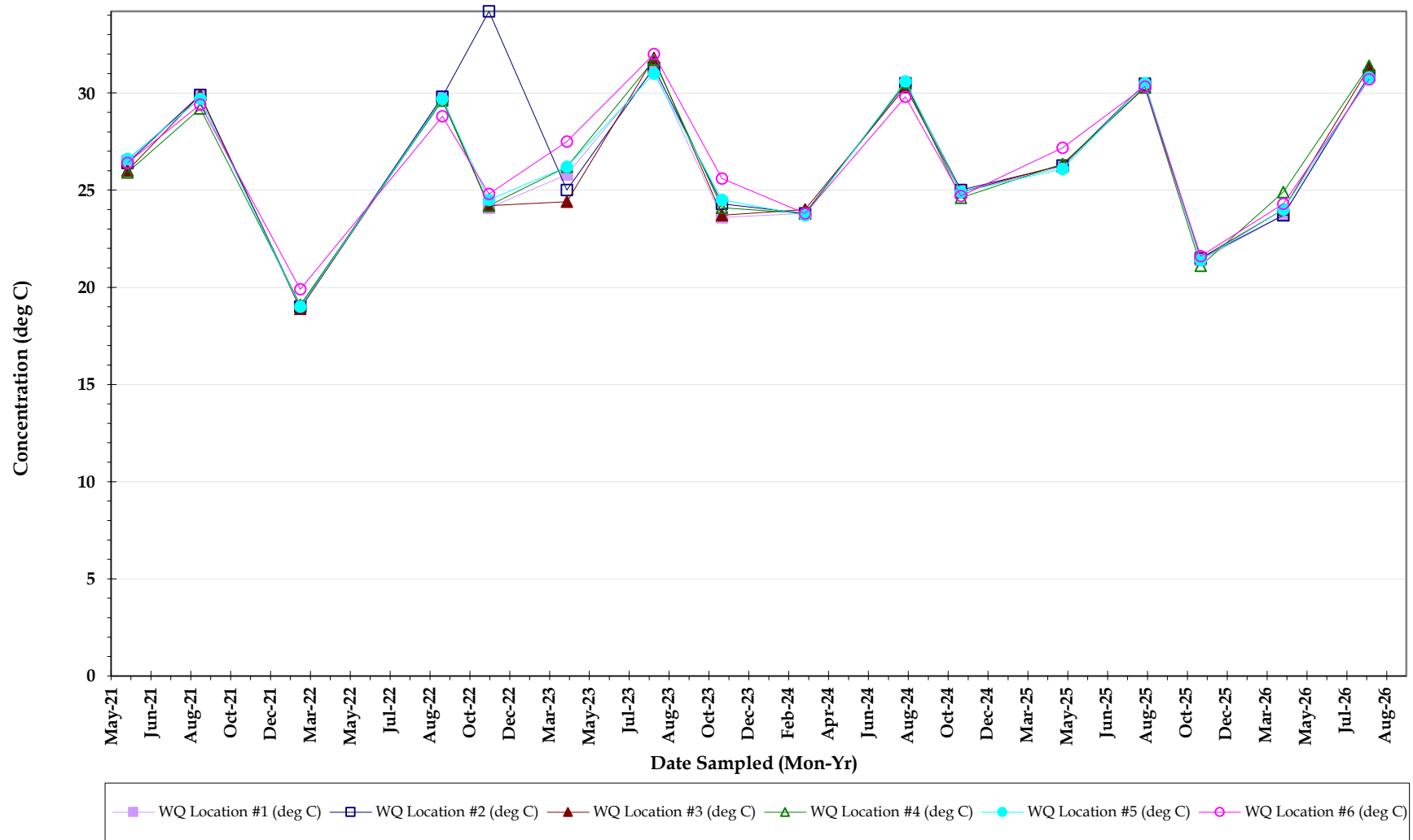
Turbidity

Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



Conductivity

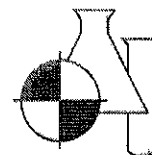
Esplanade Lakes
Water Quality Surface Water Sample results
AUGUST 2026



Temperature, sample

Esplanade Lakes
 Water Quality Surface Water Sample results
 AUGUST 2026

Laboratory Analytical Report



ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 26080289

G H D Services, Inc.
2675 Winkler Ave., Ste.180
Fort Myers, FL 33901

Project Name : ESPLANADE LAKES

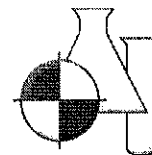
Date Received : 08/05/2026

Time Received : 15:07

Project #: 11225022-02

Submission Number: 26080289					Sample Date: 08/04/2026		
Sample Number: 001					Sample Time: 10:25		
Sample Description: WQ Location #1					Sample Method: Grab		
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.026 I	MG/L	0.008	0.032	350.1	08/07/2026 18:55	KT
TOTAL KJELDAHL NITROGEN	0.806	MG/L	0.05	0.20	351.2	08/17/2026 14:36	KT
ORTHO PHOSPHORUS AS P	0.019	MG/L	0.003	0.012	365.3	08/05/2026 17:32	BU
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	08/07/2026 13:44	BU
CHLOROPHYLL A	6.55	MG/M3	0.25	1.00	445.0	08/10/2026 15:05	KG
TOTAL SUSPENDED SOLIDS	2.40	MG/L	0.570	2.280	SM2540D	08/06/2026 09:26	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	08/05/2026 19:00	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	08/06/2026 11:58	MAS
TOTAL NITROGEN	0.806	MG/L	0.05	0.20	SYSTEAS+351	08/17/2026 14:36	KT/MAS

Submission Number: 26080289					Sample Date: 08/04/2026		
Sample Number: 002					Sample Time: 10:30		
Sample Description: WQ Location #2					Sample Method: Grab		
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.038	MG/L	0.008	0.032	350.1	08/07/2026 18:57	KT
TOTAL KJELDAHL NITROGEN	0.773	MG/L	0.05	0.20	351.2	08/17/2026 14:37	KT
ORTHO PHOSPHORUS AS P	0.009 I	MG/L	0.003	0.012	365.3	08/05/2026 17:33	BU
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	08/07/2026 13:45	BU
CHLOROPHYLL A	7.21	MG/M3	0.25	1.00	445.0	08/10/2026 15:05	KG
TOTAL SUSPENDED SOLIDS	3.20	MG/L	0.570	2.280	SM2540D	08/06/2026 09:28	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	08/05/2026 19:00	LD/LD
NITRATE+NITRITE AS N	0.018 I	MG/L	0.006	0.024	SYSTEAS EASY	08/06/2026 11:59	MAS
TOTAL NITROGEN	0.791	MG/L	0.05	0.20	SYSTEAS+351	08/17/2026 14:37	KT/MAS



Submission Number: 26080289
 Sample Number: 003
 Sample Description: WQ Location #3

Sample Date: 08/04/2026
 Sample Time: 12:20
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.031 I	MG/L	0.008	0.032	350.1	08/07/2026 18:59	KT
TOTAL KJELDAHL NITROGEN	0.993	MG/L	0.05	0.20	351.2	08/17/2026 14:39	KT
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.003	0.012	365.3	08/05/2026 17:35	BU
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	08/07/2026 13:46	BU
CHLOROPHYLL A	8.98	MG/M3	0.25	1.00	445.0	08/10/2026 15:05	KG
TOTAL SUSPENDED SOLIDS	2.80	MG/L	0.570	2.280	SM2540D	08/06/2026 09:26	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	08/05/2026 19:00	LD/LD
NITRATE+NITRITE AS N	0.010 I	MG/L	0.006	0.024	SYSTEAS EASY	08/06/2026 11:59	MAS
TOTAL NITROGEN	1.00	MG/L	0.05	0.20	SYSTEAS+351	08/17/2026 14:39	KT/MAS

Submission Number: 26080289
 Sample Number: 004
 Sample Description: WQ Location #4

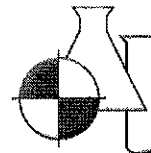
Sample Date: 08/04/2026
 Sample Time: 12:45
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.028 I	MG/L	0.008	0.032	350.1	06/07/2026 19:08	KT
TOTAL KJELDAHL NITROGEN	2.05	MG/L	0.05	0.20	351.2	08/17/2026 14:40	KT
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.003	0.012	365.3	08/05/2026 17:36	BU
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	08/07/2026 13:46	BU
CHLOROPHYLL A	7.63	MG/M3	0.25	1.00	445.0	08/10/2026 15:05	KG
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	08/06/2026 09:26	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	08/05/2026 19:00	LD/LD
NITRATE+NITRITE AS N	0.013 I	MG/L	0.006	0.024	SYSTEAS EASY	08/06/2026 12:01	MAS
TOTAL NITROGEN	2.06	MG/L	0.05	0.20	SYSTEAS+351	08/17/2026 14:40	KT/MAS

Submission Number: 26080289
 Sample Number: 005
 Sample Description: WQ Location #5

Sample Date: 08/04/2026
 Sample Time: 10:47
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.032	MG/L	0.008	0.032	350.1	08/07/2026 19:10	KT
TOTAL KJELDAHL NITROGEN	0.380	MG/L	0.05	0.20	351.2	08/11/2026 15:55	KT
ORTHO PHOSPHORUS AS P	0.003 U	MG/L	0.003	0.012	365.3	08/05/2026 17:38	BU
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	08/07/2026 13:47	BU
CHLOROPHYLL A	8.64	MG/M3	0.25	1.00	445.0	08/10/2026 15:05	KG
TOTAL SUSPENDED SOLIDS	2.40	MG/L	0.570	2.280	SM2540D	08/06/2026 09:26	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	08/05/2026 19:00	LD/LD



NITRATE+NITRITE AS N	0.013 I	MG/L	0.006	0.024	SYSTEAS EASY	08/06/2026 12:01	MAS
TOTAL NITROGEN	0.393	MG/L	0.05	0.20	SYSTEAS+351	08/11/2026 15:55	KT/MAS

Submission Number:	26080289	Sample Date:	08/04/2026
Sample Number:	006	Sample Time:	11:30
Sample Description:	WQ Location #6	Sample Method:	Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.033	MG/L	0.008	0.032	350.1	08/07/2026 19:12	KT
TOTAL KJELDAHL NITROGEN	0.303	MG/L	0.05	0.20	351.2	08/11/2026 15:58	KT
ORTHO PHOSPHORUS AS P	0.003 U	MG/L	0.003	0.012	365.3	08/05/2026 17:39	BU
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	08/07/2026 13:48	BU
CHLOROPHYLL A	7.43	MG/M3	0.25	1.00	445.0	08/10/2026 15:05	KG
TOTAL SUSPENDED SOLIDS	4.00	MG/L	0.570	2.280	SM2540D	08/06/2026 09:26	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	08/05/2026 19:00	LD/LD
NITRATE+NITRITE AS N	0.010 I	MG/L	0.006	0.024	SYSTEAS EASY	08/06/2026 12:02	MAS
TOTAL NITROGEN	0.313	MG/L	0.05	0.20	SYSTEAS+351	08/11/2026 15:58	KT/MAS

Leah Lepore

08/19/2026

Date

Dr. Dale D. Dixon Laboratory Director

Haley Richardson QC Manager / Leah Lepore

QC Officer

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.
 B = Results based upon colony counts outside the ideal range.
 H = Value based on field kit determination. Results may not be accurate.
 I = Reported value is between the laboratory MDL and the PQL.
 J1 = Estimated value. Surrogate recovery limits exceeded.
 J2 = Estimated value. No quality control criteria exists for component.
 J3 = Estimated value. Quality control criteria for precision or accuracy not met.
 J4 = Estimated value. Sample matrix interference suspected.
 J5 = Estimated value. Data questionable due to improper lab or field protocols.
 K = Off-scale low. Value is known to be < the value reported.
 L = Off-scale high. Value is known to be > the value reported.
 N = Presumptive evidence of presence of material.
 O = Sampled, but analysis lost or not performed.
 Q = Sample held beyond accepted hold time.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.

U = Analyte analyzed but not detected at the value indicated.

V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.

Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.

Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.

! = Data deviate from historically established concentration ranges.

? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.

* = Not reported due to interference.

Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

NOTES:

MBAS calculated as LAS; molecular weight = 340.
 PQL = 4xMDL
 ND = Not detected at or above the adjusted reporting limit.
 G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.
 G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

COMMENTS:

Chlorophyll a was lab filtered at E85086 on 8/5/2026 at 08:19

For questions or comments regarding these results, please contact us at (941) 723-9986.

Results relate only to the samples.

Benchmark EA South

1001 Corporate Avenue, Suite 102

North Port, FL 34289

(941) 625-3137 / (800) 736-9986

(941) 423-7336 fax

Sample Temperature checked upon receipt at

BEAS with Temperature Gun ID #7

Benchmark EA, Inc.1711 12th St. East

Palmetto, FL 34221

(941) 723-9986 / (800) 736-9986

(941) 723-6061-fax

Sample Temperature checked upon receipt at

BEA with Temperature Gun ID #258

Client: GHD Services, Inc. (HSA ENG)

2675 Winkler Ave. Suite 180

Ft. Myers FL 33901

Erik Isern (239) 215-3914 Shannon Tucker 239-210-8653

Email EDD Reports to: Connor Haydon (Connor.Haydon@ghd.com)

2026 PO# 340-023258

Kit Shipped to client via UPS Standard in 1 large cooler

Chain of Custody Form: Esplanade Lakes WQ

Project Number:

Profile: 840, QC Report

Laboratory Submission #:

20080289

Station ID	Sample Type ¹	Sample Matrix ²	Parameters, Preservative ⁴ , Container Type ³ / Total # of Containers = 24				Laboratory Submission #
			NO ₃ -NO ₂ (SYSTEAM) TKN (351.2) NH ₃ (350.1) TP (365.3) T-N (Calc.)	BOD5 (SM5210B) TSS (SM2540D)	Ortho-Phos (Lab Filtered) (365.3)	Chlorophyll a (445.0) Filtered @ BEAS 8/5/26 0819	
			1.1mL 1:4 H ₂ SO ₄ pH < 2 Lot # 26-13	Plain	Plain	Plain	
			1 x ½ Pint Plastic	1 x 2 Quart Plastic	1 x ½ Pint Plastic	1 x 500mL Opaque Plastic	
WQ Location #1	Grab	SW	Date/Time: 8/4/2026 1025	.	.	.	1
WQ Location #2	Grab	SW	Date/Time: 1030	.	.	.	2
WQ Location #3	Grab	SW	Date/Time: 1220	.	.	.	3
WQ Location #4	Grab	SW	Date/Time: 1245	.	.	.	4
WQ Location #5	Grab	SW	Date/Time: 1047	.	.	.	5
WQ Location #6	Grab	SW	Date/Time: 1130	.	.	.	6

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaH₂PO₄, H₂SO₄, and HNO₃ do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.

Instructions:

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles.

Laboratory Sample Acceptability:

pH < 2: ✓ BEA Temperature: 1.9°C

BEAS Temperature: 5.6°C

1	Collector & Affiliation: (Print & Sign) <i>Chris Gans</i>	Date: 8/4/26	Time: 1520	Received By & Affiliation: (Print & Sign) <i>Brooke Kruternick</i> BEAS	Date: 8/4/26	Time: 1522
2	Relinquished By & Affiliation: (Print & Sign) <i>Brooke Kruternick</i> BEAS	Date: 8/5/26	Time: 1137	Received By & Affiliation: (Print & Sign) <i>Brooke Kruternick</i> BEAS	Date: 8/5/26	Time: 1137
3	Relinquished By & Affiliation: (Print & Sign) <i>Brooke Kruternick</i> BEAS	Date: 8/5/26	Time: 1501	Received By & Affiliation: (Print & Sign) <i>Kera McFarland</i> BEA	Date: 8/5/26	Time: 1501
4	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
5	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:

BENCHMARK

EnviroAnalytical, Inc.

NELAP Certification #E84167

Submission Number: 26080289
Project Name: ESPLANADE LAKES

QC REPORT

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
26080272 - 001	849797	350.1	AMMONIA NITROGEN	08/07/2026 18:01	LR		34.800	35.200	0.84		
		350.1	AMMONIA NITROGEN	08/07/2026 17:05	MB		0.000				
26080131 - 001	849612	350.1	AMMONIA NITROGEN	08/07/2026 17:12	SPK	1.00	0.070			1.150	107.0
		350.1	AMMONIA NITROGEN	08/07/2026 17:09	STD	1.00	1.030				103.0
26080271 - 001	849795	351.2	TOTAL KJELDAHL NITROGEN	08/11/2026 14:14	LR		32.000	30.100	4.19		
		351.2	TOTAL KJELDAHL NITROGEN	08/11/2026 14:03	MB		0.000				
26080248 - 002	849762	351.2	TOTAL KJELDAHL NITROGEN	08/11/2026 14:11	SPK	2.00	1.460			3.420	98.1
		351.2	TOTAL KJELDAHL NITROGEN	08/17/2026 14:09	STD	2.00	2.190				109.0
26080140 - 001	849625	365.3	ORTHO PHOSPHORUS AS P	08/05/2026 16:45	LR		0.004	0.004	1.63		
		365.3	ORTHO PHOSPHORUS AS P	08/05/2026 14:03	MB		0.000				
26080138 - 001	849622	365.3	ORTHO PHOSPHORUS AS P	08/05/2026 17:10	SPK	0.20	0.093			0.306	107.0
		365.3	ORTHO PHOSPHORUS AS P	08/05/2026 17:04	STD	0.20	0.177				88.6
26080362 - 01B	849965	365.3	TOTAL PHOSPHORUS AS P	08/07/2026 14:27	LR		2.990	3.030	1.09		
		365.3	TOTAL PHOSPHORUS AS P	08/07/2026 13:35	MB		0.000				
26080367 - 002	849973	365.3	TOTAL PHOSPHORUS AS P	08/07/2026 13:41	SPK	0.20	0.173			0.343	85.1
		365.3	TOTAL PHOSPHORUS AS P	08/07/2026 13:37	STD	0.20	0.181				90.7
26080135 - 001	849616	SM2540D	TOTAL SUSPENDED SOLIDS	08/06/2026 09:26	LR		208.000	228.000	6.49		
		SM2540D	TOTAL SUSPENDED SOLIDS	08/06/2026 09:26	MB		0.000				
		SM2540D	TOTAL SUSPENDED SOLIDS	08/06/2026 09:26	STD	825.00	820.000				99.4
26080255 - 001	849770	SM5210B	BIOCHEMICAL OXYGEN DEMAND	08/05/2026 19:00	LR		842.800	830.800	1.01		
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	08/05/2026 19:00	MB		0.000				
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	08/05/2026 19:00	STD	198.00	202.200				102.1
26071566 - 001	849210	SYSTEAS EASY	NITRATE+NITRITE AS N	08/06/2026 10:24	LR		0.255	0.264	2.35		
		SYSTEAS EASY	NITRATE+NITRITE AS N	08/06/2026 10:20	MB		0.000				
26071566 - 001	849210	SYSTEAS EASY	NITRATE+NITRITE AS N	08/06/2026 10:23	SPK	0.20	0.048			0.264	108.0

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
		SYSTEAS EASY	NITRATE+NITRITE AS N	08/06/2026 12:15	STD	0.25	0.254				102.0

Comments:

Surface Water Field Sheets

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ #1
LOCATION:	Middle of lake
DATE/TIME:	8/4/26 1025
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	75.0 (feet)	Sample Depth:	1.5 (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1025	1.5	8.16	5.80	79.1	30.9	358.3	1.95
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining clear, partly cloudy, windy

PERSONNEL ON SITE: SS + CB

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>WQ#2</u>
LOCATION:	<u>Middle of Lake</u>
DATE/TIME:	<u>8/4/26 1030</u>
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<u>Large Lake (>10HA)</u> (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>>5.0</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	Normal	<u>High</u>
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other _____

Field Measurements		Meter ID#		Field Measurements			
				Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1030</u>		<u>8.22</u>	<u>5.65</u>	<u>76.5</u>	<u>30.9</u>	<u>357.9</u>	<u>1.69</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: SS + CB

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ # 5
LOCATION:	South of Dock
DATE/TIME:	8/4/26 1647
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	7 ft (feet)	Sample Depth:	1.5 ft (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other

Field Measurements		Meter ID#		Field Measurements			
				Read By: (initials) SS			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1047	1.5	7.9	5.3A	71.6	30.8	413.7 413.7	0.63
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
						413.7	

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes ☒ No ☒

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: CB & SS

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID: WQ #6

LOCATION: _____

DATE/TIME: 8/14/26 1130

ALL TIMES ARE: ETZ or CTZ
(circle one)

WATERBODY TYPE: (Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: 75.0 (feet)
(Average of 2 measurements)

Sample Depth: 1.5 (feet)

STREAM FLOW: (Circle One if applicable)

No Flow Flow within Banks Flood Conditions

WATER LEVEL: (Circle One)

Low Normal High

WATER SAMPLE COLLECTION DEVICE (Circle One)

Van Dorn Direct Grab with Sample Bottle Dipper Other _____

Field Measurements		Meter ID#			Field Measurements		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1130	1.5	7.88	86.17	82.5	30.7	447.1	1.55
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:
Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining clear partly cloudy, windy

PERSONNEL ON SITE: CB + SS

REMARKS: _____

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>WQ#3</u>
LOCATION:	
DATE/TIME:	<u>8/14/26 1220</u>
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<u>Large Lake (>10HA)</u> (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>75.0</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other _____

Field Measurements		Meter ID#		Field Measurements Read By: (initials) <u>SS</u>			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>12/10</u>	<u>1.5</u>	<u>8.24</u>	<u>6.15</u>	<u>83.1</u>	<u>31.3</u>	<u>357.9</u>	<u>0.02</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:
Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: SS + CR

REMARKS: _____

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>WQ #4</u>
LOCATION:	
DATE/TIME:	<u>8/4/26 1245</u>
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<u>Large Lake (>10HA)</u> (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>3.5</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other _____

Field Measurements		Meter ID#			Field Measurements		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1245</u>	<u>1.5</u>	<u>7.92</u>	<u>6.09</u>	<u>38</u>	<u>31.4</u>	<u>368.6</u>	<u>0.02</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:
Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: CB + SS

REMARKS: _____

FIELD INSTRUMENT CALIBRATION RECORDS - CALIBRATION LOG - PRP

Project Site/FacID: _____

Calibrated by (Print)/Affiliation: _____

Chris Barner - GHD

Boldly "X" this box if there is qualified data on this page.

Temperature (Quarterly)

Date of Last Temp Verification: _____

See log book: _____

DISSOLVED OXYGEN (DO) (REFERENCE: DEP SOP FT 1500)

Acceptance Criteria +/-0.3 mg DO/L

Meter/Instrument Name and Unique ID: _____

CAL	ICV	CCV	Initials	Date	Time	Standard (DO %)	Temp °C	DO Saturation mg/L (100%)**	Response DO (%)	Response mg DO/L	Deviation mg DO/L	Pass or Fail
☒	☐	☐	<i>CB</i>	<i>8/4/26</i>	<i>0920</i>	<i>100%</i>			<i>98.7</i>			☒ P ☐ F
☐	☒	☐	<i>11</i>	<i>11</i>	<i>1610</i>	<i>100%</i>			<i>99.6</i>			☒ P ☐ F
☐	☐	☐				<i>100%</i>						☐ P ☐ F
☐	☐	☐				<i>100%</i>						☐ P ☐ F
☐	☐	☐				<i>100%</i>						☐ P ☐ F
☐	☐	☐				<i>100%</i>						☐ P ☐ F

** See Table FS 2200-2 and/or Table FT 1500-1 for Dissolved Oxygen 100% Saturation (mg/L) corresponding to Temperature.

SPECIFIC CONDUCTANCE (REFERENCE: DEP SOP FT 1200)

Acceptance Criteria +/-5% the standard

Meter/Instrument Name and Unique ID: _____

CAL	ICV	CCV	Initials	Date	Time	Standard (µmho/cm)	Exp. Date	Lot #	Response (µmho/cm)	Deviation (%)	Pass or Fail
☒	☐	☐	<i>CB</i>	<i>8/4/26</i>	<i>0916</i>	<i>1413</i>	<i>5/27</i>	<i>66E1980</i>	<i>1443</i>		☒ P ☐ F
☐	☒	☐	<i>11</i>	<i>11</i>	<i>1620</i>	<i>1413</i>	<i>11</i>	<i>11</i>	<i>1421</i>		☒ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F

OXIDATION-REDUCTION POTENTIAL (ORP)

Acceptance Criteria +/-10 mV

REFERENCE: EPA Region 4, Operating Procedure, Field Measurement of Oxidation-Reduction Potential (ORP)

Meter/Instrument Name and Unique ID: _____

CAL	ICV	CCV	Initials	Date	Time	Standard (mV)	Exp. Date	Lot #	Response (mV)	Deviation (mV)	Pass or Fail
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F
☐	☐	☐									☐ P ☐ F

Perform ICVs and CCVs only in "READ/RUN" mode.

CAL - Calibration; ICV - Initial Calibration Verification; and, CCV - Continuing Calibration Verification.

Deviation (%) = 100-{(Response/Standard)*100}

FIELD INSTRUMENT CALIBRATION RECORDS - CALIBRATION LOG - PRP

Project Site/FacID: 11225022 -

Calibrated by (Print)/Affiliation: Chris Garner GHD

Boldly "X" this box if there is qualified data on this page.

TURBIDITY (REFERENCE: DEP SOP FT 1600)						Meter/Instrument Name and Unique ID:					
Std=0.1-10 NTU +/-10%						Std=11-40 NTU +/-8%		Std=41-100 NTU +/-6.5%		Std>100 NTU +/-5%	
CAL	ICV	CCV	Initials	Date	Time	Standard (NTU)	Exp. Date	Lot #	Response (NTU)	Deviation (%)	Pass or Fail
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>CJB</u>	<u>8/4/26</u>	<u>0900</u>	<u>20</u>	<u>09/26</u>	<u>4770</u>	<u>19.1</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>0902</u>	<u>100</u>	<u>07/25</u>	<u>670</u>	<u>92.5</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>0904</u>	<u>800</u>	<u>11</u>	<u>11</u>	<u>788</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>1612</u>	<u>20</u>	<u>11</u>	<u>11</u>	<u>19.6</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>1613</u>	<u>100</u>	<u>11</u>	<u>11</u>	<u>93.6</u>		P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>1614</u>	<u>800</u>	<u>11</u>	<u>11</u>	<u>791</u>		P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F

pH (REFERENCE: DEP SOP FT 1100)						Acceptance Criteria +/-0.2 SU					
Meter/Instrument Name and Unique ID:											
CAL	ICV	CCV	Initials	Date	Time	Standard (SU)	Exp. Date	Lot #	Response (SU)	Deviation (SU)	Pass or Fail
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>CJB</u>	<u>8/4/26</u>	<u>0910</u>	<u>4.0</u>	<u>5/25</u>	<u>66E052</u>	<u>3.96</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>0914</u>	<u>7.0</u>	<u>4/28</u>	<u>66D1873</u>	<u>6.98</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>1616</u>	<u>4.0</u>	<u>11</u>	<u>11</u>	<u>3.98</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>	<u>11</u>	<u>11</u>	<u>1618</u>	<u>7.0</u>	<u>11</u>	<u>11</u>	<u>6.96</u>		<u>P</u> F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F
<u>CAL</u>	<u>ICV</u>	<u>CCV</u>									P F

Perform ICVs and CCVs only in "READ/RUN" mode.

CAL - Calibration; ICV - Initial Calibration Verification; and, CCV - Continuing Calibration Verification.

Deviation (%) = 100 - {(Response/Standard)*100}



U.S. Environmental Rental Corporation

166 Riverview Ave Waltham, MA. 781-899-1560
91 Prestige Park Circle Unit 5 East Hartford, CT. 860-289-8700
127 RT. 206 South Suite 12 Hamilton, NJ. 609-585-6090
1202 Tech Blvd. Suite 108 Tampa, FL 813-628-4200
www.usenvironmentalrental.com

GeoTech Turbidity Meter

Date

7/31/26

Res#

165972

Tech

VL

SN:

17061383

Company

GHD

Contact

Sasha Cobb

Phone #

Calibration:

After Reading

<0.1NTU 0.04 20NTU 20.00 100NTU 99.60 800NTU 799.00

Packing List

Turb. Meter

XXX

AC Power Cord

XXX

<0.1 NTU

XXX

20NTU

XXX

100NTU

XXX

800NTU

XXX

AA Batteries

XXX

Manual

XXX

(2) Sample Vials

XXX

Microfiber Cloth

XXX

Data Cable

XXX

gelex standards

N/A

Please be sure to verify receipt of all accessories. Missing accessories will be billed at list price plus shipping
If unit has any problems customer must notify U.S. Environmental within 24 Hours of receipt of unit.
Please call our technical support department at 813-628-4200 ** many problems can be solved in the field

Additional Comments:



US Environmental Rental Corporation

(888) 550-8100

www.usenvironmental.com



Company: GHD
Contact: Sasha C
Phone #: _____

166 Riverview Ave, Waltham, MA 02453 (781) 899-1560

91 Prestige Park Circle, Suite 5, East Hartford, CT 06108 (860) 289-8700

5C South Gold Dr, Hamilton, NJ 08691 (609) 570-8555

1202 Tech Blvd., Suite 108, Tampa, FL 33619 (813) 628-4200

781 Industrial Dr, Elmhurst, IL 60126

(630) 501-1847

Order No.: 165972
Date: 7/31/2026
Technician: AV

Packing List

Item		Serial Number		Tech	QC
Pro Series		0		✓	
Handheld Display		14K100941		✓	
Item	Tech	QC	Item	Tech	QC
Cable 4'	✓		AC Adaptor		
Flow Cell	✓		Stand		
Barb Kit	✓		D.O Kit	✓	
Storage / Cal Cup	✓		Calibration Kit	✓	
Sensor Guard	✓				
Manual					
Sonde Cap					
Software					
Extra Batteries	✓				
Display Comm. Cable					
Sonde Comm. Cable					

Calibration Report

Pro Series				0
Parameter	Accuracy	Before	After	Lot #
Conductivity 1413 μ S/cm	(+/- .5%)	1458	1413	260501D
pH 7 Buffer	(+/- .2)	6.90	7.00	260501B
pH mV for 7 Buffer	(0 +/- 50)			-20.0
pH 4 Buffer	(+/- .2)	3.90	4.00	260501A
pH mV for 4 Buffer	(180 +/- 50)			144.0
pH 10 Buffer	(+/- .2)	9.90	10.00	260501C
pH mV for 10 Buffer	(-180 +/- 50)			-190.0
ORP mV, 237.5	(+/- 20 mV)	199.0	200.00	6GE1833
DO 100% Sat	(+/- 2%)	111.00%	100%	
0% DO Check	(+/- 2%)	1.9		6GF1236
Turbidity 0 NTU	(+/- 5%)			4GI0515
Turbidity 126 NTU	(+/- 5%)			41007
Lab Conditions during calibration _____				

All calibration standards are NIST traceable. Calibration must be performed according to manufacturer's specifications.

This document certifies that US Environmental Rental Corporation has provided this rental equipment and all accessories in good working order. It is the renter's responsibility to: a) review all included items upon receipt, b) verify that all items are in acceptable condition and function properly, and c) contact a US Environmental associate immediately if any item is missing, damaged, and/or not functioning properly. Any delay in notifying US Environmental will be considered as the Renter taking responsibility for such missing, damaged, and/or malfunctioning item.

Missing, damaged, and/or malfunctioning equipment and accessories will result in additional fees.

Benchmark EA South
1001 Corporate Avenue, Suite 102
North Port, FL 34289
(941) 625-3137 / (800) 736-9986
(941) 423-7336 fax
Sample Temperature checked upon receipt at
BEAS with Temperature Gun ID #7

Benchmark EA, Inc.
1711 12th St. East
Palmetto, FL 34221
(941) 723-9986 / (800) 736-9986
(941) 723-6061-fax
Sample Temperature checked upon receipt at
BEA with Temperature Gun ID #258

Client: GHD Services, Inc. (HSA ENG)
2675 Winkler Ave. Suite 180
Ft. Myers FL 33901
Erik Isern (239) 215-3914 Shannon Tucker 239-210-8653
Email EDD Reports to: Connor Haydon (Connor.Haydon@ghd.com)
2026 PO# 340-023258

Kit Shipped to client via UPS Standard in 1 large cooler

Chain of Custody Form: Esplanade Lakes WQ
Project Number:

Profile: 840, QC Report

Laboratory Submission #:

Station ID	Sample Type ¹	Sample Matrix ²	Parameters, Preservative ⁴ , Container Type ³ / Total # of Containers = 24				Laboratory Submission #
			NO ₃ -NO ₂ (SYSTEAM) TKN (351.2) NH ₃ (350.1) TP (355.3) T-N (Calc.)	BOD5 (SM5210B) TSS (SM2540D)	Ortho-Phos (Lab Filtered) (365.3)	Chlorophyll a (445.0) Filtered & BEAS 8/5/26	
			1.1mL 1:4 H ₂ SO ₄ pH<2 □ Lot # 26-13	Plain	Plain	Plain	
			1 x ½ Pint Plastic	1 x 2 Quart Plastic	1 x ½ Pint Plastic	1 x 500mL Opaque Plastic	
WQ Location #1	Grab	SW	Date/Time: 8/4/2026 1025				
WQ Location #2	Grab	SW	Date/Time: 1030				
WQ Location #3	Grab	SW	Date/Time: 1220				
WQ Location #4	Grab	SW	Date/Time: 1245				
WQ Location #5	Grab	SW	Date/Time: 1047				
WQ Location #6	Grab	SW	Date/Time: 1130				

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaThio, H₂SO₄ and HNO₃ do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.

Instructions:

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles.

Laboratory Sample Acceptability:

pH < 2 : □ BEA Temperature:
BEAS Temperature: 5.6°C

1	Collector & Affiliation: (Print & Sign) <i>Chris Gans</i>	Date: 8/4/26	Time: 1520	Received By & Affiliation: (Print & Sign) <i>Brooke Kvaternick</i> BEAS	Date: 8/4/26	Time: 1522
2	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
3	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
4	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
5	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:

Laboratory Data Compliance Memo



Data Compliance Report

August 25, 2026

To	Mr. Bruce Bernard Manager of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	Contact No.	716-205-1977
Copy to	Chrissi Harding	Email	Sheri.Finn@ghd.com
From	Sheri Finn/cs/67	Project No.	11225022
Project Name	Esplanade Lakes Surface Water Sampling		
Subject	Analytical Results Compliance Report Surface Water Quality Monitoring Esplanade Lakes Fort Myers, Florida August 2026		

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

1. Compliance Review

Samples were collected in August 2026 in support of the Esplanade Lakes Surface Water Quality Monitoring sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards,

Sheri Finn
Analyst

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 - September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Exhibit A - Goals, Objectives and Annual Reporting Form

Measurement: Monthly website reviews will be completed to ensure meeting minutes, and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Exhibit A - Goals, Objectives and Annual Reporting Form

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

James P. Ward, District Manager

_____, Chairman

Date

Date

MEMO

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

To: Board of Supervisors
From: James P. Ward
Date: August 5, 2026
Re: Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027.*

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics/training)

MEMO

1. Free Training Programs:

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours” in the category of ethics law are required annually. Pursuant to CEO 13-15, “hours” may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**

Note: Google Chrome web browser will not open – use another web browser.

[Video Tutorial](#)

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**

[23-page presentation - no audio](#)

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**

[Audio presentation - no video](#)

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.

[Florida League of Cities Website](#)

[FLC Future Ethics Workshop Dates:](#)

[10/14/2026: 10 am - 3:30 pm](#)

[12/16/2026: 10 am - 3:30 pm](#)

2. Other Training Programs

a. **Florida State University’s Florida Institute of Government** offers a “4-Hour Ethics Course” which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.

- [4-Hour Ethics Course](#)

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state’s annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida’s ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.

- [Home - Florida Ethics Institute](#)

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Wesley S. Haber, Esq.
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT (“Agreement”) is executed as of July 9, 2026, by and between the **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32819 (“District”) and **JEFF LUX**, whose mailing address is 17464 Aquila Court, Fort Myers, Florida 33913 (“Owner”).

WITNESSETH

WHEREAS, the Owner currently owns a single-family residence on the following real property described as Lot 597 (“Property”), according to the Esplanade Lake Club Plat Four, Instrument No. 2021000402902, recorded December 8, 2021, in the Official Records of Lee County, Florida (“Plat”);

WHEREAS, the Property is encumbered by a five foot drainage easement along the Property’s western boundary, as depicted and dedicated to the District on the Plat (“Easement”), and remains subject to all rights, interests, and authority of the District and any successor governmental authority;

WHEREAS, the Owner desires to construct a four-foot wide and twenty-foot long hardscaped area (“Improvements”), a portion of which Improvements will encroach into a portion of the Easement and the Owner requested that the District consent to such encroachment to facilitate construction of the Improvements, all as more particularly depicted in **Exhibit A** (“Encroachment Area”); and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owner agree as follows:

1. RECITALS. The recitals stated above are true and correct and are incorporated herein by this reference and form a material part of this Agreement.

2. PERMISSION. The District grants to the Owner, and Owner’s heirs, successors, assigns and permittees, but only to the extent the District owns the Easement and has a right to

permit an encroachment, the right, privilege and permission to construct, operate and maintain Improvements as more particularly depicted in **Exhibit A** attached hereto, subject to the terms of this Agreement. The District, by entering this Agreement, makes no representations or warranties that it is an owner or the sole owner of the Easement. The Owner shall be solely responsible for confirming easement ownership and property ownership to ensure that the Owner has obtained the rights necessary to use, improve or alter the Property in the manner intended by Owner.

3. OWNER'S RESPONSIBILITIES. The Owner shall have the following responsibilities as a condition of the District's consent to Owner's installation, operation and maintenance of the Improvements in the Easement. Specifically, the Owner shall:

(a) be fully responsible for the installation, operation and maintenance of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the Master Association pursuant to the Esplanade Lake Club Declaration, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third-party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option;

(e) ensure that the Owner's exercise of privilege granted hereunder does not interfere with the District's rights under the Easement. For example, the Improvements to be installed within the Easement shall be installed higher than ground level, so as not to impede the flow of surface water to the stormwater management facility, or shall otherwise be constructed so as not to impede the flow of surface water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes that may be located within the Easement. The Owner shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any;

(f) ensure that the District has free access to and from the stormwater management system, including allowing access through the Improvements, for the District to operate, maintain and repair the same, as needed;

(g) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(h) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owner's

exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owner as an accommodation and is revocable at any time. The Owner acknowledges the legal interest of the District in the Easement described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. The Owner shall exercise the privilege granted herein at Owner's own risk, and agrees that the Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. The Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion or portions, of the Improvements, at Owner's expense, in order to repair or maintain its facilities, and that the District is not obligated to re-install the Improvements to its original location and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. The Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owner as jointly liable parties; however, Owner shall indemnify the District for any and all percentage of fault attributable to Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Lee County, Florida.

8. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. ENFORCEMENT. In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

11. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT

Witness:

By: [Signature]
Jurret English

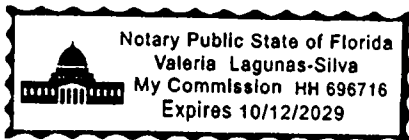
[Signature]
Felipe Gonzalez, Chairperson

Witness:

[Signature]
By: Gina Delevieuse

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of JULY, 2026 by Felipe Gonzalez, as chairperson of the Esplanade Lake Club Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of such community development district, who is personally known to me or has produced a _____ driver's license as identification.



My Commission expires: 10/12/2029

[Signature]
Valeria

Notary Public, State of Florida

Valeria Lagunas-Silva
Printed Name of Notary Public

Signed, sealed and delivered
in the presence of:

Witness:

Kim Davis
By: KIM DAVIS

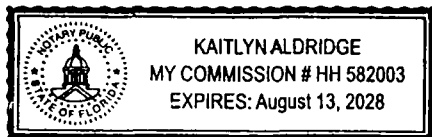
Jeff Lux
Jeff Lux

Witness:

Marina Garcia
By: Marina Garcia

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 1 day of July, 2026 by
Jeff Lux, who is personally known to me or has produced a
driver's license as identification.



Kaitlyn Aldridge
Notary Public, State of Florida
Kaitlyn Aldridge
Printed Name of Notary Public

My Commission expires: August 13, 2028

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Wesley S. Haber, Esq.
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT ("Agreement") is executed as of Aug 12, 2026, by and between the ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32819 ("District") and Steve Cleston Coppinger and Sandra Bohrer Heydemann, whose mailing address is 17418 Terracina Dr, Fort Myers, Florida 33913 ("Owner").

WITNESSETH

WHEREAS, the Owner currently owns a single-family residence on the following real property described as Lot 603 ("Property"), according to the Esplanade Lake Club Plat Four, Instrument No. 2021000402902, recorded December 8, 2021, in the Official Records of Lee County, Florida ("Plat");

WHEREAS, the Property is encumbered by a ___" drainage easement along the Property's boundary, as depicted and dedicated to the District on the Plat ("Easement"), and remains subject to all rights, interests, and authority of the District and any successor governmental authority;

WHEREAS, the Owner desires to construct a 47" wide and 21' long improvement area ("Improvements"), a portion of which Improvements will encroach into a portion of the Easement and the Owner requested that the District consent to such encroachment to facilitate construction of the Improvements, all as more particularly depicted in **Exhibit A** ("Encroachment Area"); and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owner agree as follows:

1. **RECITALS.** The recitals stated above are true and correct and are incorporated herein by this reference and form a material part of this Agreement.

2. **PERMISSION.** The District grants to the Owner, and Owner's heirs, successors, assigns and permittees, but only to the extent the District owns the Easement and has a right to permit an encroachment, the right, privilege and permission to construct, operate and maintain

Improvements as more particularly depicted in Exhibit A attached hereto, subject to the terms of this Agreement. The District, by entering this Agreement, makes no representations or warranties that it is an owner or the sole owner of the Easement. The Owner shall be solely responsible for confirming easement ownership and property ownership to ensure that the Owner has obtained the rights necessary to use, improve or alter the Property in the manner intended by Owner.

3. OWNER'S RESPONSIBILITIES. The Owner shall have the following responsibilities as a condition of the District's consent to Owner's installation, operation and maintenance of the Improvements in the Easement. Specifically, the Owner shall:

(a) be fully responsible for the installation, operation and maintenance of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the Master Association pursuant to the Esplanade Lake Club Declaration, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third-party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option;

(e) ensure that the Owner's exercise of privilege granted hereunder does not interfere with the District's rights under the Easement. For example, the Improvements to be installed within the Easement shall be installed higher than ground level, so as not to impede the flow of surface water to the stormwater management facility, or shall otherwise be constructed so as not to impede the flow of surface water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes that may be located within the Easement. The Owner shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any;

(f) ensure that the District has free access to and from the stormwater management system, including allowing access through the Improvements, for the District to operate, maintain and repair the same, as needed;

(g) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(h) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owner as an accommodation and is revocable at any time. The Owner acknowledges the legal interest of the District in the Easement described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. The Owner shall exercise the privilege granted herein at Owner's own risk, and agrees that the Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. The Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion or portions, of the Improvements, at Owner's expense, in order to repair or maintain its facilities, and that the District is not obligated to re-install the Improvements to its original location and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. The Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owner as jointly liable parties; however, Owner shall indemnify the District for any and all percentage of fault attributable to Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Lee County, Florida.

8. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28,

Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. **ENFORCEMENT.** In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

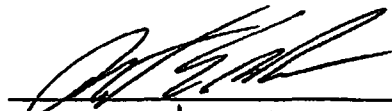
[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

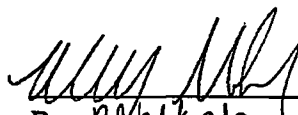
ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT

Witness:


By: Jarret English
Address: 28100 Bonita Grande Dr suite 102,
Bonita Springs, FL, 34135

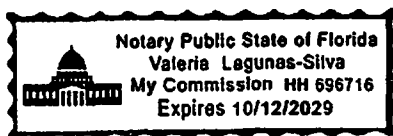

Felipe Gonzalez, Chairperson

Witness:

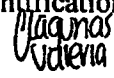

By: Rebecca Norton
Address: 28100 Bonita Grande Dr
St. 102 Bonita Springs FL
34135

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of August, 2026 by Felipe Gonzalez, as Chairman of the Esplanade Lake Club Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of such community development district, ☒ who is personally known to me or ☐ has produced a driver's license as identification.



My Commission expires: 10/12/2029

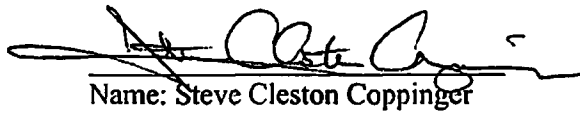


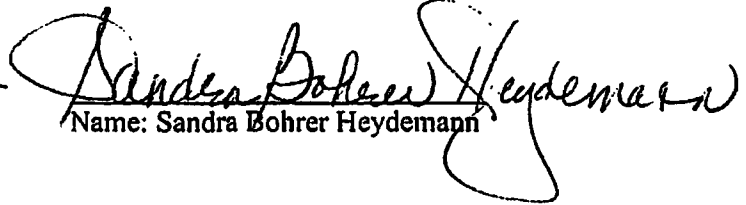
Notary Public, State of Florida
Valeria Lagunas-Silva
Printed Name of Notary Public

Signed, sealed and delivered
in the presence of:

Witness:


By: Stacy Heggie
Address: 10855 Longway Dr
Fort Myers FL 33912


Name: Steve Cleston Copping


Name: Sandra Bohrer Heydemann

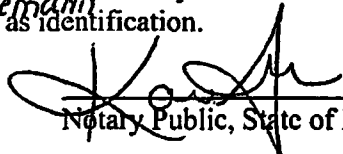
Witness:


By: Marina Garcia
Address: 2351 E Hall Dr

STATE OF FLORIDA
COUNTY OF Lee

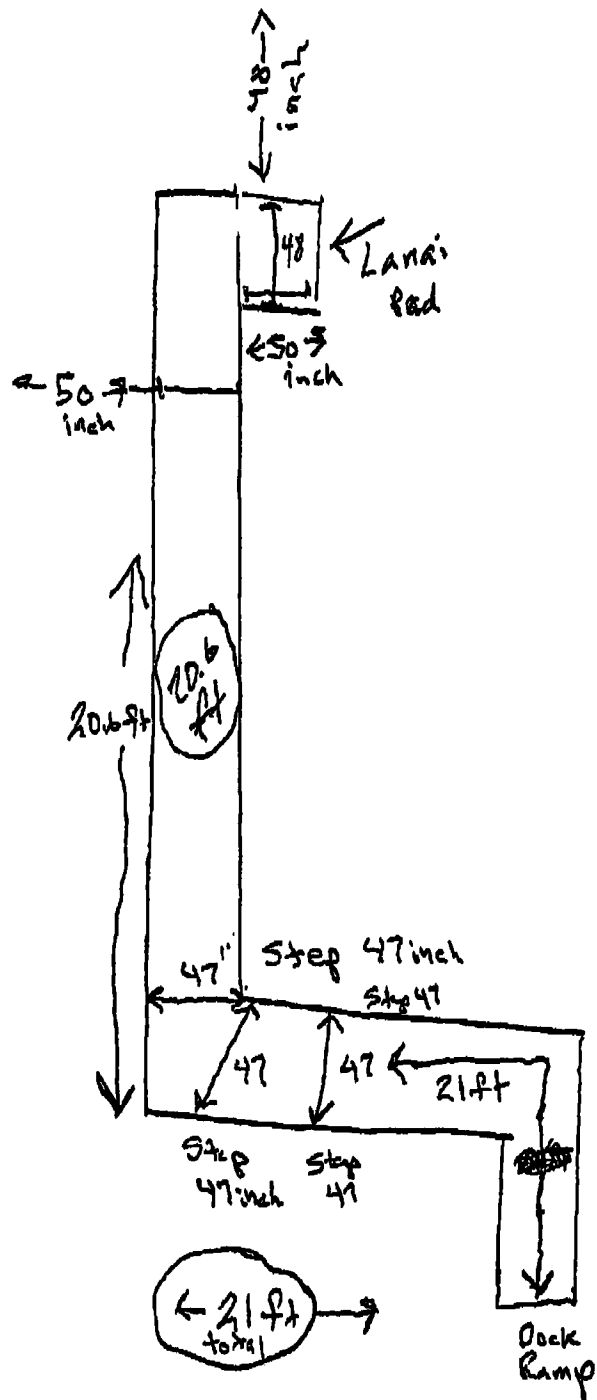
The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 12 day of August, 2026 by
Steve Cleston Copping & Sandra Heydemann, who is personally known to me or has produced a
Florida driver's license as identification.




Notary Public, State of Florida
Kaitlyn Aldridge
Printed Name of Notary Public

My Commission expires: 8/13/2028

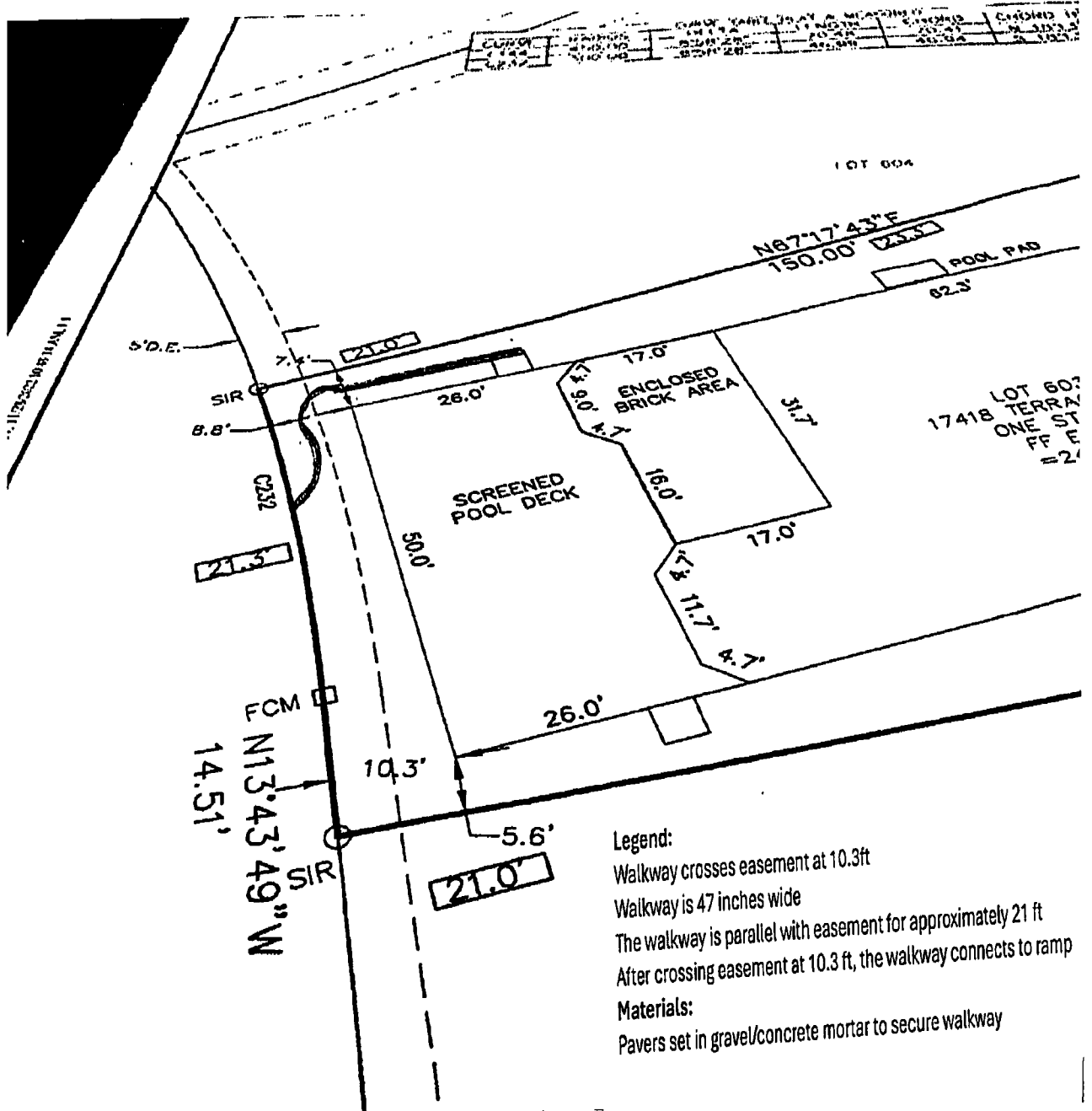
Exhibit A
Basement Encroachment Area Indicated in Yellow

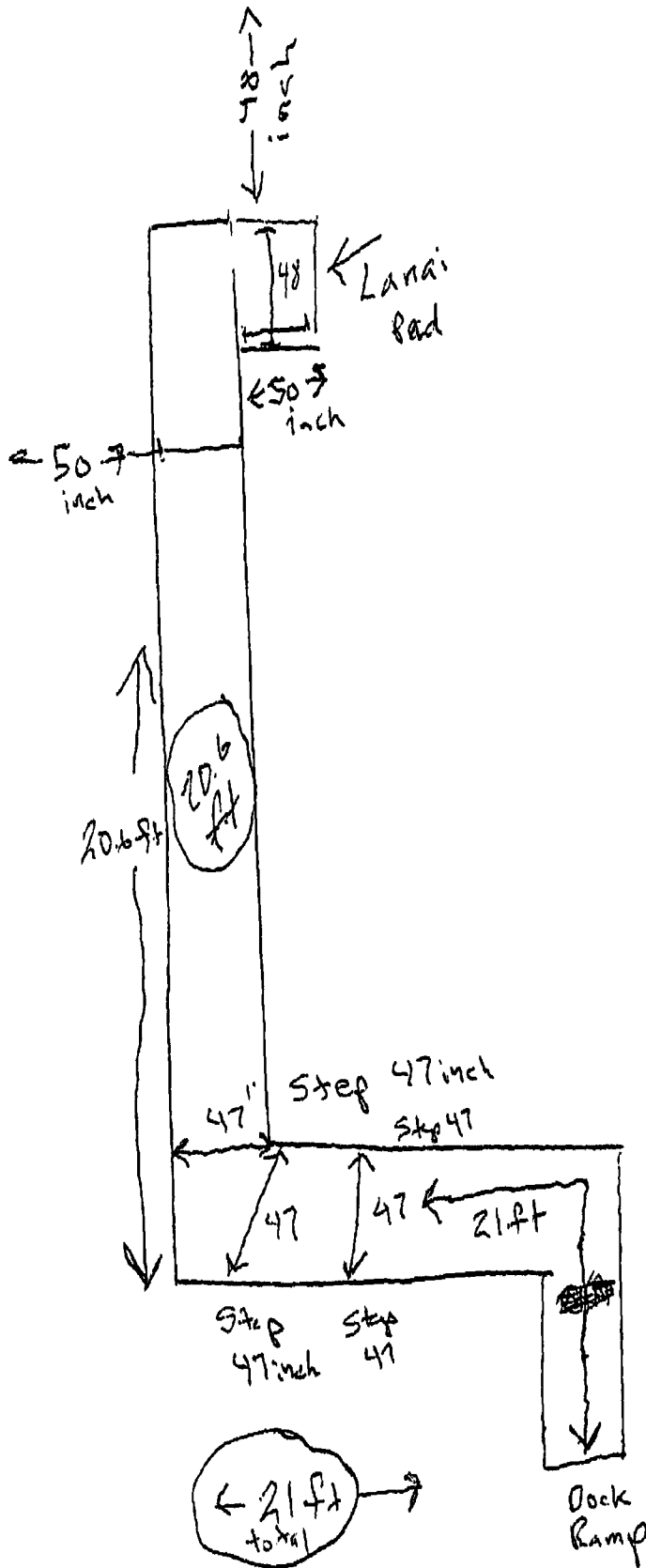


Lot 603

17418 Terracina

Esplanade Lake Club





Lot 603
17418 Terracina
Esplanade Lake Club

Esplanade Lake Club

Community Development District

Financial Statements July 31, 2026

*PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900*

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Esplanade Lake Club Community Development District

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Esplanade Lake Club Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds										Totals (Memorandum Only)							
	General Fund		Debt Service Funds			Capital Project Funds			Account Groups									
									General Long Term Debt	General Fixed Assets								
		Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025											
Assets																		
Cash and Investments																		
General Fund																		
Truist - Checking Account	\$	145,437	\$	-	\$	-	\$	-	\$	-	\$	145,437						
FMIT - Investment Account		866,375		-		-		-		-		866,375						
Debt Service Fund																		
Reserve Account		-		425,575		21,870		88,578		-		536,024						
Revenue		-		867,596		67,999		75,020		-		1,010,615						
Prepayment Account		-		1,816		244,824		-		-		246,639						
Construction		-		-		-		-		1,046		1,046						
Due from Other Funds																		
General Fund		-		-		-		-		-		-						
Debt Service Fund(s)		-		-		-		-		-		-						
Unamortized Prem/Discount on Bonds Payable		-		-		-		6,921		-		6,921						
Amount Available in Debt Service Funds		-		-		-		-		1,629,680		1,629,680						
Amount to be Provided by Debt Service Funds		-		-		-		-		14,635,320		14,635,320						
Investment in General Fixed Assets (net of depreciation)		-		-		-		-		-	9,328,372	9,328,372						
Total Assets	\$	1,011,812	\$	1,294,987	\$	334,693	\$	163,598	\$	-	\$	7,967	\$	16,265,000	\$	9,328,372	\$	28,406,429

Esplanade Lake Club Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds											Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Project Funds			Account Groups				
		Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	General Long Term Debt	General Fixed Assets			
Liabilities												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Developer Advance	-	-	-	-	-	-	455,267	58,716	-	-	513,984	
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable												
Current Portion (Due within 12 months)												
Series 2019A-1	-	-	-	-	-	-	-	-	320,000	-	320,000	
Series 2019A-2	-	-	-	-	-	-	-	-	15,000	-	15,000	
Series 2025	-	-	-	-	-	-	-	-	40,000	-	40,000	
Long Term												
Series 2019A-1	-								12,840,000		12,840,000	
Series 2019A-2	-	-	-	-	-	-	-	-	620,000	-	620,000	
Series 2025	-	-	-	-	-	-	-	-	2,430,000	-	2,430,000	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ 58,716	\$ 16,265,000	\$ -	\$ 16,778,984	
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	9,328,372	9,328,372	
Fund Balance												
Restricted												
Beginning: October 1, 2025 (Unaudited)	-	1,257,879	154,694	149,140	39,402	(443,591)	67,302		-	-	1,224,826	
Results from Current Operations	-	37,109	179,999	14,458	(39,402)	(11,676)	(118,052)		-	-	62,435	
Unassigned												
Beginning: October 1, 2025 (Unaudited)	674,944	-	-	-	-	-	-		-	-	674,944	
Additions: Extraordinary Capital/Operation Reserve	145,833	-	-	-	-	-	-		-	-	145,833	
Results from Current Operations	191,034	-	-	-	-	-	-		-	-	191,034	
Total Fund Equity and Other Credits	\$ 1,011,812	\$ 1,294,987	\$ 334,693	\$ 163,598	\$ 0	\$ (455,267)	\$ (50,750)	\$ -	\$ 9,328,372	\$ -	\$ 11,627,445	
Total Liabilities, Fund Equity and Other Credits	\$ 1,011,812	\$ 1,294,987	\$ 334,693	\$ 163,598	\$ 0	\$ -	\$ 7,967	\$ 16,265,000	\$ 9,328,372	\$ -	\$ 28,406,429	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	2,998	16,375	25,000	65%
Special Assessment Revenue				
Special Assessments - On-Roll	10,638	1,014,901	1,070,089	95%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(42,804)	0%
Total Revenue and Other Sources:	\$ 13,636	\$ 1,031,276	\$ 1,052,285	98%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	200	2,200	2,400	92%
Executive				
Professional Management	4,583	45,833	55,000	83%
Financial and Administrative				
Audit Services	-	5,600	4,500	124%
Accounting Services	3,333	33,333	40,000	83%
Assessment Roll Services	3,333	33,333	40,000	83%
Arbitrage Rebate Services	-	500	1,500	33%
Other Contractual Services				
Legal Advertising	-	2,011	4,000	50%
Trustee Services	-	11,664	11,250	104%
Dissemination Agent Services	-	875	7,000	13%
Bond Amortization Schedules	-	500	2,000	25%
Property Appraiser & Tax Collector Fees	-	809	700	116%
Bank Service Fees	-	0	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	16	112	250	45%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	18,623	18,275	102%
Printing & Binding	-	265	300	88%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	3,431	7,500	46%
Other General Government Services				
Engineering Services	-	-	5,000	0%

Prepared by:

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional - Management	3,013	45,194	68,000	66%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	6,900	34,350	44,000	78%
Lake Bank Maintenance	-	106,785	114,000	94%
Fountain and Aeration Maintenance	-	-	1,500	0%
Water Quality Reporting	5,865	58,650	69,000	85%
Water Quality Testing	-	11,100	16,000	69%
Stormwater Structures	-	69,152	40,000	173%
Midge Fly Control	-	-	3,500	0%
Lake 5/6 Fish Stocking	-	21,019	38,000	55%
Rip-Rap Repairs	-	2,000	20,000	10%
Wetland Preserves System				
Wetland Maintenance	9,340	36,546	12,000	305%
Contingencies	4,437	18,407	8,340	221%
Road and Street Services				
Professional Management				
Asset Management	-	-	1,000	0%
Repairs and Maintenance				
Miscellaneous Repairs	-	-	2,000	0%
Pressure Cleaning	-	3,549	4,000	89%
Landscaping				
Professional Services				
Asset Management	3,435	16,060	30,000	54%
Repairs & Maintenance				
Landscape Maintenance	6,710	67,100	95,000	71%
Eagle Key Maintenance	-	-	16,000	0%
Tree Trimming	-	-	18,000	0%
Landscape Replacements	-	2,098	10,000	21%
Mulch Installation	-	15,780	13,000	121%
Annuals	-	12,728	20,000	64%
Landscape Lighting	-	-	1,000	0%
Irrigation System Repairs	-	-	1,500	0%
Holiday Lighting	-	5,000	5,000	100%
Miscellaneous Repairs	-	7,227	2,000	361%
Contingencies	-	-	5,445	0%

Prepared by:

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Contingencies/CEI Services	-	-	16,500	0%
Reserve Allocations				
Extraordinary Capital/Operations	14,583	145,833	175,000	83%
Total Expenditures and Other Uses:	\$ 65,750	\$ 840,241	\$ 1,052,285	80%
Net Increase/ (Decrease) in Fund Balance	(52,114)	191,034	-	
Fund Balance - Beginning	1,049,342	674,944	674,944	
Extraordinary Capital/Operations Reserve	14,583	145,833	175,000	
Fund Balance - Ending	\$ 1,011,812	\$ 1,011,812	\$ 849,944	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,226	12,915	18,265	71%
Revenue Account	2,451	25,457	30,365	84%
Prepayment Account	-	1	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	8,954	854,217	924,979	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,513)	0%
Intragovernmental Transfers In	-	45,553	-	0%
Total Revenue and Other Sources:	\$ 12,630	938,143	\$ 913,096	103%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	310,000	310,000	100%
Principal Debt Service - Early Redemptions	-	50,000	-	0%
Interest Expense	-	535,531	535,531	100%
Intragovernmental Transfers Out	-	5,503	-	0%
Total Expenditures and Other Uses:	\$ -	901,034	\$ 845,531	107%
Net Increase/ (Decrease) in Fund Balance	12,630	37,109	67,565	
Fund Balance - Beginning	1,282,357	1,257,879	1,257,879	
Fund Balance - Ending	\$ 1,294,987	1,294,987	\$ 1,325,444	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	64	784	118	664%
Revenue Account	192	1,422	2,422	59%
Prepayment Account	46	1,563	12,573	12%
Special Assessment Revenue				
Special Assessments - On-Roll	829	79,067	79,902	99%
Special Assessments - Prepayment 2019A-2	-	97,209	-	0%
Developer Contributions	228,206	285,061	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(5,226)	0%
Intragovernmental Transfers In	-	12,233	-	0%
Total Revenue and Other Sources:	\$ 229,337	477,338	\$ 89,789	532%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	40,000	40,000	100%
Principal Debt Service - Early Redemptions	-	225,000	-	0%
Interest Expense	-	31,966	34,675	92%
Intragovernmental Transfers Out	-	374	-	0%
Total Expenditures and Other Uses:	-	297,339	\$ 74,675	398%
Net Increase/ (Decrease) in Fund Balance	229,337	179,999	15,114	
Fund Balance - Beginning	105,357	154,694	154,694	
Fund Balance - Ending	\$ 334,693	\$ 334,693	\$ 169,808	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 147,504	0%
Interest Income				
Reserve Account	255	2,677	-	0%
Revenue Account	209	2,539	-	0%
Capitalized Interest	-	429	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,858	177,262	189,546	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(12,400)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,321	182,907	\$ 324,650	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	35,000	35,000	100%
Interest Expense	-	128,708	128,708	100%
Intragovernmental Transfers Out	255	4,742	-	0%
Total Expenditures and Other Uses:	255	168,449	\$ 163,708	0%
Net Increase/ (Decrease) in Fund Balance	2,067	14,458	160,942	
Fund Balance - Beginning	161,531	149,140	149,140	
Fund Balance - Ending	\$ 163,598	\$ 163,598	\$ 310,082	

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	648	-	0%
Intragovernmental Transfers In	-	5,503	-	0%
Total Revenue and Other Sources:	\$ -	\$ 6,151	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfers Out	-	45,553	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 45,553	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ (39,402)	-	
Fund Balance - Beginning	\$ -	39,402	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	183	-
Intragovernmental Transfers In	-	374	-
Total Revenue and Other Sources:	\$ -	\$ 557	\$ -
Expenditures and Other Uses			
Capital Outlay			
Intragovernmental Transfers Out	-	12,233	-
Total Expenditures and Other Uses:	\$ -	\$ 12,233	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ (11,676)	-
Fund Balance - Beginning	\$ (455,267)	(443,591)	-
Fund Balance - Ending	\$ (455,267)	\$ (455,267)	\$ -

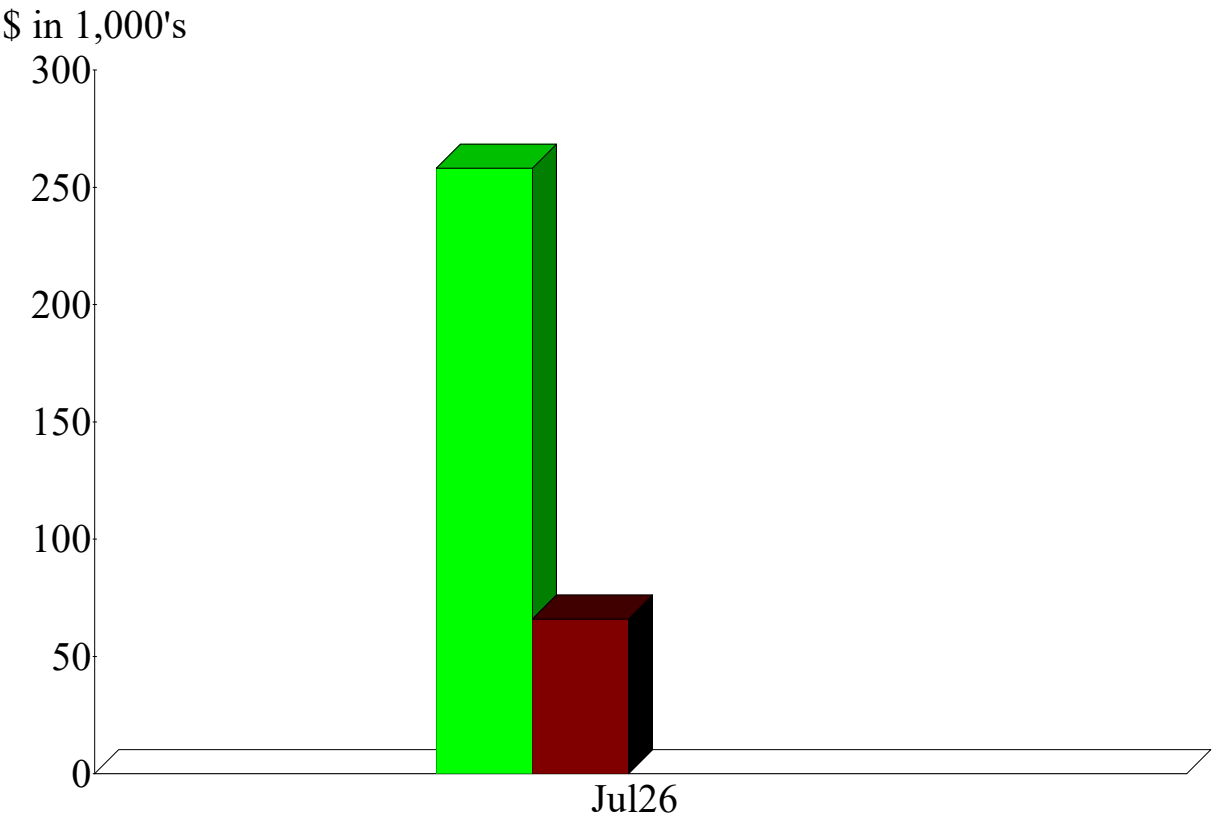
Esplanade Lake Club Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	2	1,352	-
Cost of Issuance	-	9	-
Intragovernmental Transfers In	255	4,742	-
Total Revenue and Other Sources:	\$ 257	\$ 6,102	\$ -
Expenditures and Other Uses			
Capital Outlay	-	124,154	-
Intragovernmental Transfers Out	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ 124,154	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 257	\$ (118,052)	-
Fund Balance - Beginning	\$ (51,006)	67,302	-
Fund Balance - Ending	\$ (50,750)	\$ (50,750)	\$ -

Esplanade Lake Club Community Development District

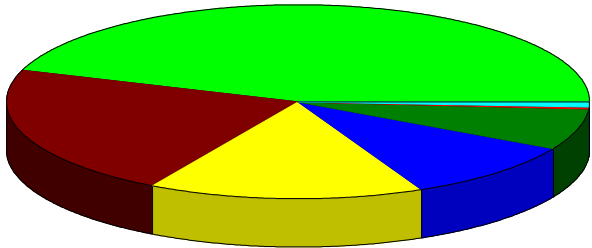
Income and Expense by Month

July 2026



Expense Summary
July 2026

5380000 · Stormwater Mgmt-C	44.78%
9099000 · Reserve Allocations	22.09
5790000 · Landscaping	15.37
5130000 · Financial and Adminis	10.13
5120000 · Executive	6.94
5810000 · Interfund Transfer Out	0.39
5110000 · Legislative	0.30
Total	\$66,004.22



By Account

Esplanade Lake Club

Community Development District

Financial Statements August 31, 2026

*PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900*

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Esplanade Lake Club Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds									Totals (Memorandum Only)		
	General Fund			Debt Service Funds			Capital Project Funds				Account Groups	
		Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	General Long Term Debt	General Fixed Assets			
Assets												
Cash and Investments												
General Fund												
Truist - Checking Account	\$	173,182	\$	-	\$	-	\$	-	\$	-	\$	173,182
FMIT - Investment Account		768,586		-		-		-		-		768,586
Debt Service Fund												
Reserve Account		-		425,575		21,460		88,578		-		535,613
Revenue		-		871,416		65,319		75,238		-		1,011,973
Prepayment Account		-		1,816		228,206		-		-		230,021
Construction		-		-		-		-		1,312		1,312
Due from Other Funds												
General Fund		-		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-		-
Accounts Receivable		3,423		-		-		-		-		3,423
Unamortized Prem/Discount on Bonds Payable		-		-		-		-		6,921		6,921
Amount Available in Debt Service Funds		-		-		-		-		1,613,791		1,613,791
Amount to be Provided by Debt Service Funds		-		-		-		-		14,651,209		14,651,209
Investment in General Fixed Assets (net of depreciation)		-		-		-		-		-		9,328,372
		-		-		-		-		-		9,328,372
Total Assets	\$	945,191	\$	1,298,807	\$	314,984	\$	163,817	\$	-	\$	-

Esplanade Lake Club Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds											Account Groups		Totals (Memorandum Only)						
	General Fund		Debt Service Funds			Capital Project Funds														
		Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	General Long Term Debt	General Fixed Assets											
Liabilities																				
Accounts Payable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-						
Developer Advance		-		-		-		-		455,267		58,716		-	513,984					
Due to Other Funds																				
General Fund		-		-		-		-		-		-		-						
Debt Service Fund(s)		-		-		-		-		-		-		-						
Bonds Payable																				
Current Portion (Due within 12 months)																				
Series 2019A-1		-		-		-		-		-		320,000		-	320,000					
Series 2019A-2		-		-		-		-		-		15,000		-	15,000					
Series 2025		-		-		-		-		-		40,000		-	40,000					
Long Term																				
Series 2019A-1		-										12,840,000			12,840,000					
Series 2019A-2		-		-		-		-		-		620,000		-	620,000					
Series 2025		-		-		-		-		-		2,430,000		-	2,430,000					
Total Liabilities	\$	-	\$	-	\$	-	\$	-	\$	455,267	\$	58,716	\$	16,265,000	\$	-	\$	16,778,984		
Fund Equity and Other Credits																				
Investment in General Fixed Assets		-		-		-		-		-		-		9,328,372		9,328,372				
Fund Balance																				
Restricted																				
Beginning: October 1, 2025 (Unaudited)		-		1,257,879		154,694		149,140		39,402		(443,591)		67,302		-		1,224,826		
Results from Current Operations		-		40,929		160,290		14,676		(39,402)		(11,676)		(117,786)		-		47,031		
Unassigned																				
Beginning: October 1, 2025 (Unaudited)		674,944		-		-		-		-		-		-		-		674,944		
Additions: Extraordinary Capital/Operation Reserve		160,417		-		-		-		-		-		-		-		160,417		
Results from Current Operations		109,830		-		-		-		-		-		-		-		109,830		
Total Fund Equity and Other Credits	\$	945,191	\$	1,298,807	\$	314,984	\$	163,817	\$	0	\$	(455,267)	\$	(50,483)	\$	-	\$	9,328,372	\$	11,545,420
Total Liabilities, Fund Equity and Other Credits	\$	945,191	\$	1,298,807	\$	314,984	\$	163,817	\$	0	\$	-	\$	8,233	\$	16,265,000	\$	9,328,372	\$	28,324,404

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	2,212	18,586	25,000	74%
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,014,901	1,070,089	95%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(42,804)	0%
Total Revenue and Other Sources:	\$ 2,212	\$ 1,033,487	\$ 1,052,285	98%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	2,200	2,400	92%
Executive				
Professional Management	4,583	50,417	55,000	92%
Financial and Administrative				
Audit Services	-	5,600	4,500	124%
Accounting Services	3,333	36,667	40,000	92%
Assessment Roll Services	3,333	36,667	40,000	92%
Arbitrage Rebate Services	-	500	1,500	33%
Other Contractual Services				
Legal Advertising	-	2,011	4,000	50%
Trustee Services	-	11,664	11,250	104%
Dissemination Agent Services	-	875	7,000	13%
Bond Amortization Schedules	-	500	2,000	25%
Property Appraiser & Tax Collector Fees	-	809	700	116%
Bank Service Fees	-	0	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	45	156	250	63%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	18,623	18,275	102%
Printing & Binding	-	265	300	88%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	3,431	7,500	46%
Other General Government Services				
Engineering Services	-	-	5,000	0%

Prepared by:

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional - Management	2,885	48,078	68,000	71%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	3,450	37,800	44,000	86%
Lake Bank Maintenance	20,000	126,785	114,000	111%
Fountain and Aeration Maintenance	-	-	1,500	0%
Water Quality Reporting	5,865	64,515	69,000	94%
Water Quality Testing	-	11,100	16,000	69%
Stormwater Structures	3,500	72,652	40,000	182%
Midge Fly Control	-	-	3,500	0%
Lake 5/6 Fish Stocking	-	21,019	38,000	55%
Rip-Rap Repairs	-	2,000	20,000	10%
Wetland Preserves System				
Wetland Maintenance	2,350	38,896	12,000	324%
Contingencies	2,100	20,507	8,340	246%
Road and Street Services				
Professional Management				
Asset Management	-	-	1,000	0%
Repairs and Maintenance				
Miscellaneous Repairs	-	-	2,000	0%
Pressure Cleaning	-	3,549	4,000	89%
Landscaping				
Professional Services				
Asset Management	4,944	21,004	30,000	70%
Repairs & Maintenance				
Landscape Maintenance	-	67,100	95,000	71%
Eagle Key Maintenance	-	-	16,000	0%
Tree Trimming	-	-	18,000	0%
Landscape Replacements	-	2,098	10,000	21%
Mulch Installation	12,444	28,224	13,000	217%
Annuals	-	12,728	20,000	64%
Landscape Lighting	-	-	1,000	0%
Irrigation System Repairs	-	-	1,500	0%
Holiday Lighting	-	5,000	5,000	100%
Miscellaneous Repairs	-	7,227	2,000	361%
Contingencies	-	-	5,445	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Contingencies/CEI Services	-	-	16,500	0%
Reserve Allocations				
Extraordinary Capital/Operations	14,583	160,417	175,000	92%
Total Expenditures and Other Uses:	\$ 83,415	\$ 923,657	\$ 1,052,285	88%
Net Increase/ (Decrease) in Fund Balance	(81,204)	109,830	-	
Fund Balance - Beginning	1,011,812	674,944	674,944	
Extraordinary Capital/Operations Reserve	14,583	160,417	175,000	
Fund Balance - Ending	\$ 945,191	\$ 945,191	\$ 849,944	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,264	14,179	18,265	78%
Revenue Account	2,556	28,013	30,365	92%
Prepayment Account	0	1	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	854,217	924,979	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,513)	0%
Intragovernmental Transfers In	-	45,553	-	0%
Total Revenue and Other Sources:	\$ 3,820	941,963	\$ 913,096	103%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	310,000	310,000	100%
Principal Debt Service - Early Redemptions	-	50,000	-	0%
Interest Expense	-	535,531	535,531	100%
Intragovernmental Transfers Out	-	5,503	-	0%
Total Expenditures and Other Uses:	\$ -	901,034	\$ 845,531	107%
Net Increase/ (Decrease) in Fund Balance	3,820	40,929	67,565	
Fund Balance - Beginning	1,294,987	1,257,879	1,257,879	
Fund Balance - Ending	\$ 1,298,807	1,298,807	\$ 1,325,444	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	65	849	118	719%
Revenue Account	309	1,732	2,422	71%
Prepayment Account	115	1,678	12,573	13%
Special Assessment Revenue				
Special Assessments - On-Roll	-	79,067	79,902	99%
Special Assessments - Prepayment 2019A-2	-	97,209	-	0%
Developer Contributions	-	285,061	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(5,226)	0%
Intragovernmental Transfers In	-	12,233	-	0%
Total Revenue and Other Sources:	\$ 489	477,828	\$ 89,789	532%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	40,000	40,000	100%
Principal Debt Service - Early Redemptions	20,000	245,000	-	0%
Interest Expense	198	32,164	34,675	93%
Intragovernmental Transfers Out	-	374	-	0%
Total Expenditures and Other Uses:	20,198	317,538	\$ 74,675	425%
Net Increase/ (Decrease) in Fund Balance	(19,709)	160,290	15,114	
Fund Balance - Beginning	334,693	154,694	154,694	
Fund Balance - Ending	\$ 314,984	\$ 314,984	\$ 169,808	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 147,504	0%
Interest Income				
Reserve Account	263	2,940	-	0%
Revenue Account	219	2,757	-	0%
Capitalized Interest	-	429	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	177,262	189,546	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(12,400)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 482	183,389	\$ 324,650	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	35,000	35,000	100%
Interest Expense	-	128,708	128,708	100%
Intragovernmental Transfers Out	263	5,005	-	0%
Total Expenditures and Other Uses:	263	168,712	\$ 163,708	0%
Net Increase/ (Decrease) in Fund Balance	219	14,676	160,942	
Fund Balance - Beginning	163,598	149,140	149,140	
Fund Balance - Ending	\$ 163,817	\$ 163,817	\$ 310,082	

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	648	-
Intragovernmental Transfers In	-	5,503	-
Total Revenue and Other Sources:	\$ -	\$ 6,151	\$ -
Expenditures and Other Uses			
Capital Outlay			
Intragovernmental Transfers Out	-	45,553	-
Total Expenditures and Other Uses:	\$ -	\$ 45,553	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ (39,402)	-
Fund Balance - Beginning	\$ -	39,402	-
Fund Balance - Ending	\$ -	\$ -	\$ -

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	183	-
Intragovernmental Transfers In	-	374	-
Total Revenue and Other Sources:	\$ -	\$ 557	\$ -
Expenditures and Other Uses			
Capital Outlay			
Intragovernmental Transfers Out	-	12,233	-
Total Expenditures and Other Uses:	\$ -	\$ 12,233	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ (11,676)	-
Fund Balance - Beginning	\$ (455,267)	(443,591)	-
Fund Balance - Ending	\$ (455,267)	\$ (455,267)	\$ -

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	3	1,355	-
Cost of Issuance	-	9	-
Intragovernmental Transfers In	263	5,005	-
Total Revenue and Other Sources:	\$ 266	\$ 6,368	\$ -
Expenditures and Other Uses			
Capital Outlay		124,154	
Intragovernmental Transfers Out	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ 124,154	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 266	\$ (117,786)	-
Fund Balance - Beginning	\$ (50,750)	67,302	-
Fund Balance - Ending	\$ (50,483)	\$ (50,483)	\$ -

Esplanade Lake Club Community Development District

Income and Expense by Month

August 2026



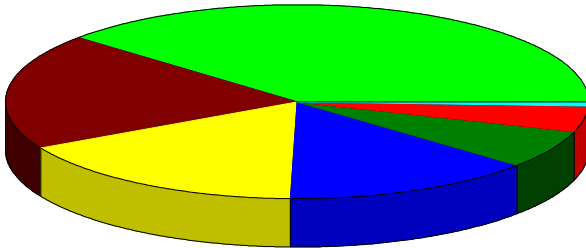
\$ in 1,000's



Aug26

Expense Summary August 2026

5380000 · Stormwater Mgmt-C	38.65%
5170000 · Debt Service	19.44
5790000 · Landscaping	16.74
9099000 · Reserve Allocations	14.04
5130000 · Financial and Administ	6.46
5120000 · Executive	4.41
5810000 · Interfund Transfer Out	0.25
Total	\$103,876.84



By Account