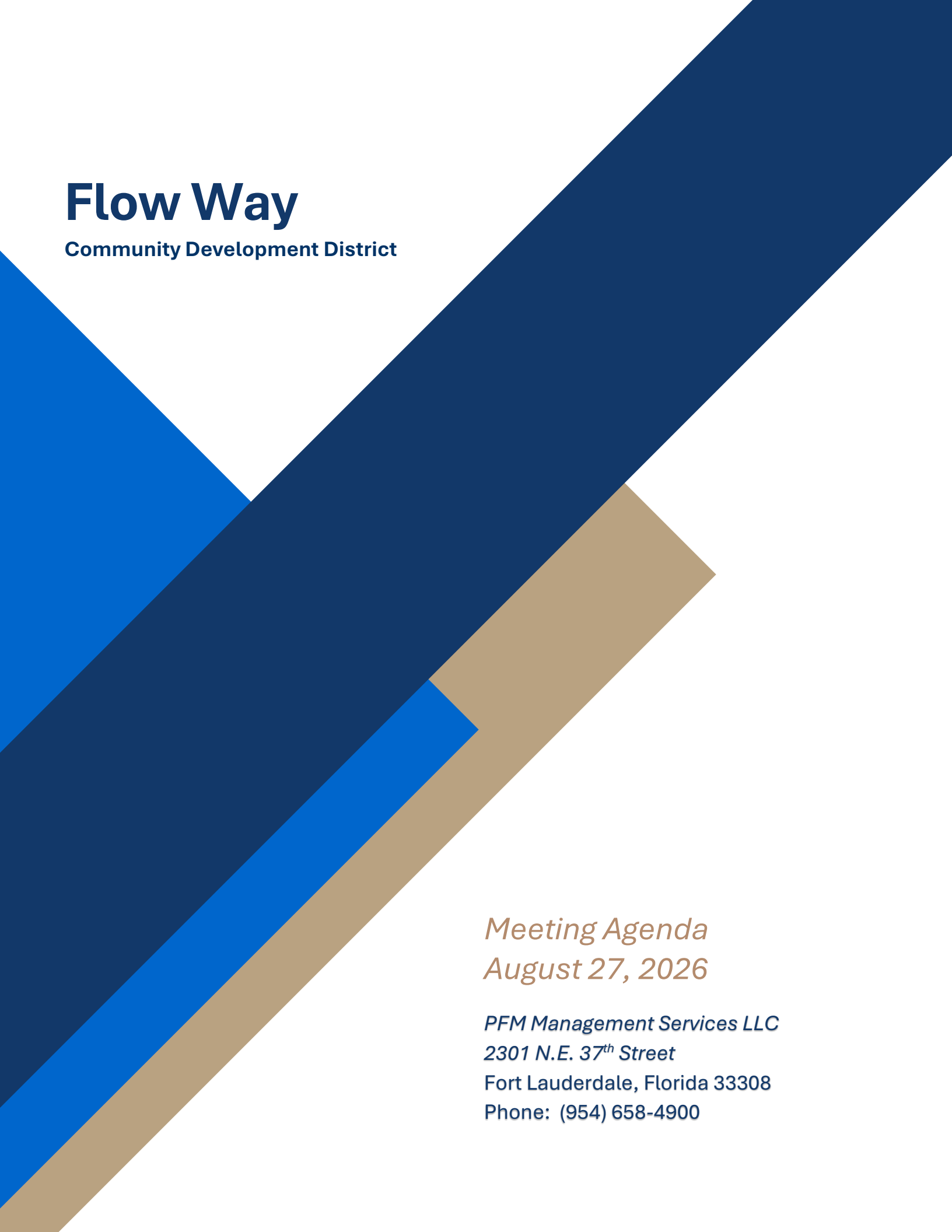




Flow Way

Community Development District

*Meeting Agenda
August 27, 2026*

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

FLOW WAY

Community Development District

LOCATION: Esplanade Golf and Country Club
8910 Torre Vista Lane
Naples, Florida 34119

DATE: August 27, 2026

TIME: 1:00 PM

MEETING AGENDA

Board of Supervisors

Zack Stamp, Chairman

Ronald Miller, Vice Chairman

Tom Kleck, Assistant Secretary

Bart Bhatla, Assistant Secretary

Mark Scimio, 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 three opportunities to speak during the meeting. The first time is at the beginning of the meeting, on any other matter not on the agenda, the second is on each agenda item, and the third 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=m23f63e86d00582e9c2ae1294ca85b53e>

✓ Phone: (844) 621-3956 Code: 2536 915 4134; Event Password Jpward

AUGUST, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Public Comments.

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

3. Minutes:

I. July 16, 2026 – Regular Meeting.

Pages 6-17

4. Consideration of Lake 11 Improvement Plan.

Pages 18-23

5. Consideration of Acceptance of a Grant of Easement from Esplanade Golf & Country Club of Naples, Inc. to the Flow Way Community Development District for the Lake Bank currently owned by the Master Association on Lake 11.

Pages 24-26

6. Discussion on Five (5) Year Plan for Lake Beautification/Maintenance.

7. Staff Reports.

I. District General Counsel – Billing Cochran, P.A.

a) Litigation Updates.

II. District Engineer – Calvin, Giordano & Associates

a) Engineer's Report

I. Purpose.

II. Current Asset Updates.

1. Landscaping Maintenance.

2. Entrance Maintenance.

3. Lake Maintenance.

4. Irrigation Pump House.

5. External Preserves.

III. Capital Projects

IV. Future Asset Maintenance Items.

V. Engineer's Report Complete.

b) Water Quality Report Flow Way - June 2026.

III. District Manager

a) Goals and Objectives Requirements for CDD's for 2026

b) **Important Meeting Dates for the remainder of Fiscal Year 2026:**

I. Discussion on canceling the September 17, 2026, meeting.

AGENDA

- c) Commission on Ethics Required Annual Ethics Training Memorandum.
- d) Financial Report for the Period Ending July 31, 2026 (unaudited).

Pages 27-112

8. Supervisors’ Requests.

9. Public Comments.

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

10. Adjournment.

Meeting Schedule - FY 2026

Thursday, October 23, 2025	Thursday, November 20, 2025
Thursday, December 18, 2025	Thursday, January 15, 2026
Thursday, February 19, 2026	Thursday, March 19, 2026
Thursday, April 16, 2026	Thursday, May 21, 2026
Thursday, June 18, 2026	Thursday, July 16, 2026
Thursday, August 20, 2026	Thursday, September 17, 2026
<u>Thursday, August 27, 2026</u>	

AGENDA

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 3: Minutes - July 16, 2026 - Regular Meeting.

Item 4: Consideration of Lake 11 Improvement Plan. Over the past six meetings, the Board has undertaken an extensive review of the options available for improvements to Lake 11. As part of that process, an in-depth analysis was conducted to determine if this part of the water management system, could be deeper in the south end of the littoral shelf to hold water during dry season, add littorals or other features, etc. to the lake to systematically change the look and character of the lake. Lake 11 was designed/permitted as a littoral area, and there is cap rock in a majority of the lake, and blasting the lake is not feasible either financially or realistically. Next, we began to look at more reasonable ideas for Lake 11, which included Landscaping along the lake bank itself along Esplanade Blvd and Terra Vista East and along the lake bank on the Hatcher side of the lake, restoring littorals in the lake itself and adding irrigation to the lake and lake bank to sustain these materials during dry season. There is no guarantee the materials in the lake will survive, however this is the only real solution to restore this portion of the water management system back to a condition that more closely resembles a functional system.

This item is on the agenda in order to come to a reasonable conclusion to Lake 11, and such that the District can implement a solution as we move into rainy season, which is the best time of year for the District to accomplish our goals and objectives.

Item 5: Consideration of Acceptance of a Grant of Easement from Esplanade Golf & Country Club of Naples, Inc. to the Flow Way Community Development District for the Lake Bank currently owned by the Master Association on Lake 11. The HOA Board of Director's has approved and executed the easement and the easement will be recorded on or about August 24, 2026.

Item 6: Discussion on Five (5) Year Plan for Lake Beautification/Maintenance.

Item 7: 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.

THIRD ORDER OF BUSINESS**Consideration of Minutes****June 18, 2026 - Public Hearings and Regular Meeting Minutes**

Chairperson Stamp asked if there were any additions, corrections, or deletions to the Minutes. One correction was made.

On MOTION made by Tom Kleck, seconded by Ron Miller, and with all in favor, the June 18, 2026 Public Hearings and Regular Meeting Minutes were approved as amended.

FOURTH ORDER OF BUSINESS**Discussion****Discussion of Lake 11 Improvement Plan**

Chairperson Stamp stated Richard Freeman put most of this plan together. He asked Mr. Freeman to discuss the plan.

Mr. Richard Freeman stated the proposed improvements were broken into two phases; Phase 1 in fiscal year 2026 and Phase 2 in fiscal year 2027. He stated phase 1 would include irrigation installation, top shelf plantings and a decorative fountain. He stated phase 2 would include rehabilitation of the soil and littoral shelf, followed by littoral plantings. He said Phase 1 would begin by connecting power to the Hatcher Parcel for the fountain, as well as the irrigation plan to run irrigation around the lake for the top shelf plantings and the littoral plantings. He indicated after this was done, the top shelf plantings would include shrubs at the top of the berm, and Panama Rose on the residential side of the lake. He stated following the planting, the fountain would be installed in the area where there was water. He stated Phase 2 would begin improvement of the soil and evaluation of the littoral shelf, and if appropriate, littoral plantings would be installed.

Mr. Tom Kleck asked if the decorative fountain would be the same as the fountain in the driving range lakes.

Mr. Freeman noted a new fountain was recently installed in Lake 10. He recommended installing a different style fountain for Lake 11 to create visual interest.

Mr. Kleck asked who would service the fountains?

Mr. Freeman responded fountain service was a coordinated effort between the electrician and the aquatic vendor.

Mr. Kleck noted standardization made more sense than having different vendors and different pumps.

Mr. Freeman explained the aquatic vendor did not do the type of electrical work associated with fountains, so it had to be a coordinated effort.

97 Mr. Kleck asked who owned the fountains on the driving range.

98
99 Mr. Ward responded - the HOA.

100
101 Chairperson Stamp stated he originally recommended installing a decorative fountain into
102 the basin to add more water to the basin area.

103
104 *Mr. Freeman: That was part of the concept rendering provided by the other consultant and*
105 *that involved a lot more than just putting a decorative fountain into the actual lake portion. It*
106 *involved a lot of digging and a lot of chipping away of cap rock in order to have something*
107 *that would go to the end of the -*

108
109 Chairperson Stamp: You couldn't just pipe it back there?

110
111 *Mr. Freeman: You are going to be looking at pipe on top of the ground in the dry season. And*
112 *the other thing would be at that point, if we did plant the plantings to block the view, are you*
113 *wanting to backtrack on the plantings? Because now we are adding a fountain that is not*
114 *going to be seen from the roadways.*

115
116 *Mr. Kleck: The fountain in the portion of Lake 11 that has water is more of a diversion for*
117 *people driving in and takes your eye off the dry part.*

118
119 Chairperson Stamp: Are the existing lines going to be able to handle the irrigation or are we
120 going to need to run dedicated lines?

121
122 *Mr. Freeman: We looked at the PSI and there is enough pressure to run the additional*
123 *irrigation. It would be on a separate timer. It would only come on when needed during dry*
124 *season. We wouldn't use it during rainy season.*

125
126 *Mr. Mark Scimio: The cost of the fountain with electrical is \$44,000 dollars. Could it be more*
127 *than \$44,000 dollars?*

128
129 *Mr. Freeman: I included a contingency for an additional hookup in case there were issues.*

130
131 *Mr. Scimio: Basically, the fountain is for beautification. It has no advantage to keep the water*
132 *aerated or anything like that.*

133
134 *Mr. Freeman: It will definitely help with dissolved oxygen. Not as much as an aerator, but it will*
135 *help with the water quality of the lake.*

136
137 Mr. Ron Miller stated he was pleased with the plan generally. He stated it seemed the plan
138 was to plant four feet below the top of the berm which he felt would not sufficiently hide the
139 view of the lake. He suggested planting the shrubs at the highest level, close to the sidewalk.

140
141 Mr. Freeman stated the existing plants were about four feet below the top of the berm. He
142 said he could plant the new ones a little higher if needed, but he did plan to reestablish the
143 littoral shelf, so it would not be as unsightly and could bring in wildlife.

Chairperson Stamp stated the drawings indicated some of the plantings would be on top of the berm as well.

Mr. Miller said he was pleased to be moving forward, but the objective was to hide Lake 11. He said he would like this to be done right the first time, and planting should be done at a higher level.

Mr. Ward stated the current plan did both things; there were plantings along the roadway at the top of the lake bank plus some trees, so hiding the lake would be accomplished. He said in addition, Mr. Freeman was suggesting littoral plantings at the bottom. He explained the materials Mr. Miller was talking about at the top of the berm were included in the plan.

Mr. Miller thanked Mr. Ward.

Mr. Bart Bhatla stated he reviewed the plan and broke it down into three components, the first problem was visual pollution. He stated the solution was planting along the roadside high enough to block the view. He said even if the littoral shelves were fixed, there could be seasonal issues in the future, and it could become unsightly once again. He stated the most important thing was to plant a shield to block the view, and it should be the first step done with the irrigation. He said improvement of the lakebed, the littoral shelf, was unnecessary as it was essentially a beautification project and would only benefit the 13 homes on the residential side of the lake. He said he felt improving the lakebed with littorals should not be done unless the 13 homes on the residential side of the lake contributed to the project. He stated he had reservations about installing the fountain as it had marginal value; once the plantings screened the lake you would not be able to see the fountain. He stated he believed the first step should be planting the screening plants to block the view.

Chairperson Stamp said he also was skeptical of the fountain.

Mr. Kleck stated he agreed the first goal should be to screen the lake as that would make 99 percent of the residents happy. He stated he did not think the fountain would work in the shallow portion of the lake; there was too much vegetation which could choke out the fountain during the wet season, and also the fountain was a large expense. He stated if the fountain was not covering up the lake bank, then it was not worth it. He suggested planting the screening plants first and then considering the fountain, because perhaps the fountain would not be needed or wanted. He noted it was expensive to maintain a fountain.

Mr. Bhatla stated the CDD was supposed to discuss a remedy for the ugly view. He said the CDD was not a group of engineers present to discuss how to improve the quality of the littoral shelves and drainage system. He stated the CDD should be concerned only with improving the visuals, the cost, how to pay for it, and the staging.

Mr. Miller stated hiding the view was the number one priority of the plan. He said he was willing to go along with the other elements of the plan or to scrub them, either way.

Discussion continued regarding the importance of blocking the view; and the importance of prioritizing blocking the view.

Chairperson Stamp noted he did not believe asking the 13 residents to contribute to the project monetarily would happen. He asked if something like mangroves or pond apples could be planted across the throat of the basin. He stated he felt that would hide a lot of it.

Mr. Freeman explained the problem with planting something like mangroves or pond apples was the root system. He stated the cap rock did not provide enough soil depth to sustain such trees.

Chairperson Stamp suggested planting the trees on the bank of the original Lake 11 before the littoral shelves were installed. He asked Mr. Freeman to see if this would be a viable option.

Mr. Freeman noted that was what the fountain was for, to redirect the eye of passersby.

Chairperson Stamp said he understood but did not think the fountain would do the trick in the long run. He indicated he felt this could be reconsidered and approved at the next meeting.

Mr. Bhatla suggested meeting with the HOA about building a berm and adding plants to the berm. He said if the CDD had to stay only within the limits of CDD property it would be difficult.

Mr. Ward: No matter what we do, with respect to the landscaping, we will need an easement from the HOA. Most of that land is not CDD property.

Mr. Bhatla: I assume we will work with the HOA if the plantings are to go on HOA land.

Mr. Ward: The plantings you are talking about are all on HOA property. The only thing that's not, is anything down where the littorals are.

Mr. Kleck: I like the idea of a berm, raising up the lake bank.

Mr. Freeman: The problem we are going to run into is that the lake is permitted for littorals. If you start putting something other than littorals in the lake and you're taking away the water which is supposed to be retained in the lake, you have to find somewhere else to disperse that water. That means we would have to find another lake to expand and make sure we are meeting our requirements.

Discussion ensued regarding the berm not being a viable option.

Chairperson Stamp asked if there were any resident comments.

Ms. Niki O'Connor asked if it was impossible to bring in water and make it a true lake rather than hiding it.

Mr. Kleck responded in the affirmative.

Ms. O'Connor asked if Mr. Freeman's plan, including irrigation and the fountain, would help fill the lake.

Mr. Ward responded in the negative. He explained the plan Mr. Freeman presented included planting littorals and irrigating the littorals to keep the littorals alive during the dry season. He explained there was no way, without spending millions of dollars, to bring water into the lake because the cap rock was at a level which prevented water accumulation. He stated it would cost millions of dollars to remove the rock from the lake and that was the only way to make it into a true lake.

Ms. O'Connor asked if littorals would hide the barren wasteland.

Mr. Ward stated it would hide it a little bit.

Mr. Freeman said the littorals would help; there would be some green, but it would not cover the whole area.

Discussion ensued regarding it being rainy season now, but there still being no water in Lake 11; the need for extensive rain throughout the state of Florida for the aquifer levels to rise high enough for the water levels in the lakes to also increase; the lakes being interconnected, so water pumped into Lake 11 would only drain into another lake; and the only way to keep littorals alive in Lake 11 would be irrigation.

Mr. Ward stated he was unsure whether irrigation would truly keep all the littorals alive during dry season. He discussed how difficult it would be to keep the littorals in Lake 11 alive all dry season long and some of the challenges involved. He noted, regardless, this was still the best and most reasonable plan.

Ms. O'Connor said the 13 homes on Lake 11 did not sign up for the horrible view. She noted a huge sound proofing wall was installed for another segment of homes in the community. She asked the CDD to be cognizant of the fact that this was a community and it was not fair to the 13 homes to just hide the lake from view.

Mr. Bhatla stated the CDD had to keep a balance between the residents of the community and had to consider the objections and opinions of both the residents who lived on this lake, as well as the residents who did not.

Ms. Lisa Colleran asked if the irrigation portion of the plan included irrigating all installed landscaping around the lake.

Mr. Freeman responded in the affirmative.

Ms. Colleran asked if the landscaping planted a year ago along the lake was irrigated.

Mr. Freeman responded in the affirmative.

Ms. Colleran said she felt the idea of screening Lake 11 to completely hide it from view was unrealistic; the only way to completely hide the lake would be to plant 9 foot tall hedges. She

said residents did not want a 9 foot tall hedge; residents wanted attractive landscaping. She said beautiful landscaping would significantly address the problem, but it was also important to improve the littorals because Lake 11 would still be partially visible. She said she was in favor of Mr. Freeman's plan. She asked if the CDD had a legal obligation to fix the littoral shelf.

Mr. Ward noted Ms. Colleran had a good point. *I agree with Richard's plan. If you set aside the issue of the 13 homes, the important thing is, this is a water management system, and we should do what is necessary to try to restore that as best we possibly can, given the difficulties we have with Lake 11. The plan Richard put together does that. It restores that mess of a lake. It puts littorals in it. It gives you a way to reasonably irrigate it during the dry season. It hides the top portion of it as best we can. If you don't like a fountain, that's fine, put something else in. But we're trying to put as many littorals back into that area as we possibly can, which is a good thing that South Florida Water Management District likes and is a good thing for us to do. I think the plan he presented to you, whether you do the upper part or the lake first, at the end of the day, from a water management system perspective, the plan is the best we can do to solve the problem of Lake 11.*

Mr. Bhatla: *I think it's a good plan, but I want everyone to be cognizant of it. After it's completed, year after year, we should be open to replanting littorals because most of them will probably wither away because it's a very harsh environment. We will be signing up for every year going in and spending. If you are aware of that, it's fine.*

Mr. Ward: *If you look at this entire state, and all these water management systems, and you look at the way in which the state is moving with respect to the construction, operation and maintenance of these water management systems, they all are moving toward a stronger program which includes littorals on the entire water management systems. We have lost a lot of littorals in our existing water management system, which is why these lakes look as bad as they do. We, the staff, are working on a plan to solve that problem for the entire system. I think, as a general course, if you are going to own and operate a water management system, it has to have littorals, they have to be maintained. The fountains, aerators and bubblers are all in addition, to help the littorals stay healthy. Lake 11 is a more difficult issue because of the cap rock issue, but I think overall, this plan for Lake 11, and generally for water management systems, we are going to have to start moving towards a program of maintenance of the entire system that includes littorals. Is it going to cost more? The answer is, yes, it is probably going to cost more.*

Mr. Bhatla: *I agree with what you are saying. The problem with Lake 11 is, it is not a lake.*

Discussion continued regarding Lake 11 not being a lake; Lake 11 being a littoral area regardless; the costs for maintaining Lake 11 and the littorals; whether the littorals would drown in an El Nino situation (likely, yes); the Lake 11 littorals drowning 3 years ago; whether the littorals in the other lakes would drown; and needing to replace various littorals annually throughout the community in various lakes.

Mr. Mark Scimio asked if the irrigation would run 7 days a week during dry season for the littorals. He asked how much water would be needed to keep the plants alive.

Mr. Freeman explained the irrigation would run the same as for any other vegetation in the dry season. He stated activated charcoal would be added to the soil, as well as bio nutrients, to improve the soil and give the littorals the best chance of survival.

Ms. Lisa Colleran complimented the Engineers, Mr. Ward and the Board for listening to the public comments and working to develop a plan; she was pleased. She said she was happy Richard and Victor would be working together to implement the plan.

Mr. Ward asked if the Board agreed to move forward with the plan. He said he would put together a time schedule, work with the HOA to make sure the landscaping materials were right and create an easement with the HOA.

Chairperson Stamp stated the fountain should be removed from the plan and could be reconsidered in the future.

The Board agreed.

Mr. Ward agreed to remove the fountain from the plan.

Mr. Bhatla asked for the visual shield of plants to be done first.

Mr. Ward stated he understood.

Mr. Freeman stated he understood the Board wished to move forward with the screening plants first. He noted the plants were 7 gallon plants and would take a little while to grow to the desired height. He said he understood irrigation was important. He understood the Board's directive.

Ms. O'Connor asked if the Board would vote to approve the plan next month.

Chairperson Stamp stated Mr. Freeman would make the requested changes, put the new plan together and present it to the Board for consideration at a future meeting. He said it would be helpful to get the HOA to begin the easement process in the interim. He said he hoped in August the Board would be able to approve the plan and the plan could move forward.

Ms. O'Connor also thanked the Board and staff for their consideration and efforts.

FIFTH ORDER OF BUSINESS

Discussion

Discussion on Five (5) Year Plan for Lake Beautification/Maintenance

Chairperson Stamp stated many of the lakes needed some improvement; many of the improvements needed were simply plantings, but some of the lakes needed rip rap and/or GeoTubes. He said staff was working on a five year plan for the Board to consider in the next few months. He noted the HOA had a committee working on what the HOA felt lake beautification priorities should be; perhaps the HOA priorities would align with CDD

priorities, perhaps not, but the CDD was waiting to see what the engineers came up with. He asked if there were any comments.

Mr. Miller said his five year plan would be to raise the assessment rate by \$500 dollars per unit to bring in \$600,000 dollars and use the money for lake bank improvements, specifically rip rap, prioritizing lake banks which were in disrepair followed by the high visibility lake banks.

Chairperson Stamp noted rip rap would last a very long time, but it was a high expense. He agreed rip rap was needed wherever there were washouts along the lake banks.

Mr. Bhatla suggested presenting a list of possible improvements for the Board to consider and prioritize and then the engineer could develop a plan.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

a. Litigation updates

Mr. Michael Pawelczyk: We sent a landscape and irrigation easement over to HOA counsel a couple weeks ago. I have not heard back from him on that. We are also working with him on some property issues we need to work out with respect to the driving range which we previously approved and the alteration of the lake bank where that driving range is going. I haven't heard back from him on those. With your action today with respect to lake 11, I will follow up with him and try to push him, so we can at least wrap up the Lake 11 stuff by the next meeting from a document standpoint. The only other item is the Colosi item. It is still pending. That litigation is in the discovery phase as I reported at the last meeting. It looks to me like they are going to start scheduling depositions and possibly a mediation for September. We may be hearing from special counsel before then to talk about that further, probably at the August meeting.

II. District Engineer - Calvin, Giordano & Associates

a. Engineer's Report

1) Purpose

2) Current Asset Updates:

1. Landscape Maintenance

2. Entrance Maintenance

3. Lake Maintenance

4. Irrigation Pump House

5. External Preserves

3) Capital Projects

4) Future Asset Maintenance Items

5) Engineer's Report Complete

Mr. Freeman stated the turf which was recently planted was thriving. He stated the fountain in Lake 10 was installed and would be on from 6:30 a.m. until 10:00 p.m.; fountain lights came on at 7:00 p.m. and turned off at 10:00 p.m. He stated additional

littorals and grasses would be planted in the next couple of days. He noted these plants were a prototype of what the engineers were thinking could be done throughout the community.

Mr. Bhatla said he heard comments from residents who did not like the fountain in lake 10. He asked who chose to install the fountain in Lake 10.

Mr. Ward stated he made the decision to put a fountain in Lake 10.

Mr. Bhatla said he also heard many very complimentary comments about the landscaping approaching the community.

Mr. Ward agreed that Mr. Freeman did an excellent job with the entrance.

Mr. Bhatla discussed how he did not like fountains. He discussed the incongruity of the fountains. He discussed how the water did not shoot up high enough in certain fountains.

Mr. Ward stated he would look into it.

Chairperson Stamp asked about the exposed GeoTubing on Lake 8.

Mr. Freeman stated he went back and did additional rip rap and sod restoration.

Chairperson Stamp noted the black drainpipes were exposed. He asked if they could be cut short.

Mr. Freeman explained the black drainpipes could not be cut short because lake levels did get low and if the pipes were cut, there would be erosion. He noted the five year plan did address these exposed drainpipes. He agreed the pipes were unsightly.

III. District Manager

a. Important Meeting Dates for the Remainder of Fiscal Year 2026:

i. Next Meeting: Thursday, August 20, 2026 - Regular Meeting

ii. Request to Move/Cancel August Meeting from 08/20/2026 or Move Meeting to 08/27/2026

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

Mr. Ward reminded the Board that the next meeting was August 27th, 2026.

Chairperson Stamp noted he would not be at the September meeting.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Chairperson Stamp asked if there were any Supervisor's requests.

Mr. Miller asked if the white lights would be left on the palm trees year round.

Mr. Ward stated the Board decided not to leave the lights up year round; the lights would be up only during the holidays.

Mr. Miller asked if the chemical used for algae and water clarity was something which could be added during season. He asked if it was a big cost or if permits were needed.

Mr. Ward: The chemicals we use in the lakes are specific to specific plants and adhered to certain plants to kill it. Are you talking about the color of the water?

Mr. Miller: Yes. It substantially clarifies the water, and it looks so much more inviting.

Mr. Ward: You use a dye in the water which helps keep algae and other things down. We use a blue dye to do that.

Mr. Freeman: We use a blue dye on a monthly basis. It's put into the lake system to prevent submerged vegetation. It also adds to the aesthetic of the lakes. It's done monthly and it's in the aquatic maintenance budget.

Mr. Miller: In the past that's been sporadic. Are we now doing it on a continuous basis?

Mr. Ward: We do it monthly.

Mr. Miller: That's terrific.

Mr. Freeman: The color may vary when it rains because it gets diluted, but we do it on a monthly basis.

EIGHTH ORDER OF BUSINESS

Public Comments

Chairperson Stamp asked if there were any public comments.

Mr. Joe Stigliano discussed his plan for Lake 11 which divided the lake into two lakes, one with water and the other without.

Chairperson Stamp: If you had been here for the earlier discussion, that's essentially what Richard is proposing.

Mr. Stigliano asked (indecipherable).

Mr. Freeman: Part of the plan is to tie into the irrigation system that's coming out of the irrigation pumphouse. It will be in its own separate zone, so it would not impact water pressure on any of the houses. It will come on when the houses are not irrigating.

Discussion continued regarding where the irrigation for Lake 11 would originate; and other potential irrigation origination points.

Chairperson Stamp noted Mr. Stigliano missed the discussion of Lake 11 earlier in the meeting but was free to comment.

Mr. Stigliano discussed his ideas for Lake 11. Much of his discussion was (indecipherable). He said he would send his ideas to Mr. Freeman.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:22 p.m.

**On MOTION made by Ron Miller, seconded by Tom Kleck,
and with all in favor, the Meeting was adjourned.**

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

Technical Memorandum

☑ Fort Lauderdale Office • 1800 Eller Drive • Suite 600 • Fort Lauderdale, FL 33316 • 954.921.7781(p) • 954.921.8807(f)

☐ West Palm Beach Office • 580 Village Boulevard • Suite 325 • West Palm Beach, FL 33409 • 561.684.6161(p) • 561.684.6360(f)

Lake 11 Project – Proposed Improvements

Date: 8/19/2026

To: Flow Way Community Development District – Board of Supervisors

From: Calvin, Giordano & Associates, Inc.

Subject: Lake 11 Improvements – (Technical Memorandum)

Project: CGA Project No. 21-4271

CC: File

Based on the Board's direction to enhance the landscape and littoral areas surrounding Lake 11, District staff has developed a phased plan designed to improve both the aesthetics and long-term health of the lake. The proposed improvements were developed using conceptual plans, preliminary schematics, and contractor cost proposals to establish a reasonable order-of-magnitude budget.

The Lake 11 improvements are proposed to be completed as two coordinated projects during that will take place in Fiscal Year 2026 and 2027. Construction will be scheduled to account for seasonal conditions, anticipated lake water levels, material availability, and contractor coordination. The project budget is summarized in the updated cost table included in this memorandum.

Time Frame

It is imperative that the trees and landscape shrubs be installed as early as possible during the summer rainy season to maximize establishment and long-term success. Taking advantage of the consistent rainfall and favorable growing conditions will significantly reduce plant stress, encourage root development, and improve overall survival rates while minimizing the need for supplemental irrigation.

To achieve these benefits, installation should occur during Fiscal Year 2026, with a target completion in early to mid-September. Completing the work during this timeframe will allow the trees, shrubs, and native plant material to capitalize on the remainder of the rainy season and growing season, providing several months of establishment before entering the drier winter months. Early installation is expected to accelerate plant maturity, improve overall landscape performance, and maximize the visual impact of the improvements in the shortest possible timeframe.



Technical Memorandum

The CDD Staff has reviewed the proposed improvements and outlined the costs in the following table:

Table 1: Rough Order of Magnitude Summary of Construction Costs

Improvement/Phase	Proposed Improvements	COSTS*
1 (FY26)	Irrigation System	\$27,000
2 (FY26)	Lake Bank Landscaping	\$65,000
3 (FY26/27)	Soil Rehab	\$22,000
4 (FY26/27)	Littoral Plantings	\$23,000
5 (Optional – FY28)	Fountain w/ electric service*	\$44,000
	Contingency & CEI (10% & 7.5%)	
TOTAL		\$160,290

*Improvement 5 (Decorative Fountain) is an optional item that could be installed in Fiscal Year 2028. Its cost is not included in the TOTAL above.

Improvement 1 – Irrigation System

The irrigation system is the foundation of the entire beautification project. The new irrigation will tie into the existing irrigation main located on the residential side of the lake and extend around the littoral shelf. Large rotary irrigation heads will provide coverage approximately 25 to 30 feet into the littoral shelf on both sides, allowing both the shoreline landscaping and future littoral plantings to receive supplemental irrigation during dry periods.

This irrigation system is critical to establishing healthy vegetation and significantly improving the long-term survivability of both the lake bank landscaping and littoral plants, particularly during seasonal drought conditions.

Improvement 2 – Lake Bank Landscaping

The second improvement consists of installing enhanced lake bank landscaping along the top shelf surrounding Lake 11. The purpose of these plantings is to soften and partially screen the visual appearance of the littoral shelf from adjacent sidewalks and roadways.

A combination of shrubs, ornamental grasses, and accent plantings will create a more attractive lakeside appearance while directing attention toward the landscaped shoreline instead of the exposed littoral shelf.



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Proposed Lake Bank Plant Material:

- Red cooperleaf
- Silver buttonwood
- Muhly grass
- Panama rose
- Weeping bottlebrush
- Green buttonwood
- Sea grape

Improvement 3 – Soil Rehabilitation

If site conditions warrant, the District will perform soil rehabilitation prior to or during the planting phase. This work will improve soil quality by incorporating additional nutrients, reducing excessive organic material, and creating improved growing conditions for both shoreline and littoral vegetation. As part of this process, all rocks and other unwanted material will be removed from the treatment areas.

Improving the soil profile will help establish stronger root systems and increase long-term plant health and performance.

Improvement 4 – Littoral Plantings

This improvement includes the installation of approximately 22,000 new littoral plants designed to transform the existing sandy littoral shelf into a vibrant, natural shoreline habitat.

Proposed flowering species include:

- Pickerelweed
- Golden Canna
- Duck Potato
- Blue Flag Iris
- Swamp Lily

Final plant selections may be adjusted based on water depth, soil conditions, and environmental suitability.

The primary objective is to create a dense, colorful planting area throughout the littoral shelf, replacing the existing exposed sand with healthy vegetation. During the rainy season, natural lake levels will provide adequate moisture. During extended dry periods, the new irrigation system will provide supplemental watering to improve plant survival and maintain an attractive appearance year-round.

Improvement 5 – Decorative Fountain

This Improvement is an optional item that would include the installation of a decorative floating fountain with electrical service. If approved, and positioned within the open-water portion of Lake 11, the fountain would serve as the visual centerpiece of the lake while drawing attention away from the littoral shelf.

If approved, the fountain would provide daytime visual interest while incorporating nighttime illumination to further enhance the lake's appearance. In addition to its aesthetic value, the fountain would create movement and improve the overall presentation of the community entrance. This is an optional improvement and is not included in the project's total cost; if the Board elects to move forward with it, the fountain could be installed in Fiscal Year 2028.



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Technical Memorandum

Long-Term Maintenance

Once the project is complete, routine maintenance will be necessary to preserve the appearance and health of the new landscape improvements. Ongoing maintenance activities will include mowing turf areas, trimming trees and shrubs, weed control within planting beds, periodic mulch replacement, irrigation system inspections and repairs, and routine maintenance of the littoral plantings.

The proposed shrubs and accent plantings will be maintained at an approximate height of 4 to 5 feet. Maintaining this height will provide a clean, uniform landscape while partially screening the littoral shelf from public view without completely obstructing views of the lake. This maintenance program will help ensure the landscape remains attractive, functional, and sustainable for many years.

The proposed landscape improvements will include the installation of approximately Eighteen (18) 45-gallon trees strategically spaced around the Lake 11 shoreline. Tree spacing will vary between approximately 8 and 12 feet, depending on the selected species and site conditions. Because of their larger size at installation, these trees will provide an immediate visual impact while establishing long-term canopy and screening along the lake bank.

The remaining landscape material will consist primarily of 1-gallon and 7-gallon plantings. The 1-gallon material will include native grasses and other shoreline vegetation intended to provide rapid establishment, erosion control, and habitat enhancement. The 7-gallon material, including species such as Red Copperleaf and other ornamental shrubs, will be installed at an average height of approximately 4 feet. Under normal growing conditions, these shrubs are expected to reach approximately 6 feet in height within one year, creating a mature appearance and providing effective screening and visual enhancement of the shoreline.

Staff Recommendation

District staff recommends proceeding with the project in two phases to maximize installation success while allowing flexibility based on seasonal conditions.

Staff recommends beginning with the installation of the irrigation system, as it is essential to support both the shoreline landscaping and future littoral plantings. Once irrigation is operational, staff recommends proceeding with the lake bank landscaping as part of phase one (FY26).

Phase two (FY27) will be completing the soil rehabilitation and littoral plantings. The decorative fountain is an optional improvement and, if approved by the Board, could be added in Fiscal Year 2028.

This phased approach provides the District with the greatest opportunity for successful plant establishment while creating a significantly improved and sustainable lakeside landscape for residents to enjoy.

LAKE 11 BUFFER

– Conceptual Landscape Plan



LEGEND

- 'Red' Copperleaf
- 'Java White' Copperleaf
- Silver Buttonwood
- Muhly Grass
- Cord Grass
- Aquatic Plants (Littoral Shelf)
- Trees
- Panama Rose (Shrub)

PROJECT OVERVIEW

The Lake 11 Buffer improvements will enhance the aesthetics, provide year-round interest, improve water quality, and create a lush naturalized shoreline.

KEY BENEFITS

- Screens littoral shelf from roadway and path
- Improves water quality and lake health
- Provides erosion control and bank stability
- Enhances habitat for pollinators and wildlife
- Creates seasonal color and visual interest

PANAMA ROSE (SHRUB)



Evergreen shrub with vibrant pink blooms nearly year-round. Excellent for mass plantings, screening, and adding color to the landscape.

PROPOSED PLANT MATERIAL

LAKE BANK PLANTS (UPLAND BUFFER)

'Red' Copperleaf	'Java White' Copperleaf	Silver Buttonwood	Muhly Grass	Cord Grass	Panama Rose
					
Bold, tropical foliage provides rich color and contrast throughout the year.	Variegated foliage adds brightness and contrast in the landscape.	Native, salt-tolerant shrub with silvery foliage. Excellent screening and structure.	Ornamental grass with beautiful pink blooms in fall. Adds softness and movement.	Native shoreline grass that stabilizes banks and provides texture and height.	Evergreen shrub with vibrant pink blooms nearly year-round. Excellent for mass plantings and screening.

LITTORAL (AQUATIC) PLANTS

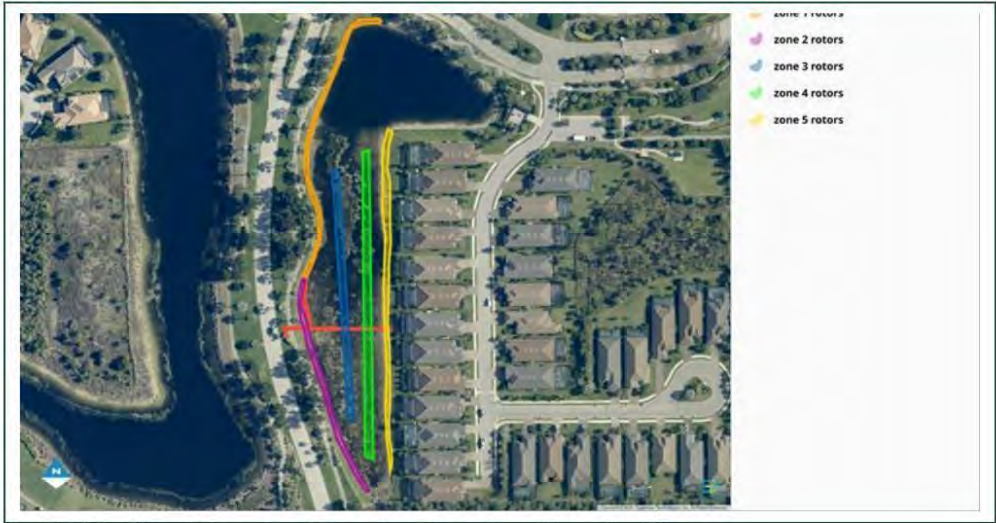
Pickeralweed	Golden Canna	Duck Potato (Arrowhead)	Blue Flag Iris	Swamp Lily
				
Purple flower spikes bloom spring through fall. Attracts butterflies and pollinators.	Bright yellow tropical blooms add vibrant color and height in shallow water.	White blooms and broad arrow-shaped leaves. Great for shoreline coverage.	Striking blue-purple blooms in spring. Hardy and effective in wet conditions.	Large white, fragrant flowers. Adds elegance and thrives in shallow water.
Spikerush	Bulrush	ABOUT THE LITTORAL PLANTINGS Approximately 22,000 littoral plants will be installed on the littoral shelf with a mix of flowering and non-flowering species. These plants help improve water quality by absorbing nutrients, provide habitat for fish and wildlife, stabilize shorelines, and create a vibrant natural appearance. The irrigation system (Phase 1) will provide supplemental watering during dry periods to help ensure plant establishment and long-term success.		
				
Forms dense clumps that provide texture and habitat for wildlife.	Tall vertical form provides screening, habitat and shoreline stabilization.			



A thoughtfully designed landscape that enhances beauty, improves lake health, and brings lasting value to the community.

Sheet 2 — Irrigation Zone Plan

Retention area irrigation zone map.



Zones: Main Line 2", Zone 1 Rotors, Zone 2 Rotors, Zone 3 Rotors, Zone 4 Rotors, Zone 5 Rotors.

Buffer Planting Quantities

Plant quantities called out from the Flow Way CDD Lake #11 Buffer landscape design plan (Quantities).

Species	Container Size	Quantity
Red Copperleaf	7 gal	17
Silver Buttonwood	7 gal	24
Muhly Grass	1 gal	700
Panama Rose	3 gal	30
Native Aquatic Plants	—	22,000
Weeping Bottlebrush	45 gal	4
Green Buttonwood	45 gal	4
Sea Grape	45 gal	4

This instrument prepared by
and after recording return to:

Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301
Parcel ID Nos. 31347520063 and 31347520021

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this _____ day of _____, 2026, by and between **ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC.**, a Florida not-for-profit corporation, with an address of 8910 Torre Vista Lane, Naples, Florida 34119 (hereinafter called **GRANTOR**), and **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (hereinafter called **GRANTEE**):

WITNESSETH:

THAT the **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the **GRANTOR**, has granted and does hereby grant to the **GRANTEE**, its successors and assigns, forever, a perpetual non-exclusive access easement for purposes of landscaping, including but not limited to sod, trees, bushes, shrubs, fertilizers, herbicides and insecticides, mulch, ground cover, and plantings, including the maintenance thereof, and for the purposes of irrigation facilities, including but not limited to the operation, maintenance, replacement, relocation, installation, removal, and inspection of irrigation facilities, and all appurtenances thereto, with full right of ingress thereto and egress therefrom on, over, across, and through the following lands referred to herein as the Easement Area and more particularly described as:

TRACT "O1" AND TRACT "L10" OF THE PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL, AS RECORDED IN PLAT BOOK 68, PAGE 62 IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

The **GRANTOR** does hereby fully warrant that it has good title to the above-described property and that it has full power and authority to grant this easement.

As material consideration for **GRANTOR's** granting of this Easement, **GRANTEE** hereby agrees for itself and its successors and assigns: (i) any use of or related to the Easement by **GRANTEE** and/or **GRANTEE's** successors, assigns, employees, or agents (each a "**GRANTEE PARTY**" and collectively, the "**GRANTEE PARTIES**") shall at all times be in accordance with all laws, codes, ordinances, permits, licenses, restrictions, and regulations applicable to the Easement Area and/or **GRANTEE** from time to time, and **GRANTEE** shall not allow liens to attach to the Easement Area or any other portion of **GRANTOR's** real property as a result of the acts or omissions of any **GRANTEE PARTY**; (ii) **GRANTEE** shall at its sole cost and expense promptly repair, replace, and/or restore (as may be applicable), to its preexisting condition, any damage to or destruction of any real or personal property caused by any **GRANTEE PARTY** which arises from or is otherwise related to this Easement and/or the activities of **GRANTEE** contemplated hereunder; (iii) **GRANTEE's** use of the Easement shall at all times be conducted in a diligent and commercially-reasonable manner, and in no event shall such use overburden any portion of the Easement Area so as to prevent or materially burden or restrict the use or enjoyment thereof by **GRANTOR** and other third parties; (iv) **GRANTEE** shall at all times keep and maintain in full force and effect a broad-form auto and commercial general liability insurance policy, with per-occurrence limits of not less than One Million Dollars (\$1,000,000), covering property damage and/or bodily injury; and (v) **GRANTEE**, to the extent permitted by Florida law and in an amount not to exceed the monetary limits on liability as set forth in Section 768.28, Florida Statutes, shall and hereby agrees to indemnify, defend (with counsel acceptable to **GRANTOR**, as such statute may be amended from time to time, and hold **GRANTOR** and **GRANTOR's** members, employees, agents, successors, and assigns (each a "**GRANTOR PARTY**" and collectively, the "**GRANTOR PARTIES**") harmless from and against any and all claims, demands, causes of action, damages, costs and expenses (including, without limitation, attorneys' fees and costs), and other liabilities sustained by any Grantor Party and which arise from or otherwise relate to the **GRANTEE PARTIES'** use of this Easement and/or the activities contemplated hereunder. The provisions and limitations of Section 768.28, Florida Statutes, as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

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IN WITNESS THEREOF, the **GRANTOR** by its proper officials has hereunto set its hands and seals the year and day first above written:

WITNESSES:

**ESPLANADE GOLF & COUNTRY
CLUB OF NAPLES, INC.**, a Florida not for
profit corporation

Print Name: _____

Address: _____

Print Name: _____

Address: _____

By: _____

Print Name: _____

Title: _____

Address: _____

(SEAL)

STATE OF FLORIDA)
) ss.
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by _____, as _____, of ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC., a Florida not-for-profit, who is personally known to me or produced _____ as identification.

Notary Public

Name: _____

My Commission Expires: _____

(NOTARY SEAL)

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
August 2026**

Board Meeting

August 27th, 2026

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the Board of Supervisors with an update on recent engineering-related activities. We will continue to provide updated monthly reports on the status of ongoing activities.

II. CURRENT OPERATIONS

The following list of assets which are currently being managed by the CDD:

1. Landscape Maintenance.....	4
2. Entrance Maintenance.....	5
3. Lake Maintenance	7
4. Irrigation Pump House.....	12
5. External Preserves	13

1. Landscape Maintenance

- Turf throughout the community continues to recover exceptionally well. District staff will continue monitoring turf health while coordinating with the landscape contractor on targeted applications for broadleaf and grassy weed control as needed.
- Newly installed annual flowers were pinched during the last week of July to encourage fuller growth and improved blooming. Additional annuals were installed in high-visibility areas surrounding the decorative fountains to maintain a vibrant appearance.
- New plantings were installed in several areas.

2. Entrance Maintenance

- District staff identified several monument sign letters with failed or mismatched backlighting. Staff is coordinating with the lighting vendor to replace the defective LED modules so all monument signage has a consistent appearance.
- District staff met with the electrical contractor during the last week of July to review the landscape lighting enhancement project. Material procurement is currently underway. The project will include replacement of lighting modules at:
 - Front entrance monument signs
 - Monument sign backlighting
 - Guardhouse landscape lighting
- All bridge monument signs and decorative columns were pressure cleaned during the second week of July, restoring their appearance and removing accumulated dirt and mildew.



(1) Newly Installed Annuals



(2) Newly Installed Annuals

3. Lake Maintenance

- District staff completed installation of a new decorative fountain in Lake 10.
- Approximately 300 native shoreline grasses were installed along the lake bank.
- Approximately 8,000 new littoral plants, including Golden Canna and Pickerelweed, were planted to enhance shoreline stabilization, improve water quality, and increase wildlife habitat.
- District staff will continue monitoring establishment and overall success of the new plantings.

District-Wide Shoreline Enhancement Plan

District staff continues developing a comprehensive shoreline enhancement program that will address:

- Native shoreline restoration
- Littoral shelf enhancements
- Rainwater leader improvements
- Lake bank stabilization
- Native grass installations throughout the community

Staff anticipates presenting the proposed enhancement plan to the Board in September 2026.

During July 2026, the aquatic vendor performed scheduled aquatic maintenance and inspections throughout all Flow Way CDD lakes and canal systems. Primary activities focused on emergent weed control, algae management, lake dye applications, shoreline inspections, and routine maintenance.

- Treated Lakes 1, 2, 3, 4, 7, 12, and 26 for emergent weeds using backpack applications.
- Treated the Flow Way canal system and Lakes 18/19 using mule-mounted equipment.
- Completed inspections of all lakes for aquatic vegetation and shoreline conditions.
- Performed routine trash and debris removal.

- Conducted littoral shelf maintenance.
 - Treated Lakes 5, 9, 10, 12, 14, 15A, 15B, 16, and 17 for emergent weeds.
 - Partially treated the northern Flow Way canal for emergent vegetation.
 - Treated Lakes 14, 20/21, and 25 for Chara algae.
-
- Applied lake dye throughout all lakes and canal systems to improve water clarity and reduce sunlight penetration.

Routine Maintenance

- District-wide trash and debris removal.
- Littoral shelf inspections and maintenance.
- Monitoring of algae, nuisance vegetation, and shoreline conditions.
- Targeted Chara algae treatments.
- System-wide lake dye application.

Observations

- Torpedo grass and other shoreline weeds were effectively treated throughout the community.
- Chara algae remained localized and was successfully managed.
- Lake dye improved water clarity and overall aesthetics.
- Littoral shelves continue to exhibit healthy native vegetation and stable growing conditions.

Recent heavy rainfall resulted in several localized washouts throughout the community. District staff completed repairs in multiple locations and will continue monitoring lake banks for any additional erosion requiring corrective action.



(3)(4) Newly Installed Grasses and Fountain on Lake 10



(5) RipRap Repair on Lake 8

Lake 11 Improvements

- The District received final design for the Lake 11 littoral shelf restoration area project. The board is welcome to discuss further and provide recommendations.

Cane Toad

Breeding activity at Flow Way remained more scattered than at several neighboring communities. While several shoreline breeding locations remained active, no significant outbreaks occurred during the reporting period. Adult removals primarily occurred around irrigated landscape areas during nighttime service.

Totals through July 17:

- o Larvae strands removed: Approximately 19
- o Tadpoles removed: Approximately 55,000-60,000
- o Adult cane toads removed: Approximately 230-245

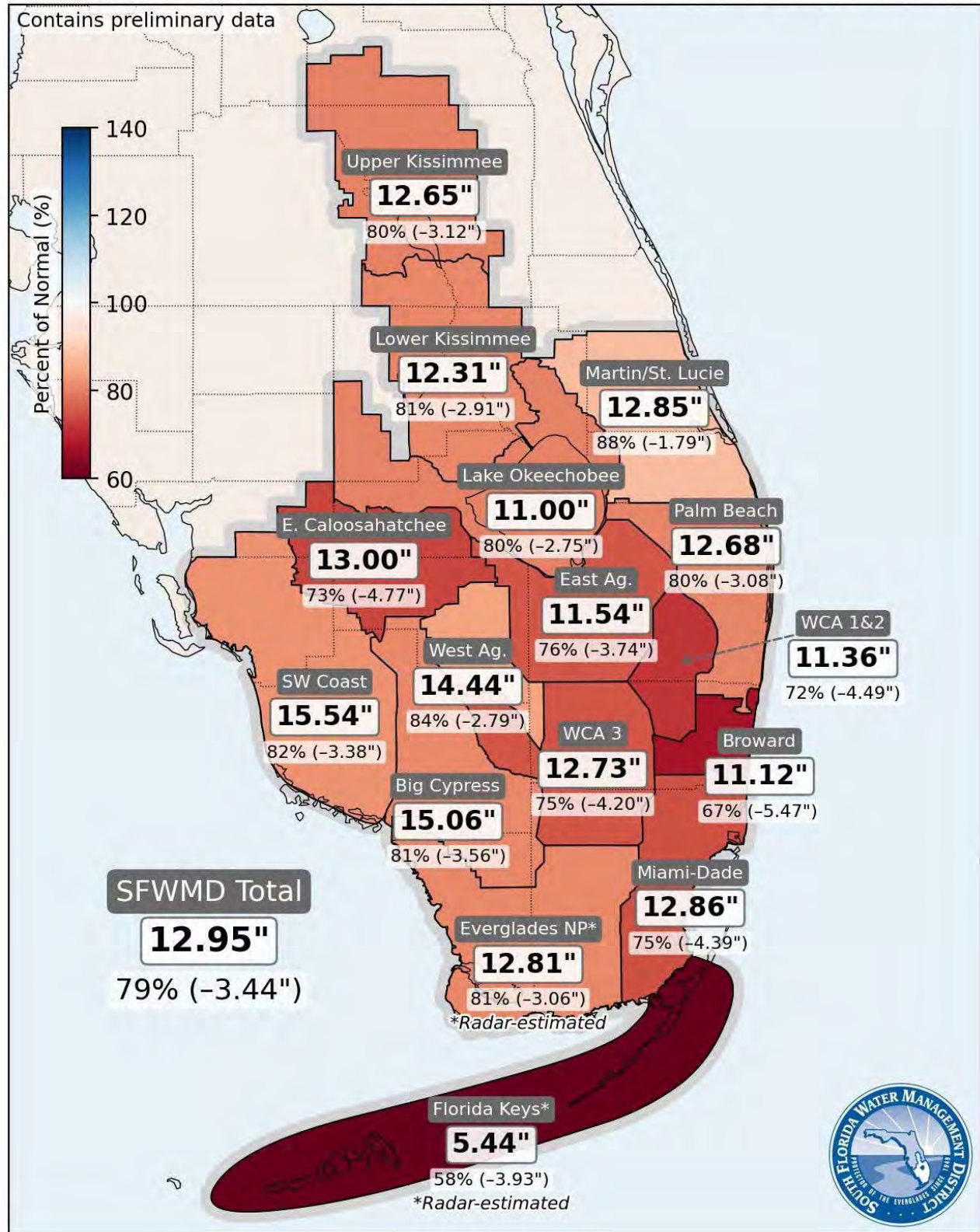
Internal Preserves

Maintenance of the District's four internal preserves is scheduled for August. The preserve maintenance contractor will conduct inspections and treat invasive and nuisance vegetation to maintain the ecological health of each preserve.

Dynamic Wet Season 2026

Rainfall, Percent of Normal, and Departures

SFWMD/Daily Rainfall Report
5/15/2026 to 7/23/2026 (to date)



4. Irrigation Pump House

- District staff continues monitoring water usage and operational performance at both PW-1 and BPW-2 irrigation wells to ensure the pumps do not cavitate during peak irrigation demand.
- Preventative maintenance activities continue at both irrigation pump stations to improve long-term reliability. Although water levels have increased following recent rainfall, they remain below the levels staff had anticipated for this time of year. Staff will continue closely monitoring groundwater conditions and overall system performance.

IRRIGATION USE TABLE

FLOWAY /mg								
2026	PW-1	PW-2	PW-3	Total well draw	Rain	Total Irrigation Used	Golf Course SWP-3	Master Pump SWP-1
Jan.	18.48	12.80		31.28	1.15	29.00	13.20	15.80
Feb.	21.96	10.77		32.73	0.50	27.97	9.60	18.37
March	26.24	14.84		41.08	2.17	34.95	15.47	19.48
April	26.24	14.84		41.08	2.62	29.59	17.02	12.57
May	28.35	10.05		38.40	7.35	28.43	13.74	14.69
June				0.00	7.98	37.50	14.17	23.33
July	17.13	10.69		27.82	8.30	29.62	10.62	19.00
August								
Sept.								
October								
November								
Dec								
	138.40	73.99		212.39	30.07	217.06	93.82	123.24
				*33.48/mo		*46.76/mo		
				*269.5/annual		*374/annual		

5. External Preserves

- Annual maintenance of the District's external preserve areas has been completed for Fiscal Year 2026. Final 2026 Monitoring Report submitted to SFWMD staff in August. Awaiting for approval.
- Quarterly non-native vegetation inspections and maintenance within the internal preserve remain on schedule, with the next inspection and treatment anticipated in early August.
- Districts consultant will continue monitoring preserve conditions throughout the rainy season to ensure compliance with environmental permit requirements and maintain the ecological health of these conservation areas.

External Preserves

A small fire in the preserve area behind Rapallo was reported on Thursday, August 13, 2026, at approximately 5:30 p.m. District staff evaluated the area early Friday morning to determine whether the fire was still active.

During the inspection, District staff identified a small area that appeared to have been struck by lightning and subsequently caught fire. Based on the limited area affected, it appears the fire was extinguished relatively quickly. No active fire was observed at the time of the inspection.

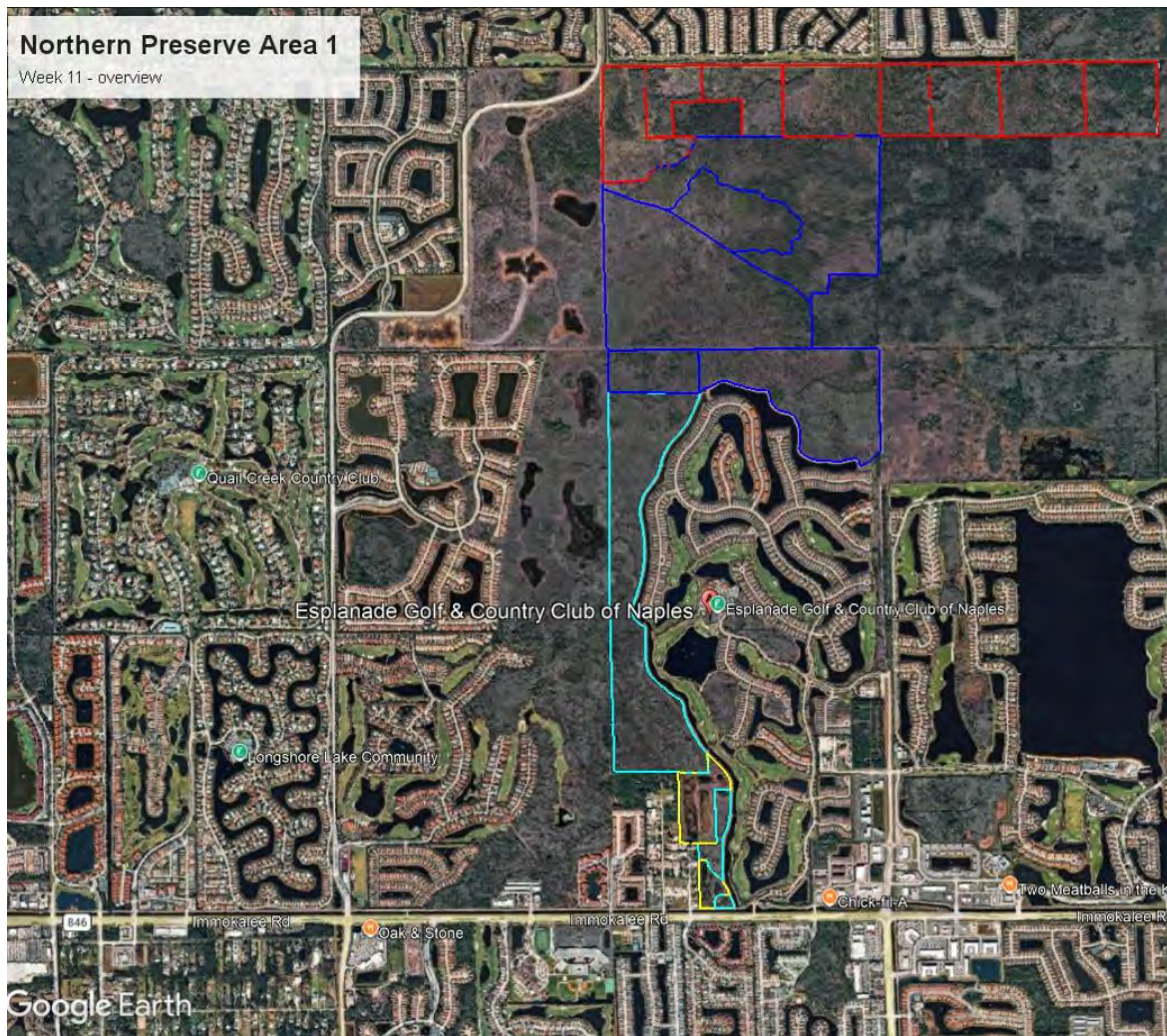


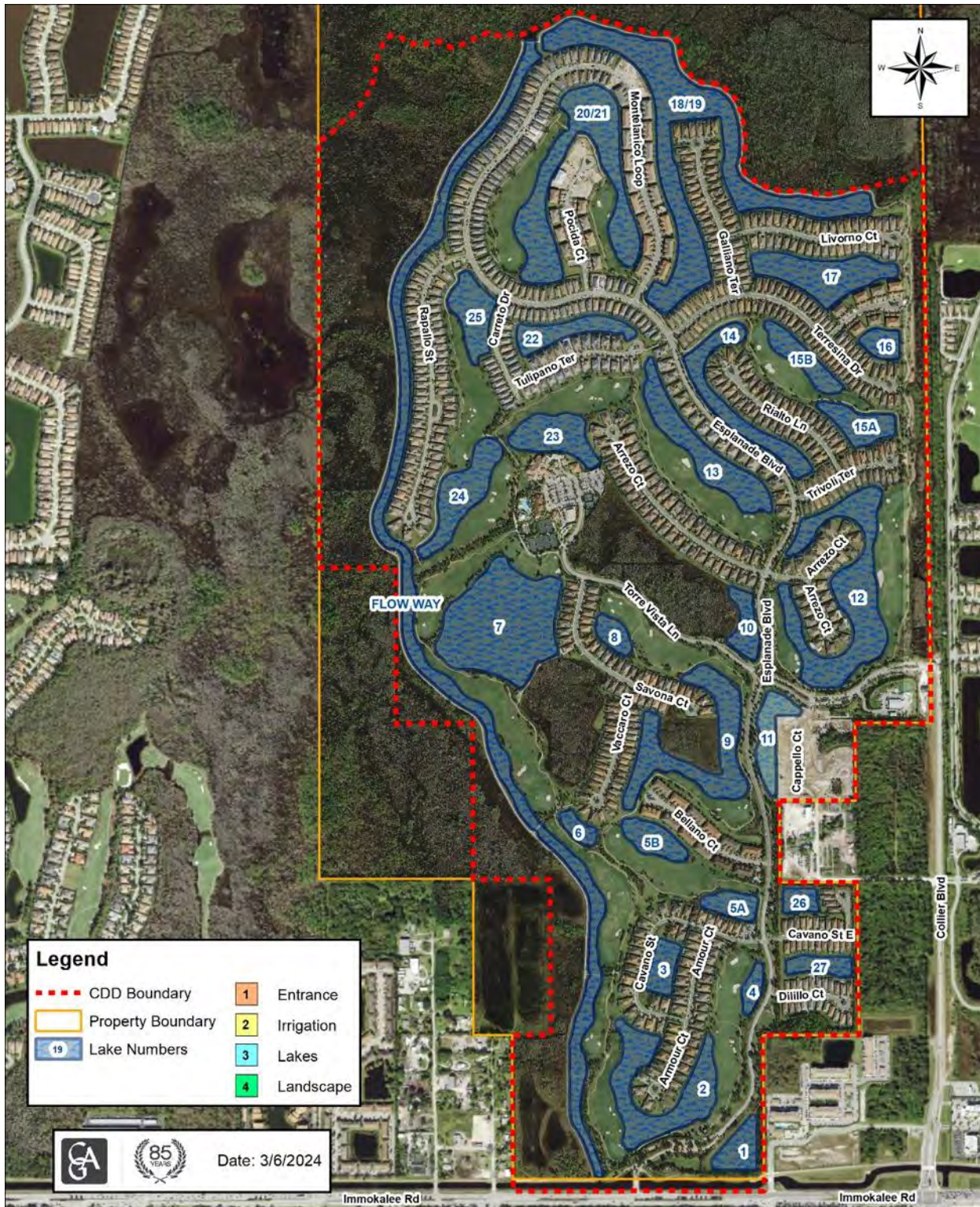
(6) External Preserves Fire Inspection Photo

External Preserves Compliance (SFWMD ERP No. 11-02031-P)

2026 Preserve Maintenance commenced on March 9th. Maintenance and Monitoring phase has been completed and report submitted to South Florida Water Management District. Awaiting approval.

- The **preserve vendor** has completed treatment on Northern Preserve Areas #1 & #2.





Flow Way CDD - Engineer's Report Asset Map

III. CAPITAL PROJECTS

- i. 2026 Lake Bank Restoration (Completed)
 - Lake 14
 - Lake 22
 - Lake 23



IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Continue monitoring lake levels and adjusting for irrigation output as needed.
- FY 2026 capital coordination for Lake Bank restoration has been completed on lake all lakes
- Follow up on the landscape lighting project.
- Continue monitoring lake banks for erosion.
- Monitor the new littoral installation and native grasses on lake 10.
- Monitor oak tree health.
- Working with tree trimming vendor on holiday lighting installation.
- Continue to follow up with holiday lighting vendor on upcoming installation.
- Monitor fence line on east side of property.
- Newly installed annuals will need to be pinched at the end of August.
- Working on piecing to maintain the landscaping around lake 11.

2. PERMITTING

We are continuing our ongoing work of identifying permits that have been obtained for the development of the District's infrastructure. The list below is not complete, and will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	2/24/25	5/15/25	Flow Way CDD	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection - Add Application Type

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection - Add Application Type
Esplanade Golf & Country Club - Driving Range Improvements	PL20230001832	02/02/2023		ESPLANADE GOLF & COUNTRY CLUB OF NAPLES INC	Pre Construction - Opened for Uploads

*Additional Collier County permits completed, available upon request.

V. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870

Our ref: 11225022-21

July 10, 2026

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

Flow Way CDD Water Quality Monitoring Report – June 2026

Dear Mr. Freeman:

GHD Services Inc. (GHD) is pleased to present the results of the June 2026 water quality sampling services for Flow Way and Lakes 7, 9, 12, and 18/19 - Flow Way CDD at Esplanade Golf and Country Club.

1. Water Quality Sampling – June 2026

The June 2026 sampling event consisted of the collection of five (5) surface water samples at five (5) sample locations (FW – Flow Way, FW – Lake 9, FW – Lake 7, FW – Lake 12, and FW – Lake 18/19) within the Esplanade Golf and Country Club as identified on **Figure 1**.

Samples were collected using direct-dip sampling methods at half the total depth per sampling location to minimize sediment disruption. See **Figure 1** for sampling locations.

Conductivity, dissolved oxygen (DO), pH, and temperature were measured in the field with a calibrated YSI handheld multi-parameter water quality meter. Turbidity was also measured at each location. Surface Water Field Sheets are attached.

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

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

2. Analytical Summary

The June 2026 sampling event represents the final sampling event for the current triannual sampling schedule for the five (5) Flow Way CDD monitoring locations. Laboratory results are displayed visually in the trend graphs enclosed.

All sampling locations had relatively low water levels during the June 2026 sampling event. No algae were observed during sample collection.

Between the prior sampling event in February 2026 and the recent sampling event conducted June 4, 2026:

- BOD₅ concentrations remained low throughout the Flow Way system during the June 2026 sampling event. Results were reported either below the method detection limit (MDL; indicated by a “U”) or as estimated values between the MDL and practical quantitation limit (PQL; indicated by an “I”). Compared to the February 2026 sampling event, average BOD₅ concentrations decreased from 2.28 mg/L to 1.37 mg/L, indicating continued low biological oxygen demand throughout the monitored water bodies.
- Average chlorophyll-a concentration increased from 7.72 mg/m³ in February 2026 to 18.49 mg/m³ in June 2026.
- Average dissolved oxygen concentration (% saturation) decreased from 94.54% in February 2026 to 80.16% in June 2026, which is consistent with the higher water temperatures observed during the June sampling event.
- Average concentration of total nitrogen increased from 0.800 mg/L in February 2026 to 0.874 mg/L in June 2026.
- Average concentration of total phosphorus increased from 0.016 mg/L in February 2026 to 0.045 mg/L in June 2026.
- Average turbidity increased from 4.07 NTU in February 2026 to 6.16 NTU in June 2026.
- Average total suspended solids (TSS) increased from 2.99 mg/L in February 2026 to 5.68 mg/L in June 2026.
- Average conductivity decreased from 573 µmhos/cm in February 2026 to 519 µmhos/cm in June 2026.
- Average pH decreased from 8.45 SU in February 2026 to 8.18 SU in June 2026.
- Average temperature increased from 23.14°C in February 2026 to 29.32°C in June 2026.

Chlorophyll-a concentrations increased at all monitoring locations when compared to the February 2026 sampling event. Average chlorophyll-a concentration increased from 7.72 mg/m³ in February 2026 to 18.49 mg/m³ in June 2026. In general, chlorophyll-a concentrations below 10.0 mg/m³ are considered supportive of a healthy freshwater ecosystem. During the June 2026 sampling event, chlorophyll-a concentrations exceeded 10.0 mg/m³ at the Flow Way (43.8 mg/m³), Lake 12 (15.1 mg/m³), and Lake 9 (18.0 mg/m³). Chlorophyll-a concentrations remained below 10.0 mg/m³ at Lake 7 (9.55 mg/m³) and Lake 18/19 (6.00 mg/m³). Although no algae were observed by field personnel during the June 2026 sampling event, the analytical results indicate increased algal productivity within portions of the Flow Way system when compared to February 2026.

Dissolved oxygen concentrations are expected to fluctuate seasonally in response to changes in water temperature and biological activity. The Florida Department of Environmental Protection (FDEP) criterion for dissolved oxygen (%) in the Peninsula and Everglades bioregions is 38%. All five monitoring locations remained well above this criterion during the June 2026 sampling event, with an average dissolved oxygen concentration of 80.16%. The lowest dissolved oxygen concentration was observed at FW-Lake 9 (69.6%), while the highest concentration was observed at the Flow Way (87.7%). Compared to the February 2026 sampling event, dissolved oxygen concentrations decreased at all monitoring locations, which is consistent with the increase in water temperature observed during the June sampling event. Although dissolved oxygen concentrations decreased seasonally, all monitoring locations remained well oxygenated and continued to support favorable aquatic conditions.

The average pH decreased from 8.45 SU in February 2026 to 8.18 SU in June 2026, while the average temperature increased from 23.14°C to 29.32°C. The highest pH was recorded at the Flow Way (8.48 SU), and the lowest pH was recorded at Lake 12 (7.67 SU). Although pH decreased slightly at most monitoring locations, values remained within historical ranges observed throughout the monitoring program. Surface water temperatures increased at all monitoring locations compared to the February 2026 sampling event. The highest temperature was recorded at Lake 18/19 (29.48°C), and the lowest was recorded at Lake 12 (29.01°C). The increase in water temperature is consistent with seasonal conditions and likely contributed to the decrease in dissolved oxygen concentrations observed during the June 2026 sampling event.

Biological Oxygen Demand (BOD₅) concentrations remained low throughout the Flow Way system during the June 2026 sampling event. Results were reported either below the method detection limit (MDL) or between the MDL and practical quantitation limit (PQL), with concentrations generally lower than those observed during the February 2026 sampling event. Average BOD₅ concentration decreased from 2.28 mg/L in February 2026 to 1.37 mg/L in June 2026. In general, BOD₅ concentrations below 5.0 mg/L are considered supportive of healthy dissolved oxygen conditions and a balanced aquatic ecosystem. No monitoring location exceeded this threshold during the June 2026 sampling event.

The highest concentration of total nitrogen was recorded at the Flow Way (1.13 mg/L), while the lowest concentration was recorded at Lake 7 (0.629 mg/L). Average total nitrogen concentration increased from 0.800 mg/L in February 2026 to 0.874 mg/L in June 2026. Total nitrogen concentrations increased at the Flow Way, Lake 12, and Lake 7, while concentrations decreased slightly at Lake 18/19 and Lake 9 when compared to the February 2026 sampling event. All results remained within historical ranges observed throughout the monitoring program. Total Kjeldahl Nitrogen (TKN) concentrations followed similar trends to total nitrogen concentrations.

Historically, total phosphorus concentrations within the Flow Way system have fluctuated. During the June 2026 sampling event, the highest concentration of total phosphorus was recorded at the Flow Way (0.078 mg/L), while the lowest concentration was recorded at Lake 12 (0.023 mg/L). Average total phosphorus concentration increased from 0.016 mg/L in February 2026 to 0.045 mg/L in June 2026. Total phosphorus concentrations increased at all monitoring locations when compared to the February 2026 sampling event. Although concentrations increased, all results remained within historical **ranges** observed throughout the monitoring program.

Orthophosphate concentrations remained low during the June 2026 sampling event. Results were either below detection limits or reported at low concentrations near the method detection limit. Observed concentrations remained within historical ranges and did not indicate unusual phosphorus loading within the monitored water bodies.

Total suspended solids (TSS) increased at all monitoring locations except FW-Lake 7, where concentrations decreased from the February 2026 sampling event. The highest TSS concentration was recorded at the Flow Way (12.4 mg/L), while the lowest concentration was recorded at FW-Lake 7 (1.6 mg/L). Average TSS concentration increased from 2.99 mg/L in February 2026 to 5.68 mg/L in June 2026, indicating a greater amount of suspended material within the water column during the June 2026 sampling event.

Water turbidity remained relatively low throughout the Flow Way system; however, turbidity increased overall during the June 2026 sampling event. The highest turbidity was recorded at the Flow Way (10.70 NTU), while the lowest turbidity was recorded at FW-Lake 7 (2.93 NTU). Turbidity increased at the Flow Way, FW-Lake 18/19, and FW-Lake 9, remained relatively unchanged at FW-Lake 12, and decreased at FW-Lake 7 when compared to the February 2026 sampling event. Average turbidity increased from 4.07 NTU in February 2026 to 6.16 NTU in June 2026. The observed increase in turbidity is consistent with the elevated chlorophyll-a and total suspended solids concentrations observed during the June 2026 sampling event.

A Trophic State Index calculation (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to help classify the quality of water based on each water body's chlorophyll-a, total phosphorus, and total nitrogen concentration. A ratio of total nitrogen to total phosphorus was calculated for each water body to determine general conditions.

For this sample event, the breakdown of the sample locations was:

- Nutrient Balanced ($10 < \text{TN/TP} < 30$) – Flow Way, Lake 7, Lake 9, Lake 18/19
- Nitrogen Limited ($\text{TN/TP} < 10$) – None
- Phosphorus Limited ($\text{TN/TP} > 30$) – Lake 12

A TSI value was calculated based on the TN/TP ratio for each location. A TSI value for lakes of 0-59 is “good,” a value of 60-69 is “fair,” and a value of 70+ is “poor.” Based on the results of this sampling event, each sampling location’s calculated TSI value was:

Flow Way	Lake 12	Lake 18/19	Lake 7	Lake 9
65.31	52.64	47.95	47.38	54.15

As shown above, all June 2026 sampling locations except the Flow Way resulted in TSI values within the “Good” range. The Flow Way resulted in a TSI value within the “Fair” range. A TSI rating of “Good” is generally indicative of a balanced aquatic system, while a rating of “Fair” suggests elevated biological productivity but does not necessarily indicate an impaired water body.

3. Conclusions and Recommendations

For the June 2026 sampling event, TN/TP ratios indicated that the Flow Way, Lake 18/19, Lake 7, and Lake 9 were nutrient balanced, while Lake 12 was classified as phosphorus limited. Calculated TSI values ranged from 47.38 to 65.31, with the Flow Way resulting in a TSI value within the “Fair” range and the remaining monitoring locations remaining within the “Good” range. The elevated TSI value at the Flow Way was primarily attributable to increased chlorophyll-a concentrations observed during the June 2026 sampling event.

Average chlorophyll-a concentration increased from 7.72 mg/m³ in February 2026 to 18.49 mg/m³ in June 2026. Chlorophyll-a concentrations exceeded 10 mg/m³ at the Flow Way, Lake 12, and Lake 9; however, no algae were observed by field personnel during the June 2026 sampling event. The increased chlorophyll-a concentrations indicate elevated algal productivity at several locations when compared to the February 2026 sampling event.

Dissolved oxygen concentrations decreased seasonally from an average of 94.54% in February 2026 to 80.16% in June 2026, which is consistent with the increase in average water temperature from 23.14°C to 29.32°C. Despite this decrease, all monitoring locations remained well above the Florida Department of Environmental Protection dissolved oxygen criterion of 38%, indicating that the monitored water bodies remain well oxygenated and capable of supporting healthy aquatic conditions.

Total nitrogen, total phosphorus, turbidity, and total suspended solids concentrations increased at several monitoring locations during the June 2026 sampling event. These increases corresponded with elevated chlorophyll-a concentrations and contributed to the increase in TSI values observed at some locations, particularly at the Flow Way. However, most monitoring locations continued to exhibit TSI values within the Good range, and no evidence of severe water quality impairment was observed.

Based on the results of the June 2026 monitoring event, water quality conditions within the Flow Way system ranged from Good to Fair. GHD recommends continued routine water quality monitoring and continued visual observations by lake maintenance personnel, particularly at the Flow Way, where elevated chlorophyll-a concentrations were observed during the June 2026 sampling event. Continued monitoring will help determine whether the elevated chlorophyll-a concentrations observed during this event represent normal seasonal variation or the beginning of a longer-term trend.

This report represents the final sampling event for the current tri-annual monitoring program. Please contact Jason Garwood at the email address or phone number below if you have questions or require additional information.

Sincerely,

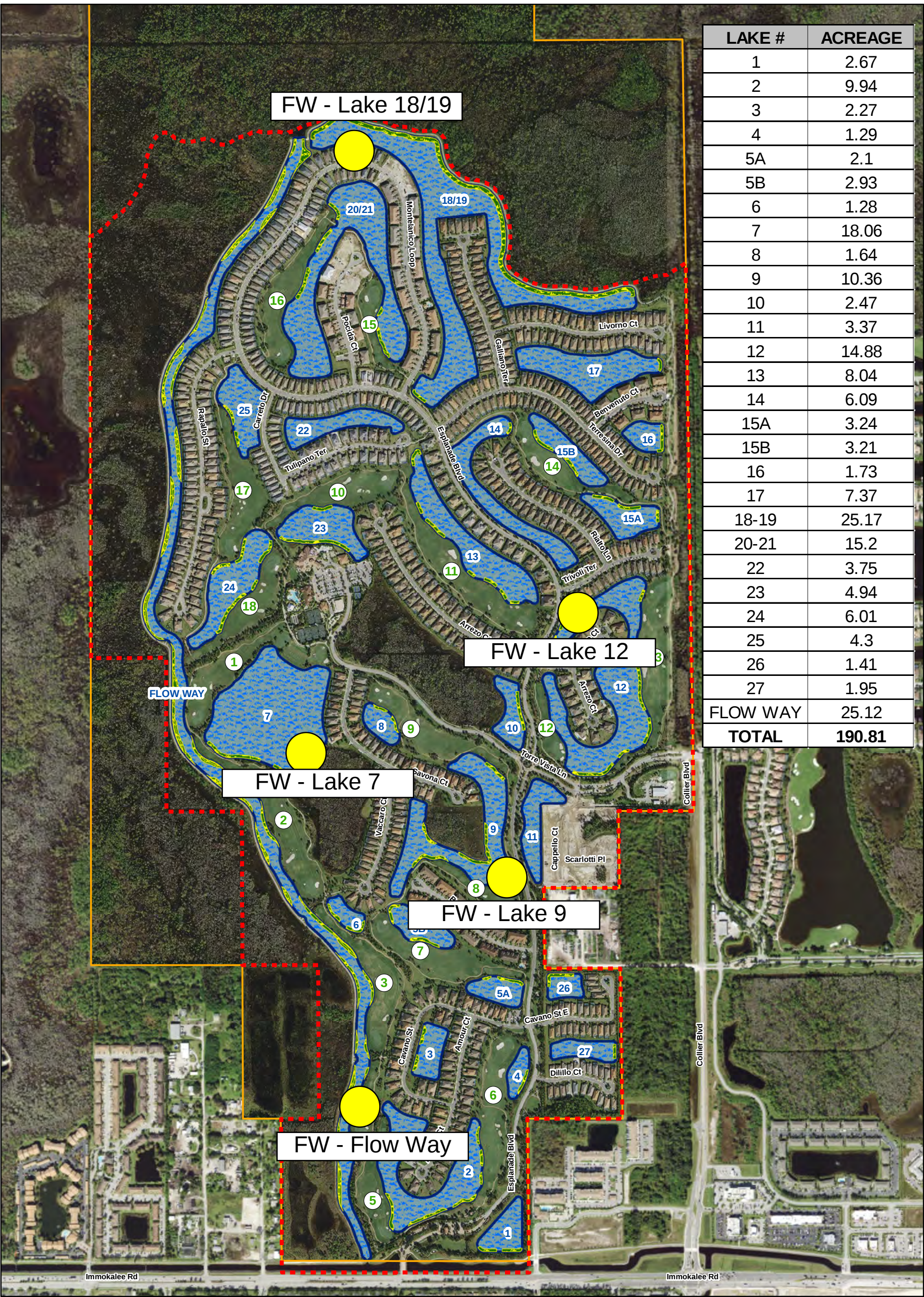
GHD



Jason Garwood
Natural Resources Specialist
Jason.Garwood@ghd.com
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Attachments: Figure
 Table
 Trend Graphs
 Laboratory Analytical Reports
 Surface Water Field Sheets

Figure



LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
TOTAL	190.81

Flow Way CDD Lakes

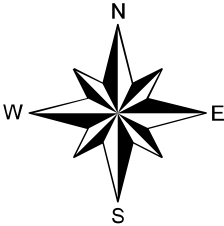
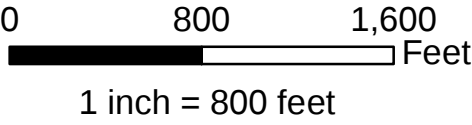
Date: 3/23/2022



Legend

- CDD Boundary
- Property Boundary
- Lakes
- Permitted Littoral Shelf

- Hole Numbers
- Lake Numbers



Data Table

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Treviso Bay, Naples, Florida
June 2026

Sample Location/Sample ID:		FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	6/5/2023	10/2/2023	2/6/2024	6/5/2024	10/17/2024	2/13/2025	6/17/2025	10/15/2025	2/19/2026	6/4/2026	
Field Parameters	Units															
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	> 5 ft BWS	NM	>5	>5	NM	NM	2.0	4	
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	2.5	1.5	2.5	3	1	2.5	1	2	
Conductivity, field	umhos/cm	486	426	442.5	578	428.7	342.3	475.1	476	303	479	438	362	570	412	
Dissolved oxygen (DO), field	mg/L	5.13	4.84	4.75	5.63	5.40	4.80	7.34	5.30	4.60	6.66	5.66	5.55	9.44	6.70	
Dissolved oxygen (DO), field	%	62.3	63.1	57.5	67.1	69.2	62.3	78.9	71.5	54.0	83.7	75.8	69.6	111.1	87.7	
pH, field	s.u.	8.54	7.81	6.95	7.67	8.0	8.04	7.76	7.92	7.50	8.41	7.83	8.02	8.48	8.48	
Temperature, field	Deg C	25.3	29.1	26.5	24.3	28.6	28.6	18.8	30.6	23.0	27.10	30.64	26.95	23.56	29.35	
Turbidity, field	NTU	3.38	8.00	1.66	1.52	15.03	2.98	7.62	4.47	1.60	3.82	7.88	4.35	5.60	10.7	
Secchi Disk	Depth															
Wet Parameters	Units															
Ammonia-N	mg/L	0.008 U	0.008 U	0.088	0.082	0.008 U	0.011 l	0.058	0.058	0.053	0.125	0.077	0.037	0.069	0.027 l	
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
Total kjeldahl nitrogen (TKN)	mg/L	2.08	1.18	1.14	0.922	0.923	0.827	0.862	0.975	0.637	0.856	2.10	1.11	0.578	1.12	
Total nitrogen	mg/L	2.08	1.20	1.15	0.922	0.965	0.852	0.888	0.986	0.654	0.971	2.12	1.12	0.702	1.13	
Nitrite/Nitrate	mg/L	0.006 U	0.024	0.010 l	0.24 U	0.042	0.025	0.026	0.011 l	0.017 l	0.115	0.016 l	0.012 l	0.124	0.012 l	
Ortho phosphorus (Field Filtered)	mg/L	0.004 l	0.004 l	0.015	0.013 U	0.012	0.002 l	0.002 U	0.002 U	0.006 l	0.007 l	0.024	0.003 l	0.003 U	0.003 l	
Total phosphorus	mg/L	0.024 l	0.064	0.039	0.016 l	0.028 l	0.010 l	0.048	0.022 l	0.016 l	0.011 l	0.024 l	0.017 l	0.021 l	0.078	
Chlorophyll	mg/m3	4.73	14.0	34.6	3.7	13.8	3.02	1.45	4.01	3.11	4.15	24.6	9.82	8.60	43.8	
Total suspended solids (TSS)	mg/L	6.33	7.67	1.20 l	1.0 U	13.2	4.29	1.60 l	6.40	1.60 l	4.80	10.4	6.00	4.80	12.4	
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1 U	1.08 l	2.0 U	1 U	1 U	1 U	1 U	1 U	1 U	2.26 l	1 U	2.43 l	2.07 l	
Sample Location/Sample ID:		FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	6/5/2023	10/2/2023	2/6/2024	6/5/2024	10/17/2024	2/13/2025	6/17/2025	10/15/2025	2/19/2026	6/4/2026	
Field Parameters	Units															
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	3.0	4	3	3	3	2.0	3.5	
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2	1.5	1.5	1.5	1	1.75	
Conductivity, field	umhos/cm	386	438	518	414	450.8	202	477.5	457	308	356	430	400	484	517	
Dissolved oxygen (DO), field	mg/L	6.81	4.13	6.45	5.62	4.89	4.71	6.53	3.86	5.21	6.96	4.97	5.33	7.64	6.58	
Dissolved oxygen (DO), field	%	82.5	54.4	84.0	67.1	65.2	61.0	72.4	51.7	63.5	86.2	69.0	68.4	89.0	86.2	
pH, field	s.u.	8.82	8.29	8.38	8.26	7.95	7.79	8.17	8.18	8.06	8.55	8.67	8.40	8.59	8.33	
Temperature, field	Deg C	25.2	29.7	27	24.2	29.1	29.3	19.9	30.6	25.2	26.17	32.42	28.15	22.82	29.34	
Turbidity, field	NTU	1.98	1.66	3.28	16.05	5.31	3.04	6.83	2.79	3.47	2.62	2.46	2.56	4.71	2.93	
Secchi Disk	Depth															
Wet Parameters	Units															
Ammonia-N	mg/L	0.008 U	0.008 U	0.014 l	0.057	0.008 U	0.008 l	0.013 l	0.048	0.029 l	0.036	0.031 l	0.073	0.017 l	0.023 l	
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
Total kjeldahl nitrogen (TKN)	mg/L	1.31	0.899	0.838	0.625	1.49	0.763	0.987	0.681	0.655	0.595	0.701	0.645	0.562	0.620	
Total nitrogen	mg/L	1.31	0.913	0.847	0.625	1.49	0.791	1.00	0.693	0.674	0.662	0.714	0.721	0.569	0.629	
Nitrite/Nitrate	mg/L	0.006 U	0.014 l	0.009 l	0.24 U	0.006 U	0.028	0.015 l	0.012 l	0.019 l	0.067	0.013 l	0.076	0.007 l	0.009 l	
Ortho phosphorus (Field Filtered)	mg/L	0.006 l	0.013	0.016	0.013 U	0.040	0.002 U	0.004 l	0.002 U	0.009	0.003 l	0.004 l	0.003 U	0.003 U	0.003 l	
Total phosphorus	mg/L	0.025 l	0.059	0.041	0.021	0.042	0.010 l	0.028 l	0.012 l	0.042	0.009 l	0.012 l	0.011 l	0.018 l	0.031 l	
Chlorophyll	mg/m3	3.27	4.88	7.65	3.7	9.33	9.01	11.6	2.04	7.80	3.43	5.04	4.46	7.72	9.55	
Total suspended solids (TSS)	mg/L	0.667 l	0.570 U	3.60	1.0 U	4.07	7.58	3.60	2.40	4.00	5.20	3.20	4.80	5.20	1.60 l	
Biochemical oxygen demand (total BOD5)	mg/L	1.06 l	1 U	1 U	2.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1.11 l	1.78 l	2.15 l	1 U	

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Treviso Bay, Naples, Florida
June 2026

Sample Location/Sample ID:		FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	6/5/2023	10/2/2023	2/6/2024	6/5/2024	10/17/2024	2/13/2025	6/17/2025	10/15/2025	2/19/2026	6/4/2026
Field Parameters	Units														
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	5.0	3	4	3	4	2.0	3
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.5	1.5	2	1.5	2	1	1.5
Conductivity, field	umhos/cm	477.2	485	600	571	506	471	530.1	544	363	467	572	426	666	632
Dissolved oxygen (DO), field	mg/L	6.22	4.58	5.06	5.77	3.38	4.32	7.60	3.72	5.59	6.75	5.77	4.68	7.72	5.55
Dissolved oxygen (DO), field	%	76.1	60.9	62.6	68.9	50.2	55.1	83.8	51.1	68.7	85.0	78.8	59.7	89.5	72.3
pH, field	s.u.	8.41	8.16	8.05	8.14	7.76	7.80	7.96	7.73	7.85	8.22	8.35	8.11	8.27	7.67
Temperature, field	Deg C	25.7	29.8	27	24.5	28.8	28.3	19.9	32.0	25.6	26.96	31.72	27.91	23.16	29.01
Turbidity, field	NTU	4.07	3.15	2.87	3.46	11.31	3.21	7.81	3.16	--	3.28	10.1	2.66	5.87	5.76
Secchi Disk	Depth														
Wet Parameters	Units														
Ammonia-N	mg/L	0.008 U	0.008 U	0.046	0.061	0.008 U	0.009 I	0.008 U	0.041	0.019 I	0.162	0.021 I	0.189	0.049	0.048
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	1.35	1.10	0.761	0.679	0.771	0.769	0.640	0.658	0.876	0.809	1.66	0.678	0.786	0.954
Total nitrogen	mg/L	1.35	1.11	0.957	0.679	0.778	0.791	0.656	0.672	0.935	0.973	1.68	0.717	0.884	0.966
Nitrite/Nitrate	mg/L	0.006 U	0.011 I	0.196	0.24 U	0.007 I	0.022 I	0.016 I	0.014 I	0.059	0.164	0.015 I	0.039	0.098	0.012 I
Ortho phosphorus (Field Filtered)	mg/L	0.022	0.017	0.013	0.013 U	0.047	0.010	0.005 I	0.002 U	0.005 I	0.006 I	0.015	0.008 I	0.003 U	0.010 I
Total phosphorus	mg/L	0.026 I	0.062	0.044	0.013 I	0.068	0.011 I	0.008 I	0.021 I	0.027 I	0.013 I	0.022 I	0.011 I	0.020 I	0.023 I
Chlorophyll	mg/m3	7.87	9.88	10.4	9.8	14.8	20.1	8.61	7.43	12.9	7.47	17.9	5.79	12.9	15.1
Total suspended solids (TSS)	mg/L	3.33	0.667 I	3.20	14	9.20	5.00	1.60 I	5.20	2.40	6.00	8.00	3.20	3.60	5.60
Biochemical oxygen demand (total BOD5)	mg/L	1.39 I	1 U	1 U	2.0 U	1 U	1 U	1 U	1 U	1 U	1.04 I	2.25 I	1 U	3.00 I	1.27 I
Sample Location/Sample ID:		FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	6/5/2023	10/2/2023	2/6/2024	6/5/2024	10/17/2024	2/13/2025	6/17/2025	10/15/2025	2/19/2026	6/4/2026
Field Parameters	Units														
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	4.0	3	3	3	3	3.0	3
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	459	501	492	559	493	450.8	569	550	304	426	468	392	662	604
Dissolved oxygen (DO), field	mg/L	5.13	2.17	4.11	4.60	3.32	3.58	6.70	3.80	3.52	6.51	5.45	5.63	7.65	5.30
Dissolved oxygen (DO), field	%	61.7	28.4	52.3	64.8	42.9	45.5	74.2	50.7	63.7	81.1	75.0	71.9	90.1	69.6
pH, field	s.u.	8.51	8.15	7.94	7.99	7.75	7.97	7.74	7.97	7.95	8.35	8.57	8.26	8.35	8.03
Temperature, field	Deg C	24.9	29.2	27	24.0	28.1	28.4	19.3	30.3	24.4	26.50	32.19	27.93	23.18	29.42
Turbidity, field	NTU	3.57	1.83	1.78	2.14	10.68	3.01	8.69	6.42	1.60	5.68	9.58	3.64	2.48	8.26
Secchi Disk	Depth														
Wet Parameters	Units														
Ammonia-N	mg/L	0.008 U	0.008 U	0.013 I	0.076	0.008 U	0.008 U	0.019 I	0.042	0.061	0.138	0.020 I	0.093	0.094	0.029 I
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	1.36	1.15	0.599	0.702	0.828	0.579	0.664	0.743	0.577	0.950	1.53	0.768	0.819	0.740
Total nitrogen	mg/L	1.36	1.33	0.610	0.702	0.856	0.601	0.683	0.754	0.618	1.04	1.54	0.804	0.914	0.753
Nitrite/Nitrate	mg/L	0.006 U	0.181	0.011 I	0.24 U	0.028	0.022 I	0.019 I	0.011 I	0.041	0.095	0.014 I	0.036	0.095	0.013 I
Ortho phosphorus (Field Filtered)	mg/L	0.021	0.002 U	0.007 I	0.013 U	0.054	0.002 I	0.008	0.002 U	0.003 I	0.004 I	0.015	0.003 U	0.003 I	0.005 I
Total phosphorus	mg/L	0.024 I	0.036	0.013 I	0.019 I	0.134	0.010 I	0.008 U	0.013 I	0.018 I	0.013 I	0.024 I	0.013 I	0.010 I	0.042
Chlorophyll	mg/m3	5.45	5.75	7.06	8.5	17.1	7.94	1.92	7.76	12.2	8.06	21.3	8.24	6.28	18.0
Total suspended solids (TSS)	mg/L	1.67 I	2.00 I	5.20	1.0	9.29	4.62	1.20 I	4.80	6.00	5.60	8.00	4.80	0.800 I	6.40
Biochemical oxygen demand (total BOD5)	mg/L	1.08 I	1 U	1 U	9.9	1 U	1 U	1 U	1 U	1 U	1.02 I	2.26 I	1.97 I	2.20 I	1.51 I

Notes:

- U
- Not detected at the associated reporting limit
- I
- Reported value is between method detection limit and
- NS
- Not sampled during noted event
- *
- DO values at or above 100% are possible super-satura
- NM
- Not Measured

Table 1

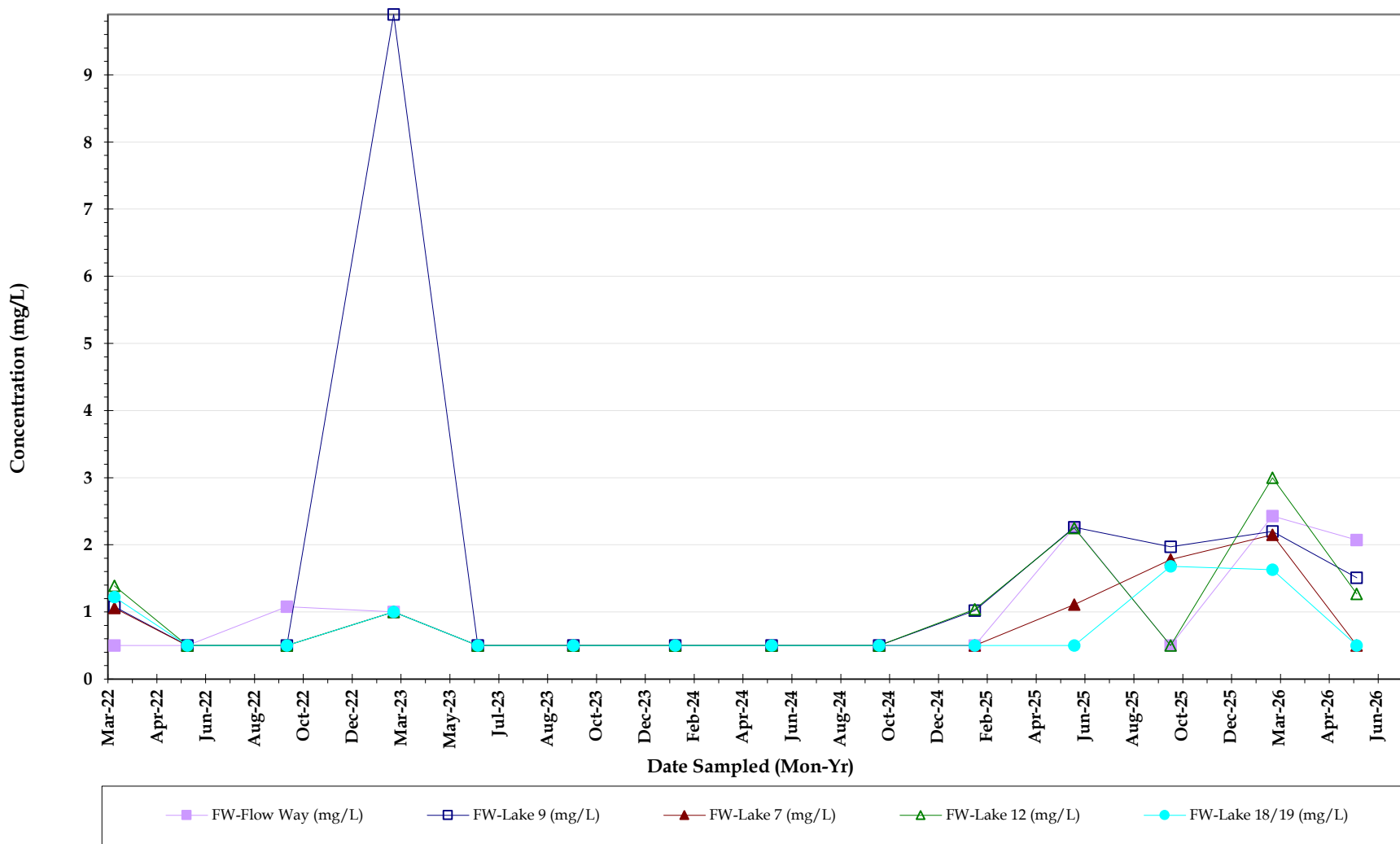
Analytical Results Summary
Surface Water Quality Monitoring
Treviso Bay, Naples, Florida
June 2026

Sample Location/Sample ID:		FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	6/5/2023	10/2/2023	2/6/2024	6/5/2024	10/17/2024	2/13/2025	6/17/2025	10/15/2025	2/19/2026	6/4/2026	
Field Parameters	Units															
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	4.0	3	4	4	5	2.0	2.5	
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2	1.5	2	2	2.5	1	1.25	
Conductivity, field	umhos/cm	416.1	407	570	405	429.9	344.4	440.4	407.7	368	444	416	443	483	430	
Dissolved oxygen (DO), field	mg/L	5.51	4.49	4.54	6.49	3.87	4.60	7.00	3.41	4.37	6.90	5.48	4.50	7.96	6.48	
Dissolved oxygen (DO), field	%	66.8	57.9	57.5	77.3	50.0	61.0	77.2	47.3	54.0	85.8	75.0	57.8	93	85.0	
pH, field	s.u.	8.79	8.42	8.08	8.38	8.09	8.04	7.96	8.04	7.74	8.28	8.65	8.01	8.54	8.38	
Temperature, field	Deg C	25.7	29.9	29.1	24.1	28.9	29.2	20.2	32.4	25.8	26.13	31.95	28.04	23.0	29.48	
Turbidity, field	NTU	3.02	2.29	1.81	0.69	5.41	3.20	--	1.62	4.46	1.75	2.83	3.51	1.67	3.14	
Secchi Disk	Depth															
Wet Parameters	Units															
Ammonia-N	mg/L	0.008 U	0.008 U	0.181	0.061	0.008 U	0.009 I	0.047	0.053	0.037	0.055	0.040	0.096	0.008 U	0.042	
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
Total kjeldahl nitrogen (TKN)	mg/L	2.13	1.34	0.988	0.504	0.882	0.681	1.49	0.667	0.768	0.658	0.624	1.12	0.713	0.883	
Total nitrogen	mg/L	2.13	1.35	1.00	0.504	0.889	0.704	1.52	0.677	0.793	0.885	0.670	1.13	0.933	0.890	
Nitrite/Nitrate	mg/L	0.006 U	0.013 I	0.014 I	0.24 U	0.007 I	0.023 I	0.035	0.010 I	0.025	0.227	0.046	0.011 I	0.220	0.007 I	
Ortho phosphorus (Field Filtered)	mg/L	0.014	0.014	0.014	0.013 U	0.046	0.002 U	0.003 I	0.002 U	0.004 I	0.007 I	0.002 I	0.003 I	0.009 I	0.013	
Total phosphorus	mg/L	0.027 I	0.059	0.038	0.0063 U	0.068	0.008 U	0.029 I	0.017 I	0.015 I	0.008 U	0.010 I	0.009 I	0.010 I	0.049	
Chlorophyll	mg/m3	5.80	4.86	5.39	11	5.58	9.30	2.46	11.5	9.80	2.94	3.05	5.68	3.12	6.00	
Total suspended solids (TSS)	mg/L	3.67	1.67 I	2.40	1.0	5.00	3.23	2.80	3.60	2.40	2.80	3.60	6.00	0.570 U	2.40	
Biochemical oxygen demand (total BOD5)	mg/L	1.22 I	1 U	1 U	2.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1.68 I	1.63 I	1 U	
Sample Location/Sample ID:																
Sample Date:																
Field Parameters	Units															
Total Water Depth	Feet															
Sample Depth	Feet															
Conductivity, field	umhos/cm															
Dissolved oxygen (DO), field	mg/L															
Dissolved oxygen (DO), field	%															
pH, field	s.u.															
Temperature, field	Deg C															
Turbidity, field	NTU															
Secchi Disk	Depth															
Wet Parameters	Units															
Ammonia-N	mg/L															
TAN criteria calculation	mg/L															
Total kjeldahl nitrogen (TKN)	mg/L															
Total nitrogen	mg/L															
Nitrite/Nitrate	mg/L															
Ortho phosphorus (Field Filtered)	mg/L															
Total phosphorus	mg/L															
Chlorophyll	mg/m3															
Total suspended solids (TSS)	mg/L															
Biochemical oxygen demand (total BOD5)	mg/L															

Notes:

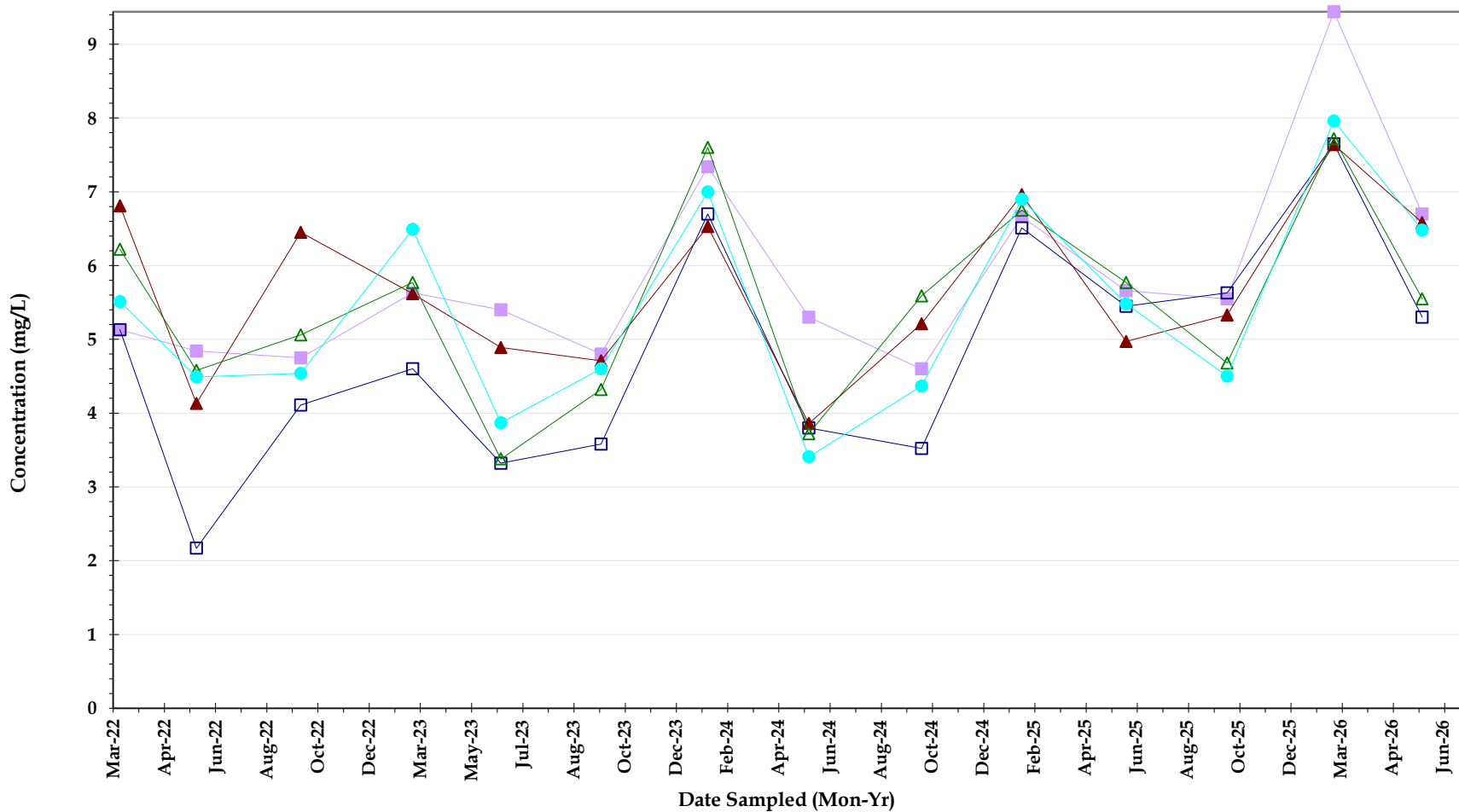
- U - Not detected at the associated reporting limit
- I - Reported value is between method detection limit and
- NS - Not sampled during noted event
- * DO values at or above 100% are possible super-satura
- NM - Not Measured

Trend Graphs



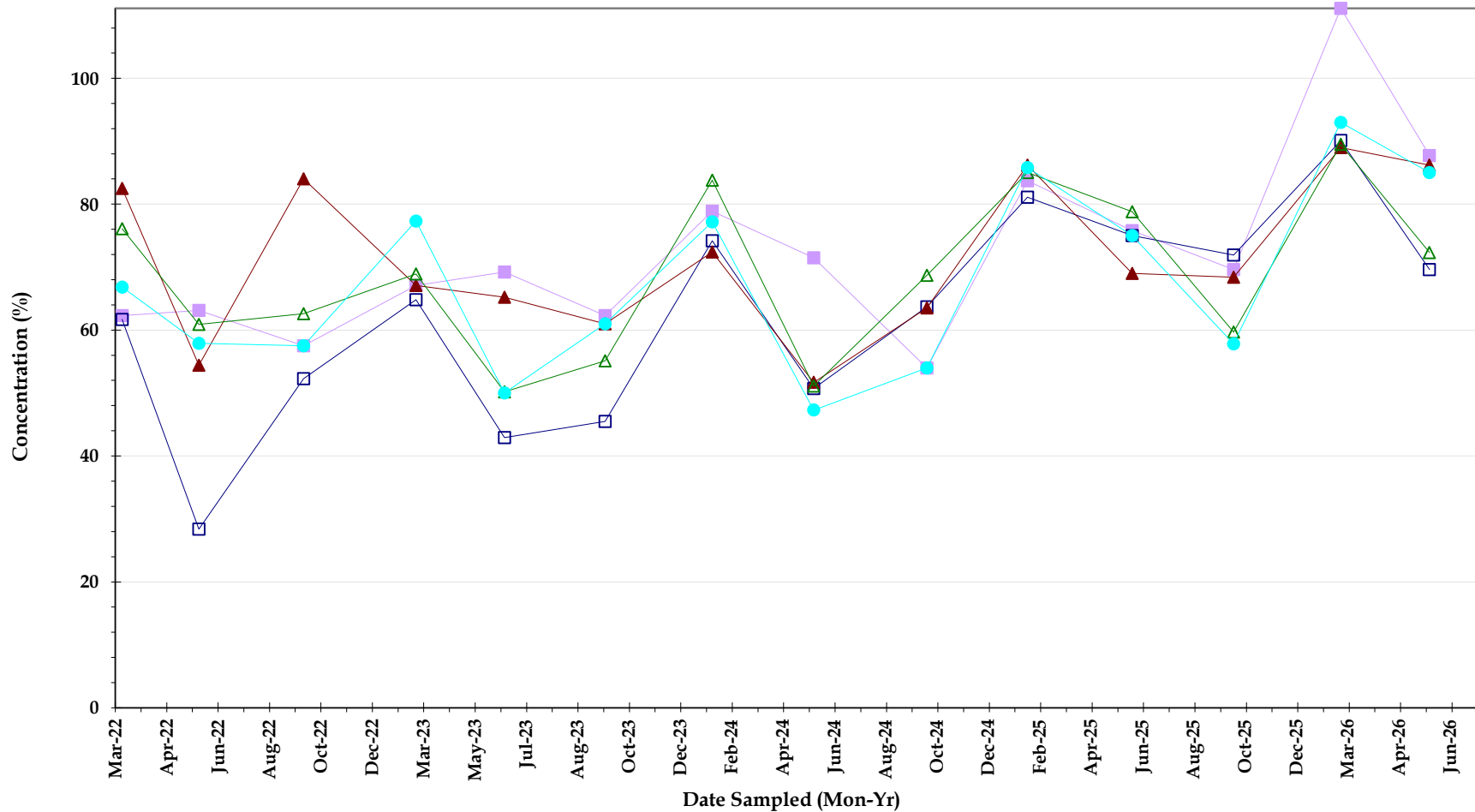
Biochemical Oxygen Demand

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



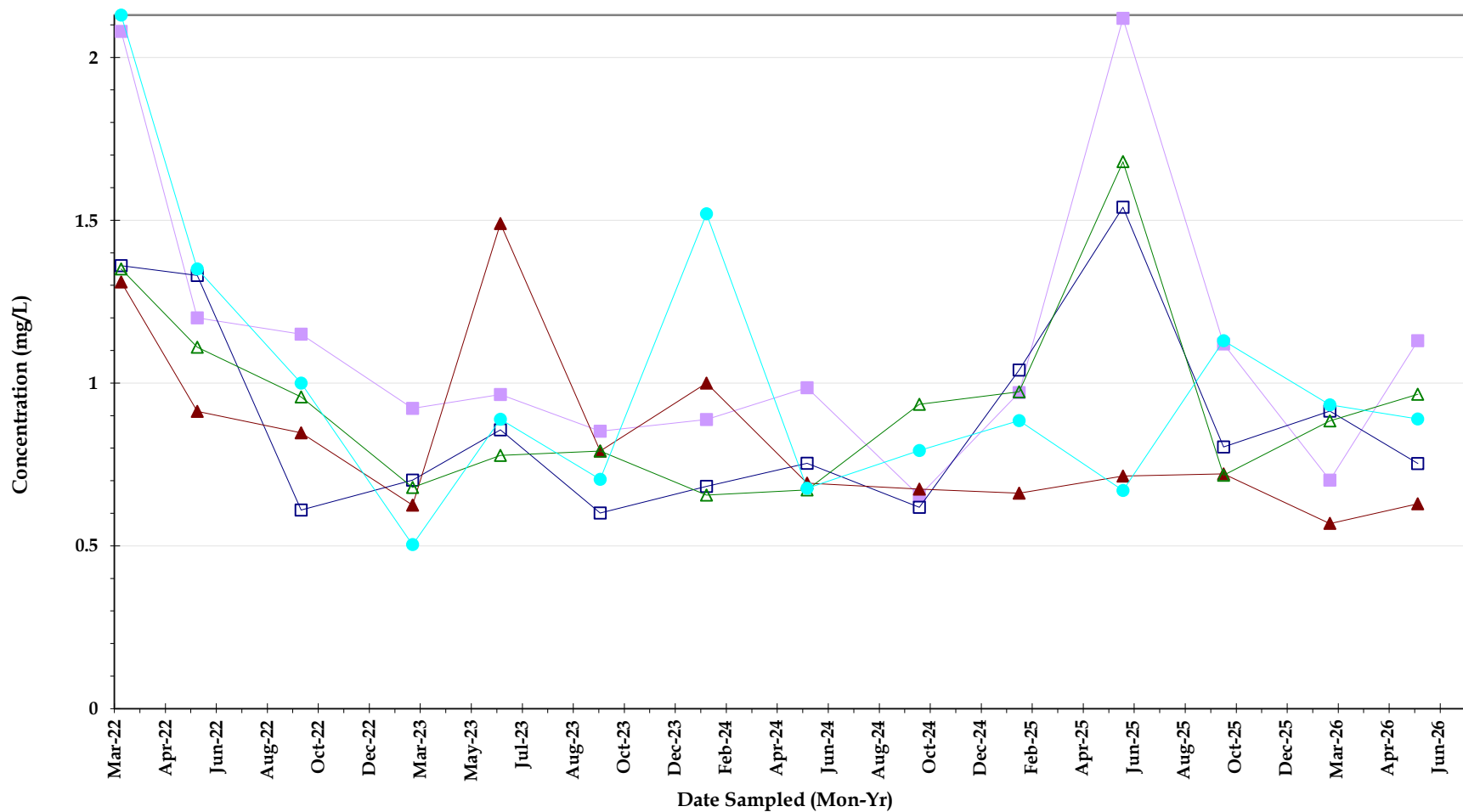
Dissolved Oxygen (mg/L)

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



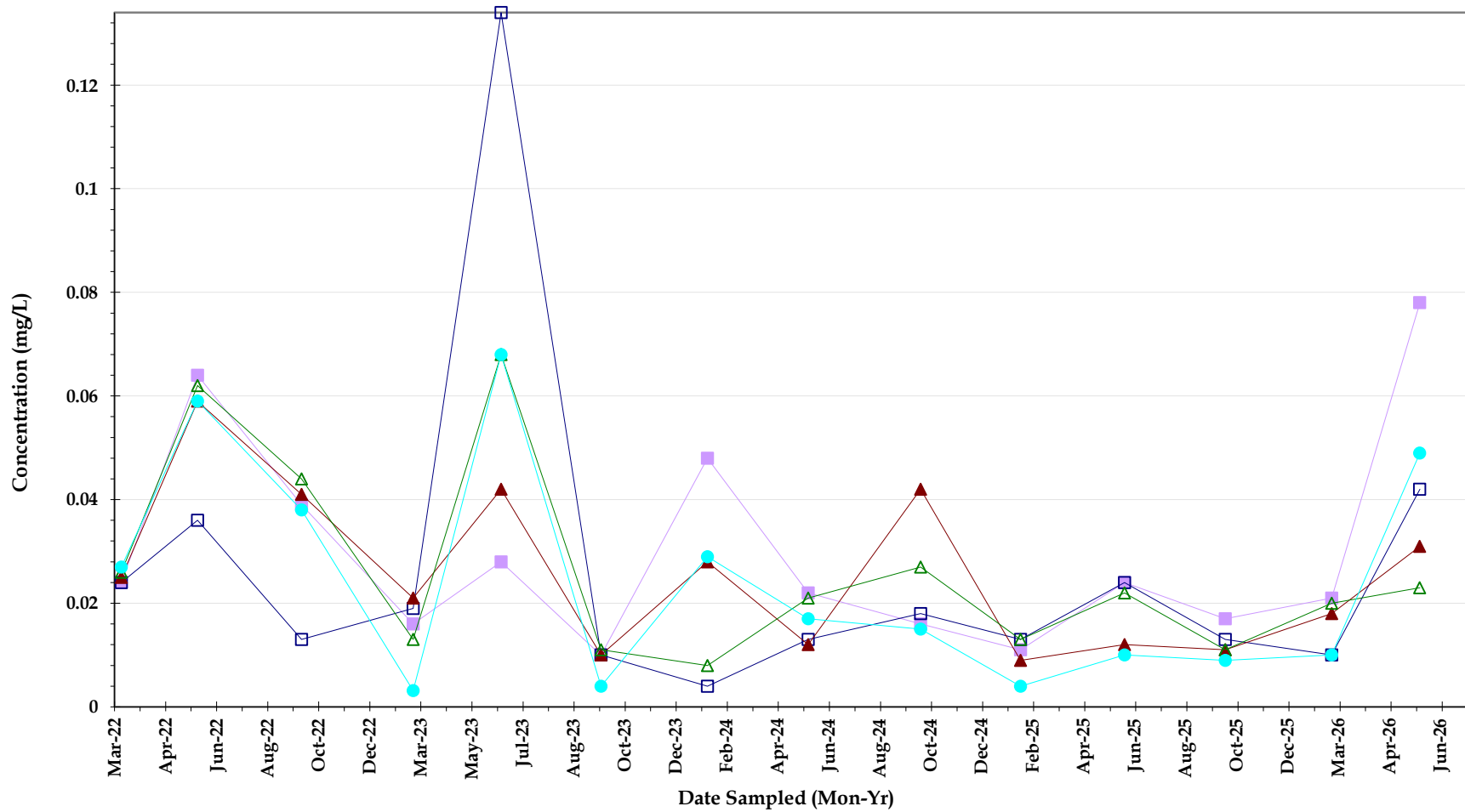
Dissolved Oxygen (%)

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



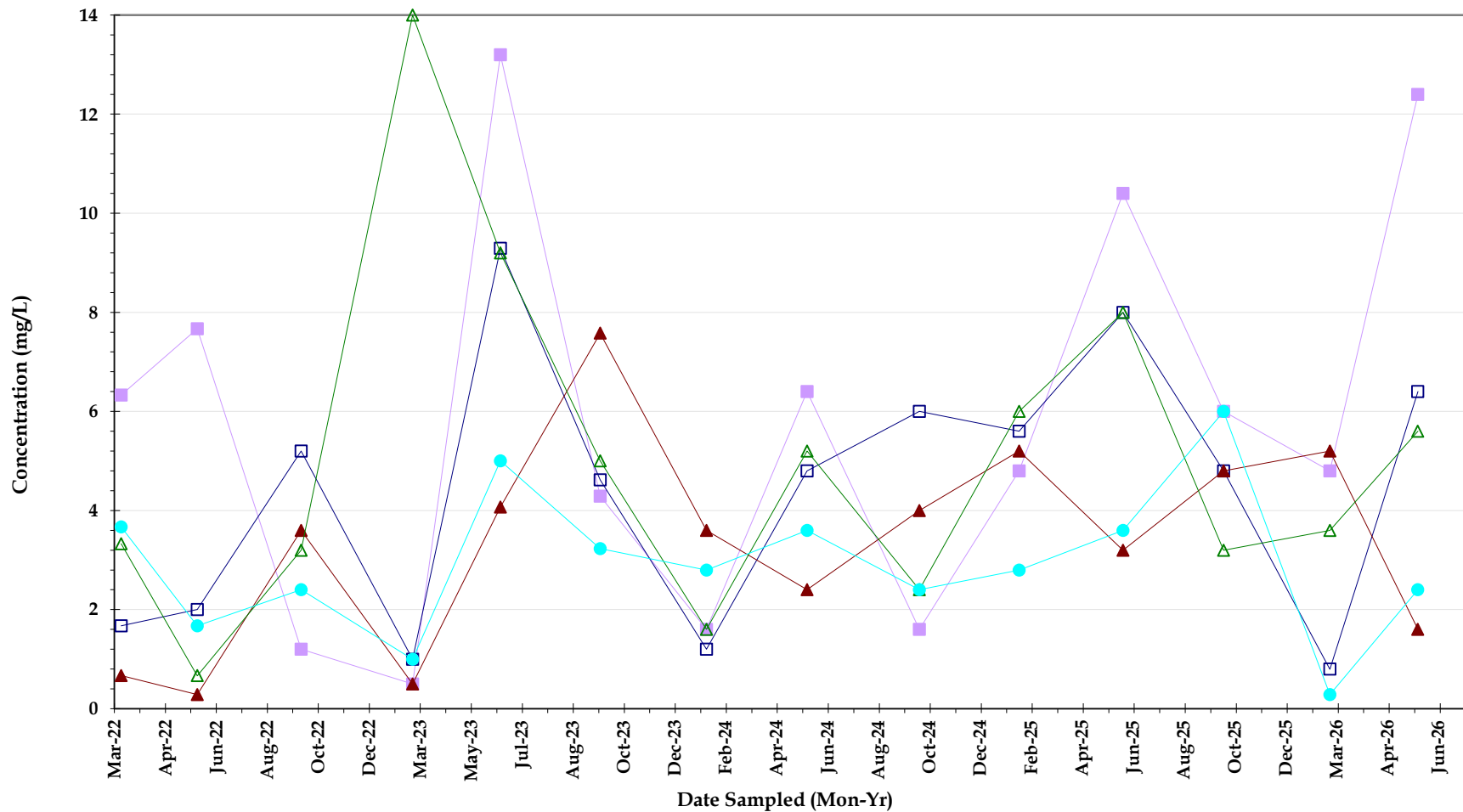
Total Nitrogen

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



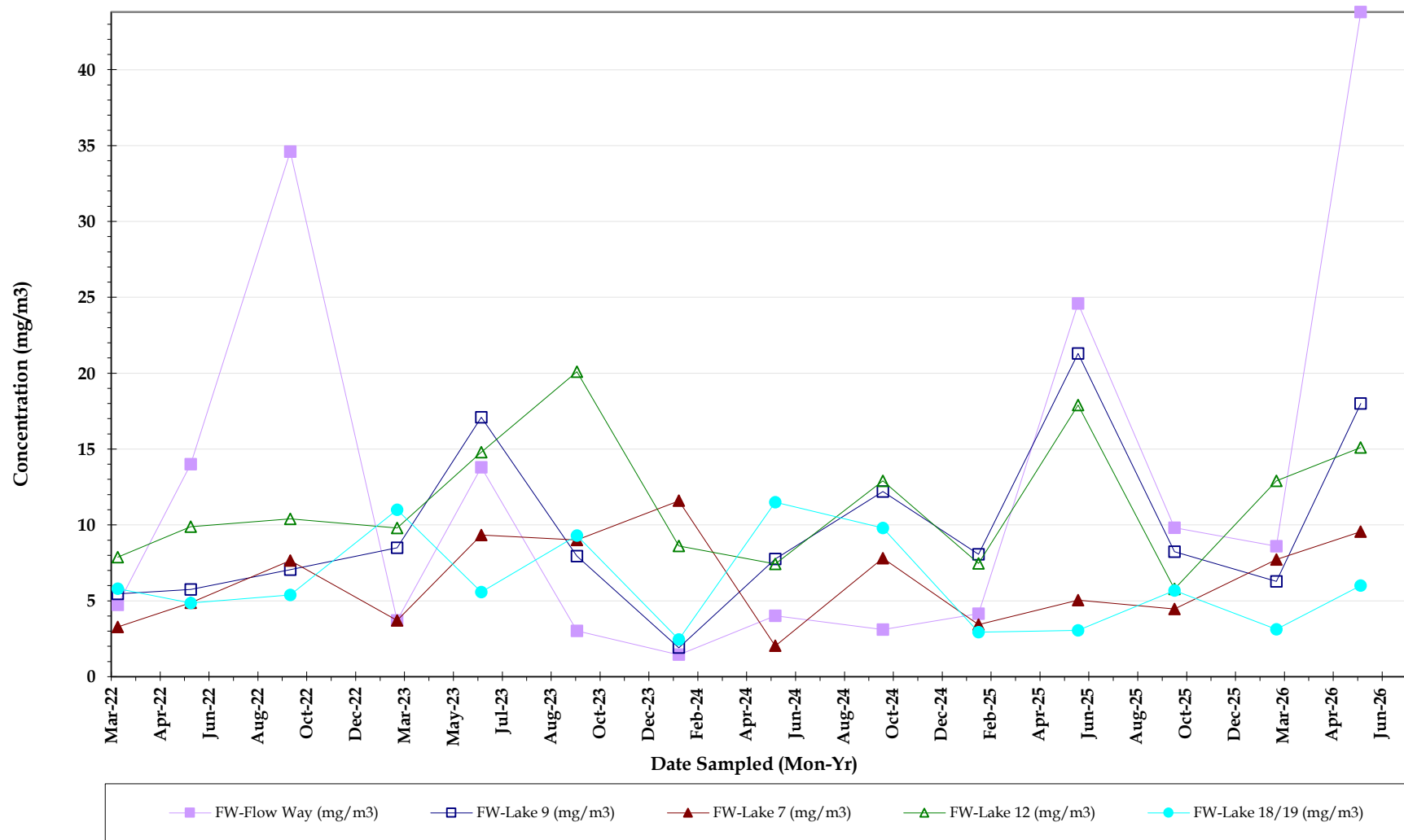
Total Phosphorus

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



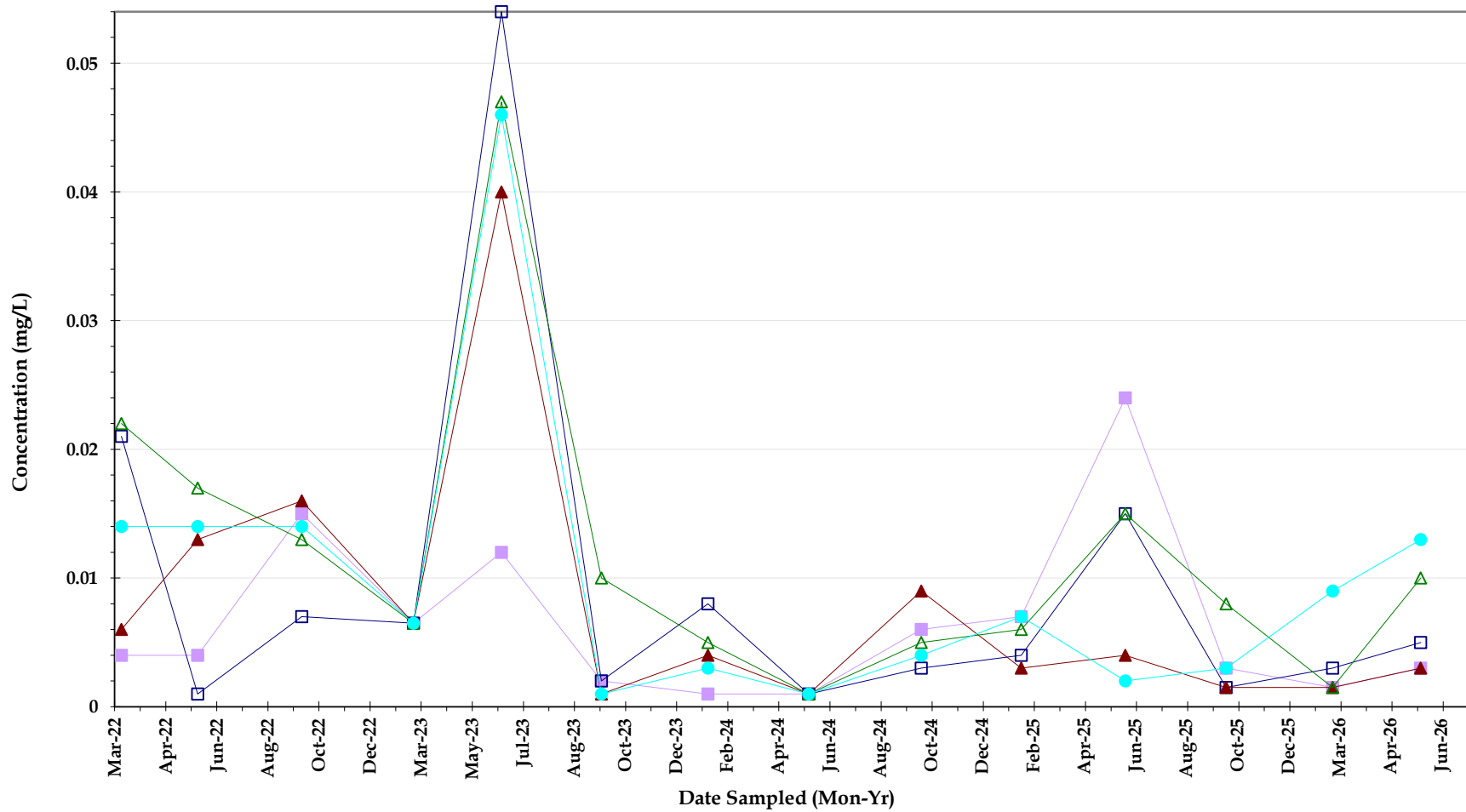
Total Suspended Solids

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



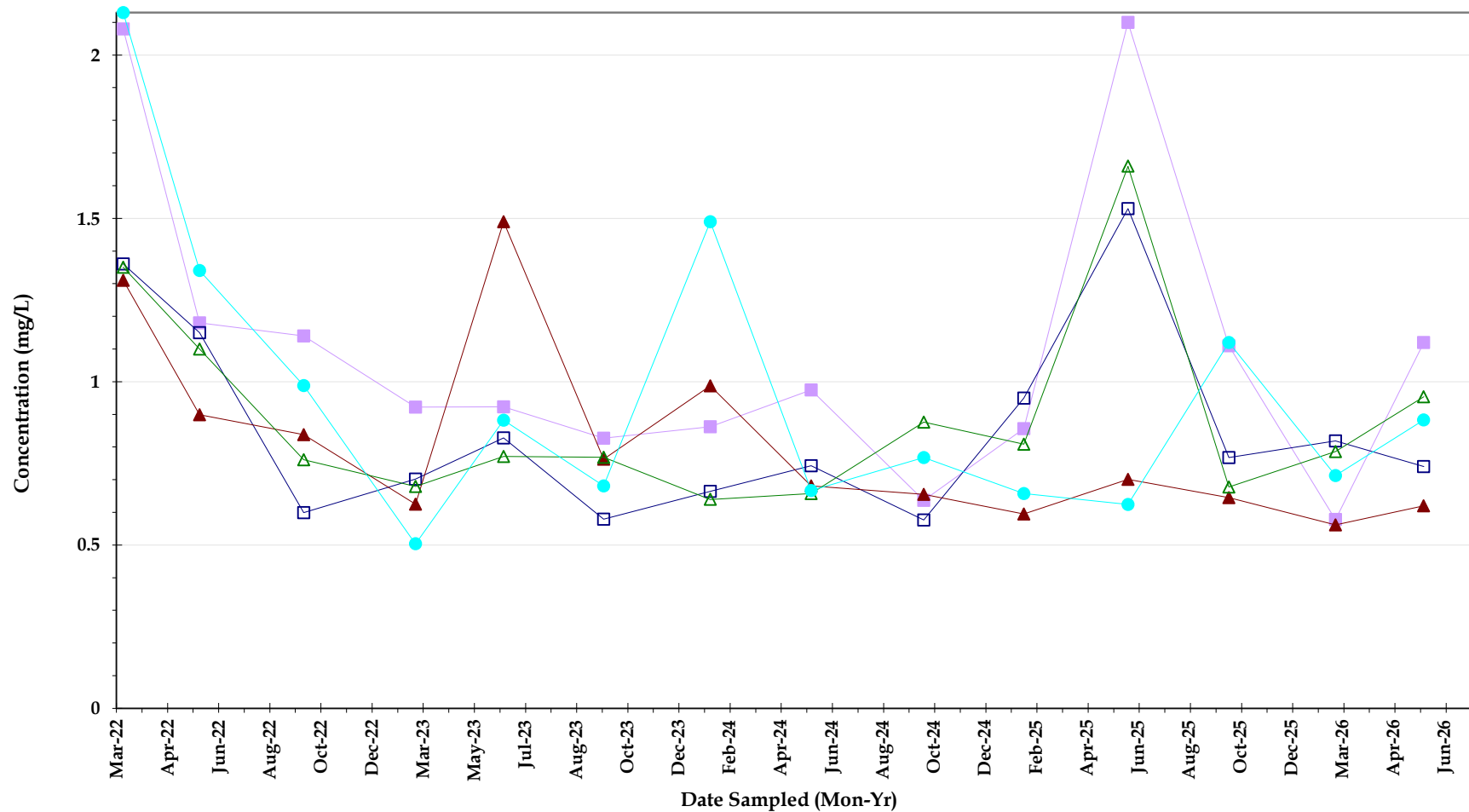
Chlorophyll *a*

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



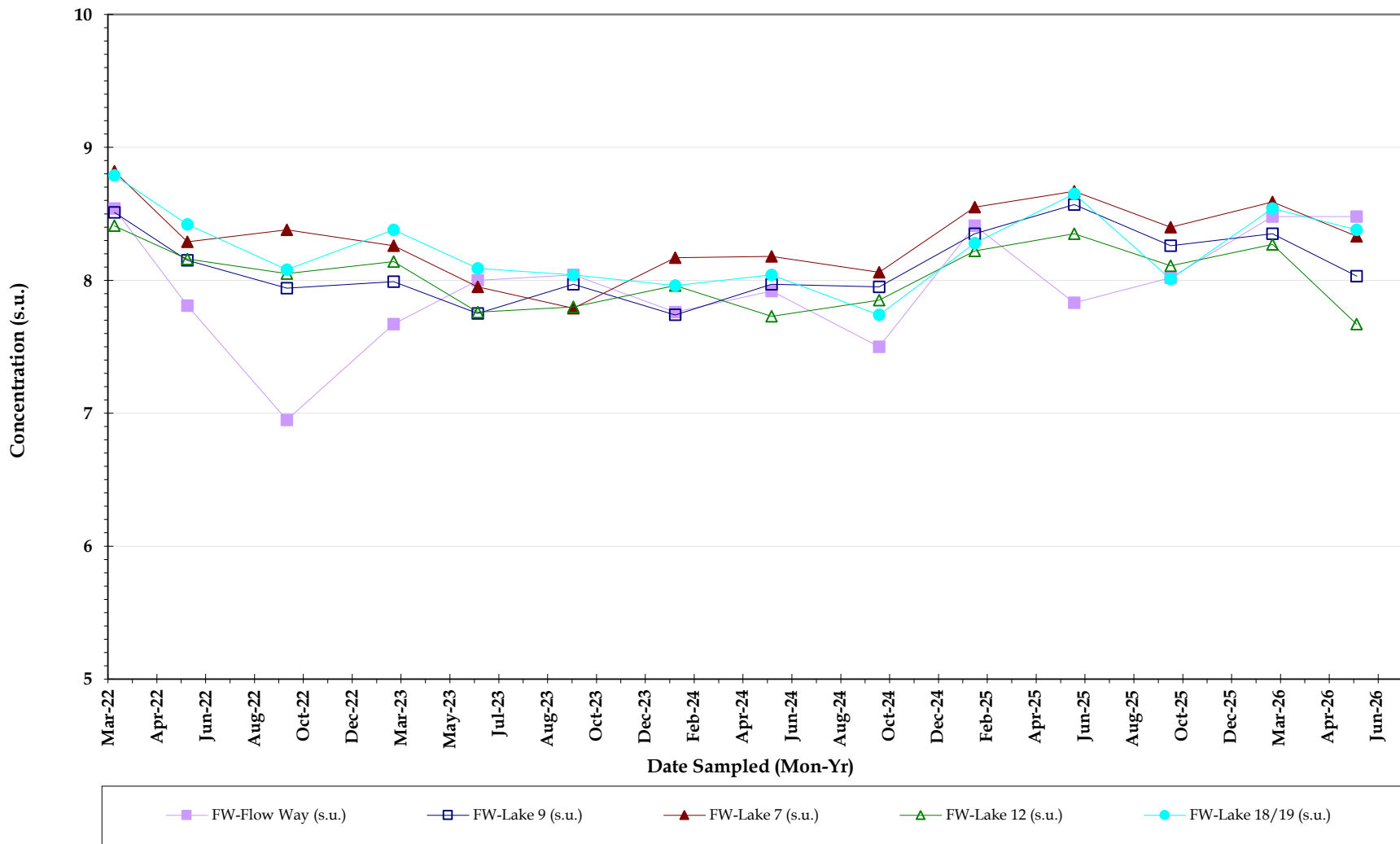
Orthophosphate

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



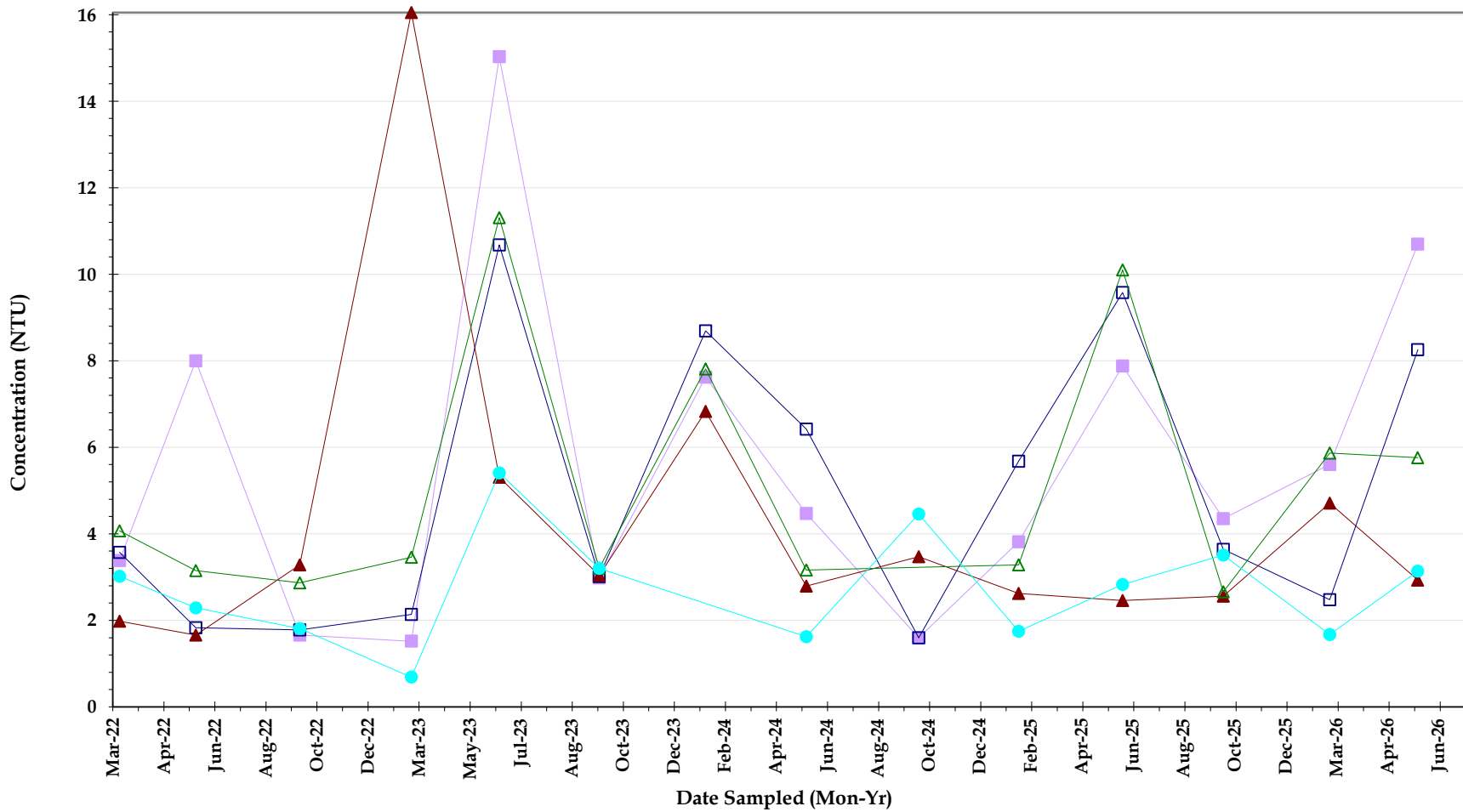
Total kjeldahl nitrogen (TKN)

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



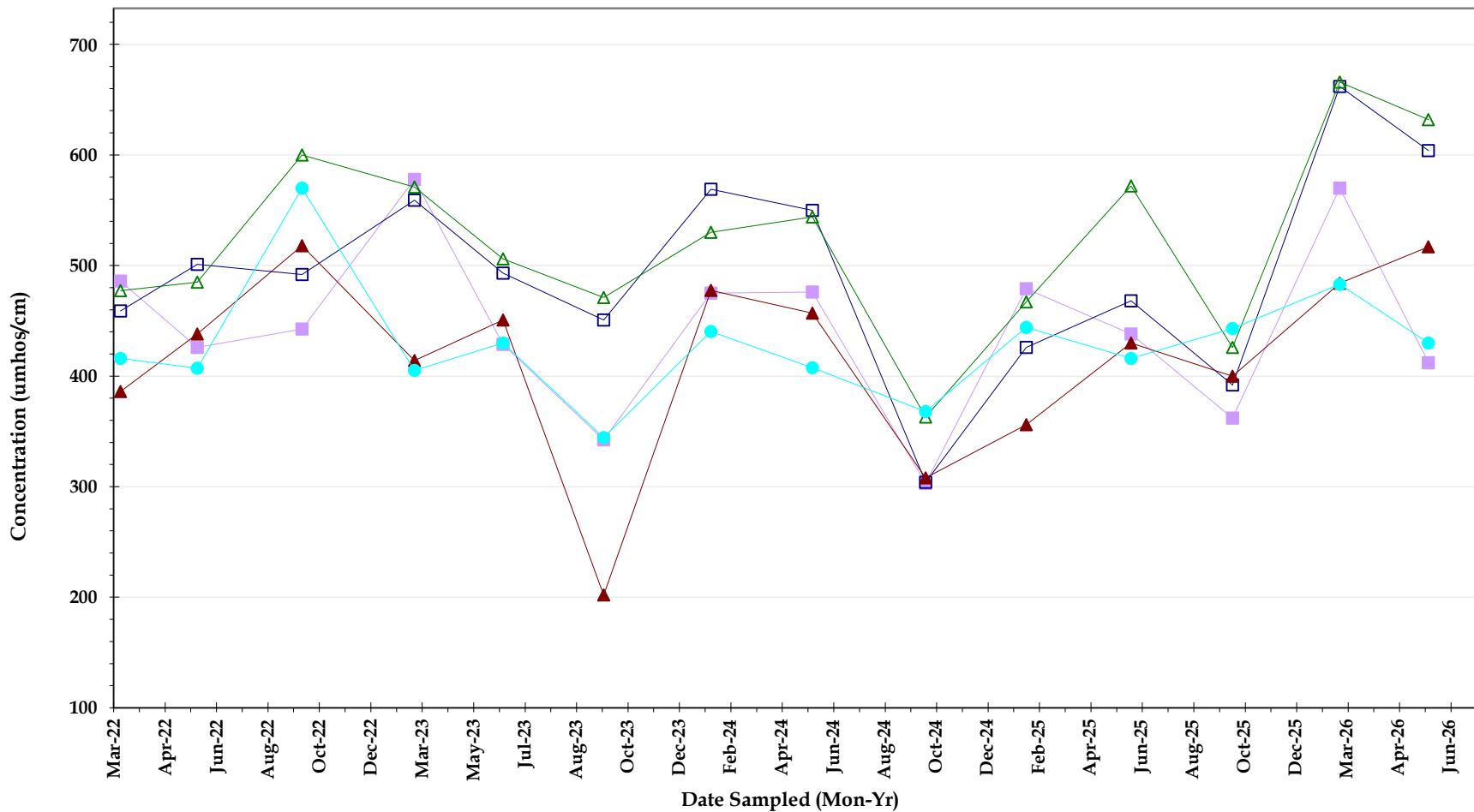
pH, Field

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



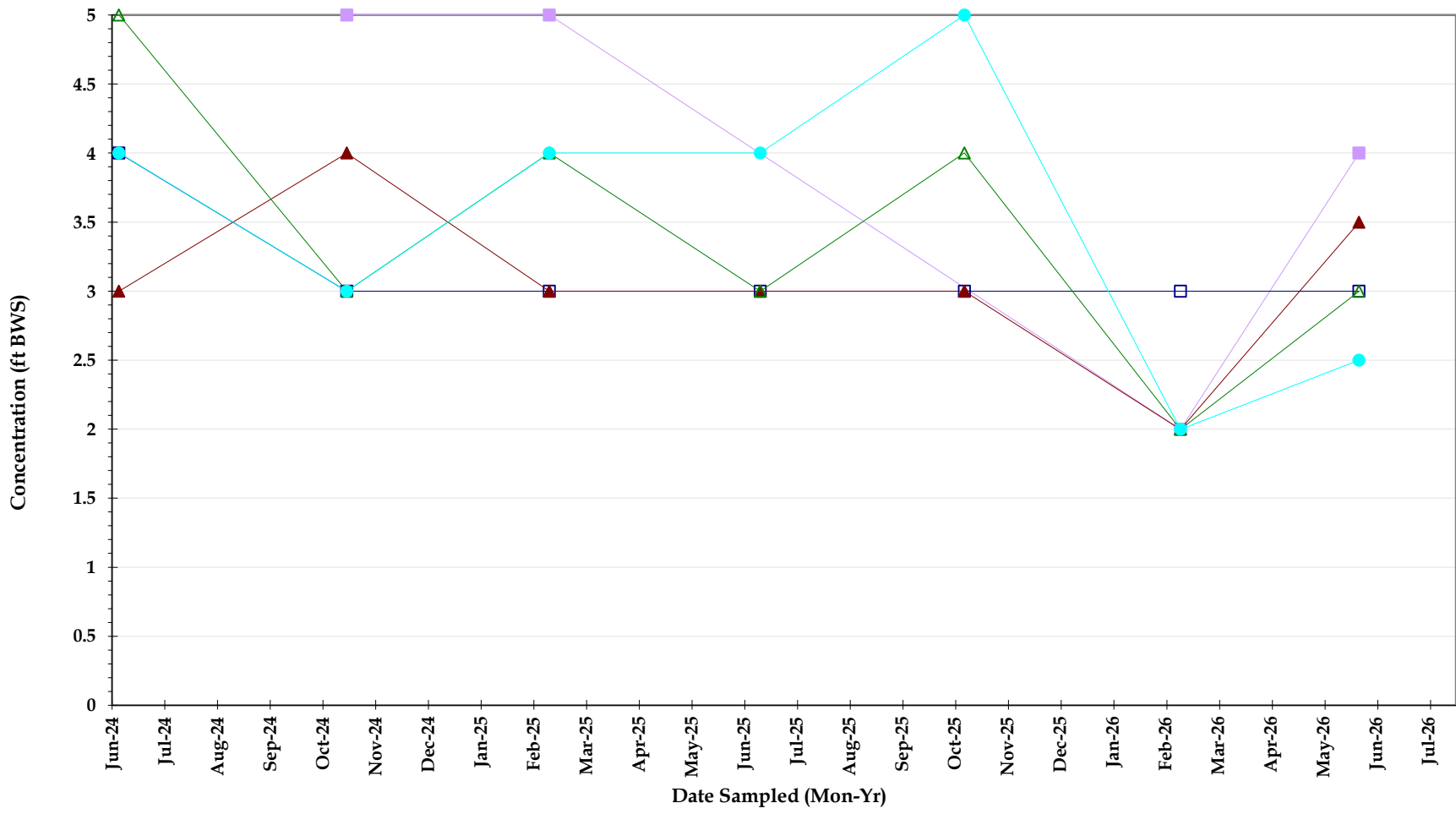
Turbidity

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



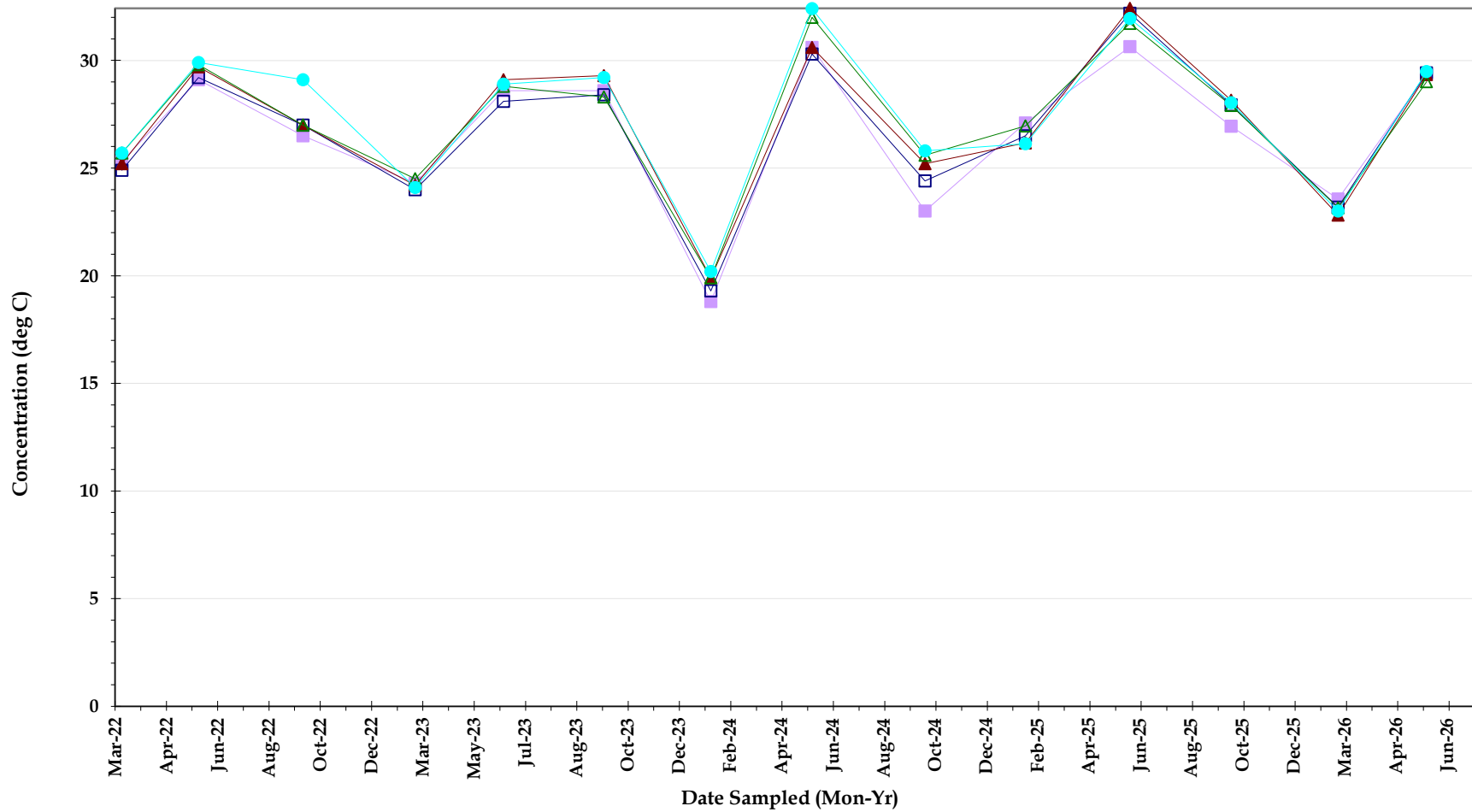
Conductivity

Flow Way
Water Quality Surface Water Sample results
JUNE 2026



Water Depth

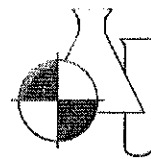
Flow Way
Water Quality Surface Water Sample results
JUNE 2026



Temperature, sample

Flow Way
Water Quality Surface Water Sample results
JUNE 2026

Laboratory Analytical Report



ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 26060320

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

Project Name : FLOW WAY
Date Received : 06/05/2026
Time Received : 13:52

Submission Number: 26060320
Sample Number: 001
Sample Description: FW-LAKE12

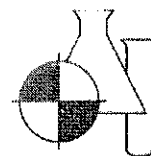
Sample Date: 06/04/2026
Sample Time: 09:45
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.048	MG/L	0.008	0.032	350.1	06/22/2026 19:36	KT
TOTAL KJELDAHL NITROGEN	0.954	MG/L	0.05	0.20	351.2	06/08/2026 15:25	MAS
ORTHO PHOSPHORUS AS P	0.010 I	MG/L	0.003	0.012	365.3	06/05/2026 16:15	BU
TOTAL PHOSPHORUS AS P	0.023 I	MG/L	0.008	0.032	365.3	06/09/2026 09:14	BU
CHLOROPHYLL A	15.1	MG/M3	0.25	1.00	445.0	06/11/2026 11:10	KG
TOTAL SUSPENDED SOLIDS	5.60	MG/L	0.570	2.280	SM2540D	06/08/2026 10:21	IR
BIOCHEMICAL OXYGEN DEMAND	1.27 I	MG/L	1	4	SM5210B	06/05/2026 18:21	LD/LD
NITRATE+NITRITE AS N	0.012 I	MG/L	0.006	0.024	SYSTEAS EASY	06/08/2026 12:28	MAS
TOTAL NITROGEN	0.966	MG/L	0.05	0.20	SYSTEAS+351	06/08/2026 12:28	MAS/MAS

Submission Number: 26060320
Sample Number: 002
Sample Description: FW-LAKE18/19

Sample Date: 06/04/2026
Sample Time: 10:15
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.042	MG/L	0.008	0.032	350.1	06/22/2026 19:36	KT
TOTAL KJELDAHL NITROGEN	0.883	MG/L	0.05	0.20	351.2	06/08/2026 15:27	MAS
ORTHO PHOSPHORUS AS P	0.013	MG/L	0.003	0.012	365.3	06/05/2026 17:16	BU
TOTAL PHOSPHORUS AS P	0.049	MG/L	0.008	0.032	365.3	06/08/2026 15:57	BU
CHLOROPHYLL A	6.00	MG/M3	0.25	1.00	445.0	06/11/2026 11:10	KG
TOTAL SUSPENDED SOLIDS	2.40	MG/L	0.570	2.280	SM2540D	06/08/2026 10:21	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/05/2026 18:21	LD/LD
NITRATE+NITRITE AS N	0.007 I	MG/L	0.006	0.024	SYSTEAS EASY	06/08/2026 14:09	MAS
TOTAL NITROGEN	0.890	MG/L	0.05	0.20	SYSTEAS+351	06/08/2026 14:09	MAS/MAS



Submission Number: 26060320
 Sample Number: 003
 Sample Description: FW-LAKE9

Sample Date: 06/04/2026
 Sample Time: 10:45
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.029 I	MG/L	0.008	0.032	350.1	06/22/2026 19:40	KT
TOTAL KJELDAHL NITROGEN	0.740	MG/L	0.05	0.20	351.2	06/08/2026 15:28	MAS
ORTHO PHOSPHORUS AS P	0.005 I	MG/L	0.003	0.012	365.3	06/05/2026 17:18	BU
TOTAL PHOSPHORUS AS P	0.042	MG/L	0.008	0.032	365.3	06/08/2026 15:58	BU
CHLOROPHYLL A	18.0	MG/M3	0.25	1.00	445.0	06/11/2026 11:10	KG
TOTAL SUSPENDED SOLIDS	6.40	MG/L	0.570	2.280	SM2540D	06/08/2026 10:21	IR
BIOCHEMICAL OXYGEN DEMAND	1.51 I	MG/L	1	4	SM5210B	06/05/2026 18:21	LD/LD
NITRATE+NITRITE AS N	0.013 I	MG/L	0.006	0.024	SYSTEAS EASY	06/08/2026 12:32	MAS
TOTAL NITROGEN	0.753	MG/L	0.05	0.20	SYSTEAS+351	06/08/2026 12:32	MAS/MAS

Submission Number: 26060320
 Sample Number: 004
 Sample Description: FW-LAKE7

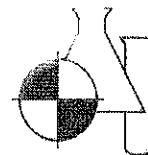
Sample Date: 06/04/2026
 Sample Time: 11:15
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.023 I	MG/L	0.008	0.032	350.1	06/22/2026 19:42	KT
TOTAL KJELDAHL NITROGEN	0.620	MG/L	0.05	0.20	351.2	06/08/2026 15:35	MAS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.003	0.012	365.3	06/05/2026 17:19	BU
TOTAL PHOSPHORUS AS P	0.031 I	MG/L	0.008	0.032	365.3	06/08/2026 15:59	BU
CHLOROPHYLL A	9.55	MG/M3	0.25	1.00	445.0	06/11/2026 18:30	KG
TOTAL SUSPENDED SOLIDS	1.60 I	MG/L	0.570	2.280	SM2540D	06/08/2026 10:21	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/05/2026 18:21	LD/LD
NITRATE+NITRITE AS N	0.009 I	MG/L	0.006	0.024	SYSTEAS EASY	06/08/2026 12:33	MAS
TOTAL NITROGEN	0.629	MG/L	0.05	0.20	SYSTEAS+351	06/08/2026 12:33	MAS/MAS

Submission Number: 26060320
 Sample Number: 005
 Sample Description: FLOW WAY

Sample Date: 06/04/2026
 Sample Time: 11:45
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.027 I	MG/L	0.008	0.032	350.1	06/22/2026 19:43	KT
TOTAL KJELDAHL NITROGEN	1.12	MG/L	0.05	0.20	351.2	06/08/2026 15:24	MAS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.003	0.012	365.3	06/05/2026 17:20	BU
TOTAL PHOSPHORUS AS P	0.078	MG/L	0.008	0.032	365.3	06/08/2026 16:00	BU
CHLOROPHYLL A	43.8	MG/M3	0.25	1.00	445.0	06/11/2026 18:30	KG
TOTAL SUSPENDED SOLIDS	12.4	MG/L	0.570	2.280	SM2540D	06/08/2026 10:21	IR
BIOCHEMICAL OXYGEN DEMAND	2.07 I	MG/L	1	4	SM5210B	06/05/2026 18:21	LD/LD



NITRATE+NITRITE AS N	0.012 I	MG/L	0.006	0.024	SYSTEAS EASY	06/08/2026 12:33	MAS
TOTAL NITROGEN	1.13	MG/L	0.05	0.20	SYSTEAS+351	06/08/2026 12:33	MAS/MAS

Leah Lepore

06/26/2026

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.

1 = 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 = 348.48

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 6/5/2026 at 08:24

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 Isem (239) 215-3914 Shannon Tucker 239-210-8653

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

2023 PO# Q1024

Kit Shipped to client via UPS Standard in 1 large cooler

Chain of Custody Form: Flow Way CDD WQM

Project Number: 11225022-07

PO# 340-023260-01

Profile: 840, QC Report

Laboratory Submission #:

26060320

Station ID	Sample Type ¹	Sample Matrix ²	Parameters, Preservative ⁴ , Container Type ³ / Total # of Containers = 4				Laboratory Submission #
			Unique bottle ID 1A	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID 1D	
			NO ₃ -NO ₂ (Systea easy) 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 6/5/26 0824	
			1.1mL 1:4 H ₂ SO ₄ pH<2 Lot # 26-10	Plain	Plain	Plain	
			1 x ½ Pint Plastic	1 x 2 Quart Plastic	1 x ½ Pint Plastic	1 x 500mL Opaque Plastic	
FW-Lake 12	Grab	SW	Date/Time: 6/4/2026	0945	.	.	1
FW-Lake 18/19	Grab	SW	Date/Time: .	1015	.	.	2
FW-Lake 9	Grab	SW	Date/Time: .	1045	.	.	3
FW-Lake 7	Grab	SW	Date/Time: .	1115	.	.	4
Flow way	Grab	SW	Date/Time: .	1145	.	.	5
	Grab	SW	Date/Time: .	.	.	.	

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.
- 2 Quart plastic bottles are not certified.

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 unless otherwise noted.

Laboratory Sample Acceptability:pH < 8 BEA Temperature: 18°C
BEAS Temp: 19°C

1	Collector & Affiliation: (Print & Sign) GAD/Justin Bunker	Date: 6/4/2026	Time: 1515	Received By & Affiliation: (Print & Sign) Melinda Merchant	Date: 6/4/26	Time: 1515
2	Relinquished By & Affiliation: (Print & Sign) Melinda Merchant	Date: 6/5/26	Time: 1120	Received By & Affiliation: (Print & Sign) Kara McBrown	Date: 6/5/26	Time: 1120
3	Relinquished By & Affiliation: (Print & Sign) Kara McBrown	Date: 6/5/26	Time: 1352	Received By & Affiliation: (Print & Sign) Kara McBrown	Date: 6/5/26	Time: 1352
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: 26060320

Project Name: FLOW WAY

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
26060101 - 001	843956	350.1	AMMONIA NITROGEN	06/22/2026 16:07	LR		72.700	66.500	6.28		
		350.1	AMMONIA NITROGEN	06/22/2026 15:57	MB		0.000				
26060160 - 001	844043	350.1	AMMONIA NITROGEN	06/22/2026 16:25	SPK	1.00	0.110			1.150	104.0
		350.1	AMMONIA NITROGEN	06/22/2026 15:59	STD	1.00	0.927				92.7
26050522 - 001	842037	351.2	TOTAL KJELDAHL NITROGEN	06/08/2026 15:02	LR		0.684	0.672	1.25		
		351.2	TOTAL KJELDAHL NITROGEN	06/08/2026 14:51	MB		0.000				
26051534 - 008	843735	351.2	TOTAL KJELDAHL NITROGEN	06/08/2026 12:16	SPK	2.00	0.949			2.810	93.2
		351.2	TOTAL KJELDAHL NITROGEN	06/08/2026 11:34	STD	2.50	2.400				95.9
26060199 - 001	844144	365.3	ORTHO PHOSPHORUS AS P	06/05/2026 08:52	LR		0.000	0.000	0.00		
		365.3	ORTHO PHOSPHORUS AS P	06/05/2026 08:49	MB		0.000				
26060241 - 001	844202	365.3	ORTHO PHOSPHORUS AS P	06/05/2026 08:51	SPK	0.20	2.070			2.440	84.3
		365.3	ORTHO PHOSPHORUS AS P	06/05/2026 17:08	STD	0.20	0.192				96.1
26060320 - 001	844318	365.3	TOTAL PHOSPHORUS AS P	06/09/2026 09:14	LR		0.024	0.022	5.26		
		365.3	TOTAL PHOSPHORUS AS P	06/08/2026 09:00	MB		0.000				
26060241 - 002	844203	365.3	TOTAL PHOSPHORUS AS P	06/08/2026 09:01	SPK	0.20	4.520			4.710	97.2
		365.3	TOTAL PHOSPHORUS AS P	06/08/2026 15:51	STD	0.20	0.218				109.0
26060199 - 001	844144	445.0	CHLOROPHYLL A	06/11/2026 11:10	LR		46.843	45.100	2.68		
		445.0	CHLOROPHYLL A	06/11/2026 11:10	MB		0.000				
		445.0	CHLOROPHYLL A	06/11/2026 11:10	STD	58.44	58.040				99.3
26060315 - 001	844309	SM2540D	TOTAL SUSPENDED SOLIDS	06/08/2026 10:21	LR		280.000	260.000	5.24		
		SM2540D	TOTAL SUSPENDED SOLIDS	06/08/2026 10:21	MB		0.000				
		SM2540D	TOTAL SUSPENDED SOLIDS	06/08/2026 10:21	STD	825.00	824.000				99.9
26060333 - 001	844346	SM5210B	BIOCHEMICAL OXYGEN DEMAND	06/05/2026 18:21	LR		354.070	354.070	0.00		
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	06/05/2026 18:21	MB		0.000				
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	06/05/2026 18:21	STD	198.00	182.520				92.2

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
26060320 - 001	844318	SYSTEAS EASY	NITRATE+NITRITE AS N	06/08/2026 12:29	LR		0.202	0.202	0.32		
		SYSTEAS EASY	NITRATE+NITRITE AS N	06/08/2026 12:26	MB		0.000				
26060320 - 001	844318	SYSTEAS EASY	NITRATE+NITRITE AS N	06/08/2026 12:28	SPK	0.20	0.012			0.202	94.7
		SYSTEAS EASY	NITRATE+NITRITE AS N	06/08/2026 12:27	STD	0.25	0.265				106.0

Comments:

Surface Water Field Sheets

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	FW-Lake 12
LOCATION:	ooc bank
DATE/TIME:	6/1/2006 0945
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	<u>Small Lake (>4 and <10HA)</u> (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)	<u>3</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)	<u>Low</u>	Normal	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other _____

Field Measurements

Meter ID#

000258AT

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)
<u>0945</u>	<u>1.5</u>	<u>7.67</u>	<u>5.55</u>	<u>723</u>	<u>29.01</u>	<u>632</u>	<u>5.76</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: JB + SS

REMARKS: light fish evidence, birds, dead + living veg



SURFACE WATER FIELD SHEET
Station Information

STATION ID:	FW-Lake 181A
LOCATION:	off bank
DATE/TIME:	6/4/2026 1015
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	<u>Small Lake (>4 and <10HA)</u> (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) (Circle One if applicable)	<u>2.5</u> (feet)	Sample Depth:	<u>1.25</u> (feet)
STREAM FLOW:	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL:	<u>Low</u>	Normal	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)
1015	1.25	8.38	6.48	856	79.18	430	3.1
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 + JB

REMARKS: very light veg. no birds or fish

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	FW-Lake 9
LOCATION:	off bank
DATE/TIME:	6/14/26 1045
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	<u>Small Lake (>4 and <10HA)</u> (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)	<u>3</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# <u>0602658AT</u>		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>1045</u>	<u>1045</u>	<u>8.03</u>	<u>530</u>	<u>69.6</u>	<u>29.42</u>	<u>604</u>	<u>8.26</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 + JB

REMARKS:

Lots of veg, light fish, very muddy

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	FW Lake 7
LOCATION:	off bank
DATE/TIME:	6/19/2026 11:00 11:5
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	<u>Small Lake (>4 and <10HA)</u> (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)	3.5 (feet)	Sample Depth:	1.75 (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	<u>Low</u>	Normal	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other

Field Measurements

Meter ID#

060265BHT

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)
11:5		8.33	6.58	86.2	21.34	517	2.93
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 + TR

REMARKS:

lots of golf balls, no fish or birds,
mucky, high veg

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>Flow way</u>
LOCATION:	<u>off bridge</u>
DATE/TIME:	<u>6/11/2016 11:45</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)	Large Lake (>10HA) (collect samples at selected location point)
	<u>Small Stream</u> (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>4</u> (feet)	Sample Depth:	<u>2</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	<u>Low</u>	Normal	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>11:45</u>	<u>1.5</u>	<u>8.45</u>	<u>6.70</u>	<u>87.7</u>	<u>29.35</u>	<u>412</u>	<u>10.7</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 + JB

REMARKS: light ash, no birds, light veg

FIELD INSTRUMENT CALIBRATION RECORDS - CALIBRATION LOG - PRP

Project Site/FacID: 11225022 Tomsco Bay Flowway
 Calibrated by (Print)/Affiliation: SR LSS 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: <u>Geotech 17061365</u>					
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
SELECT	SS		SS	6/3	0915	20	9/28	77D	19.6	2	SELECT
SELECT	SS		SS		0915	100	↓	↓	101	1	SELECT
SELECT	SS		SS	↓	0915	800	7/27	87D	814	1.75	SELECT
SELECT	SS		SS		1230	20			19.5	2.5	SELECT
SELECT	SS		SS		1230	100			99.7	0.3	SELECT
SELECT	SS		SS	↓	1230	800	↓	↓	793	0.875	SELECT
SELECT				6/4	0910	20			19.8	1	SELECT
SELECT					0910	100			99.9	0.1	SELECT
SELECT					0910	800			793	0.875	SELECT
SELECT					1215	20			19.7	1.5	SELECT
SELECT					1215	100			99.4	0.6	SELECT
SELECT	↓			↓	1215	800	↓	↓	792	1	SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT

pH (REFERENCE: DEP SOP FT 1100)						Acceptance Criteria +/-0.2 SU					
Meter/Instrument Name and Unique ID: <u>YSI 0602650A</u>											
CAL	ICV	CCV	Initials	Date	Time	Standard (SU)	Exp. Date	Lot #	Response (SU)	Deviation (SU)	Pass or Fail
SELECT	SS		SS	6/3	0920	4.00	1/28	66ANB3	4.00	0	SELECT
SELECT					0920	7.00	3/28	66CPD1	7.00	0	SELECT
SELECT					1232	4.00	1/28	66AGEB3	4.67	0.67	SELECT
SELECT	↓			↓	1232	7.00	3/28	66CEB1	7.06	0.06	SELECT
SELECT				6/4	0914	4.00			4.00	0.00	SELECT
SELECT					0915	7.00			7.00	0	SELECT
SELECT					1220	4.00			4.10	0.10	SELECT
SELECT	↓			↓	1220	7.00	↓	↓	7.12	0.12	SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT

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: 1125027 Tremiso Bay / Flow way
 Calibrated by (Print)/Affiliation: JB + SS GAA

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: <u>YSI 86C2658AT</u>												
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
SELECT	SS	6/3	1016			100%	24.70		103.9			SELECT
SELECT	SS	↓	8/12			100%	32.1		101.1			SELECT
SELECT	↓	6/4	0911			100%	23.0		102.2			SELECT
SELECT	↓	↓	0921			100%	25.42		100.6			SELECT
SELECT						100%						SELECT
SELECT						100%						SELECT

** 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: 451 06C7158AT											
CAL	ICV	CCV	Initials	Date	Time	Standard (µmho/cm)	Exp. Date	Lot #	Response (µmho/cm)	Deviation (%)	Pass or Fail
SELECT	SS			6/3	1917	1913	7/17	660711	1913	0	SELECT
SELECT	SS			↓	1231	↓	↓	↓	1375	2.689	SELECT
SELECT	↓			6/4	0913	↓	↓	↓	1413	0	SELECT
SELECT	↓			↓	1221	↓	↓	↓	1383	2.113	SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT

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
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT
SELECT											SELECT

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}

Location Naples, FL Date 6/3/26Project / Client 11225022 Treviso BayPM: Jason Gamwood ~~TECH~~ Teens: Shelby Scott

Justin Burkett

Equip:

Personal vehicle ROK 364

GHD F150 #686

YSI 06C2658AT

Geotech 17061365

0600 Depart to site

0900 Arrive site meeting point

0909 Justin Arrives (Rabbit)

0910 TBSM

0915 Begin calibrating

0940 Depart meeting point to site to begin sampling

1130 Collect last sample, head back to Publix, organize samples, vehicles, COCs, plan tomorrow

1230 Calibrate^{SS} Bump out equip

1245 Depart site

1437 JB Drop samples @ lab

1500 EOD

SS

Location Naples, FL Date 6/4/26Project / Client 11225022 Flow way CDD

PM: Jason Gamwood P Teens: Shelby Scott

Justin Burkett

Equip:

Personal vehicle ROK 364

GHD F150 #686

YSI 06C2658AT

Geotech 17061365

0830 Depart to meet point (Rabbit)
hotel

0845 Arrive Publix, get ice + wait for JB

0908 JB arrives, organize vehicles, begin equip. calib

0920 Depart to site to begin sampling

1145 Take last sample

1200 HEAD to Publix

1215 Arrive Rabbit, bump out equip, get more ice

1245 Depart site

1515 Drop samples JB

1515 Arrive office SS

1545 Finish paperwork, EOD

SS

Rite in the Rain



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

6/1/26

Res# 162497
Tech BP
SN: 17061365

Company GHD
Contact SASHA
Phone #

Calibration:
After Reading

<0.10NTU 0.06 20NTU 19.90 100NTU 101.00 800NTU 802.00

Packing List

Turb. Meter	XXX	Microfiber Cloth	XXX
AC Power Cord		Data Cable	XXX
<0.1 NTU	XXX	gelex standards	N/A
20NTU	XXX		
100NTU	XXX		
800NTU	XXX		
AA Batteries			
Manual	XXX		
(2) Sample Vials	XXX		

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:

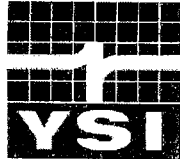
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US Environmental Rental Corporation

(888) 550-8100

www.usenvironmental.com



Company: GHD
Contact: SASHA
Phone #: #N/A

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.: 162497

Date: 6/1/2026

Technician: BP

Packing List

Item	Serial Number	Tech	QC		
556	0	✓			
Handheld Display	06C2658AJ	✓			
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

	556		0	
Parameter	Accuracy	Before	After	Lot #
Conductivity 1413 $\mu\text{S}/\text{cm}$	(+/- .5%)	1421	1413	260217A
pH 7 Buffer	(+/- .2)	7		260217B
pH mV for 7 Buffer	(0 +/- 50)		-24.6	
pH 4 Buffer	(+/- .2)	3.97		260217C
pH mV for 4 Buffer	(180 +/- 50)		141.5	
pH 10 Buffer	(+/- .2)	10.00		260217D
pH mV for 10 Buffer	(-180 +/- 50)		-190.0	
ORP mV, 200.0mV	(+/- 20 mV)	210.0		9GB139
DO 100% Sat	(+/- 2%)	95%		
0% DO Check	(+/- 2%)		2.00	
Turbidity 0 NTU	(+/- 5%)			
Turbidity 126 NTU	(+/- 5%)			
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.

Data Compliance Report



Data Compliance Report

July 01, 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	Jason Garwood	Email	Sheri.Finn@ghd.com
From	Sheri Finn/eew/64	Project No.	11225022
Project Name	CGA Miromar Lakes Sampling Services		
Subject	Analytical Results Compliance Report Surface Water Quality Monitoring Flow Way CDD Fort Myers, Florida June 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 June 2026 in support of the Flow Way CDD 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 had 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.

FLOW WAY 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: July 23, 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. **Ethics law, Sunshine law, and Public Records law** – 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](#)

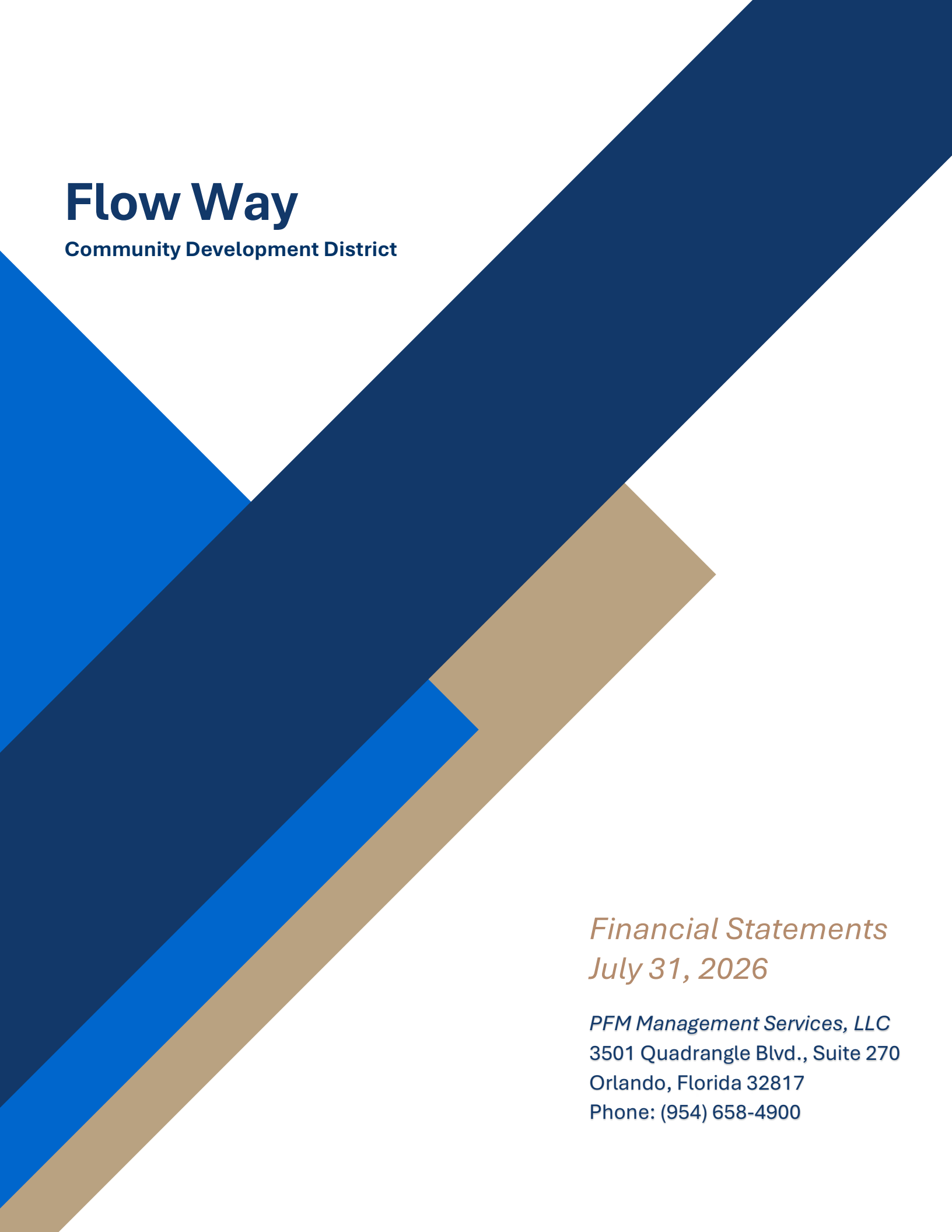
2. Other Training Programs

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 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](#)



Flow Way

Community Development District

Financial Statements July 31, 2026

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

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Flow Way Community Development District

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Flow Way Community Development District

Balance Sheet

Through July 31, 2026

	Governmental Funds										
	General Fund	Debt Service Funds					Capital Project Fund		Account Groups		Totals (Memorandum Only)
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
General Fund											
Truist - Checking Account	\$ 156,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,645
FMIT - Investment Account	1,492,365	-	-	-	-	-	-	-	-	-	1,492,365
Debt Service Fund											
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	428,940	256,283	367,442	238,710	538,743	286,995	-	-	-	2,117,112
Prepayment Account	-	494	192	866	1,615	201	-	-	-	-	3,368
General Redemption Account	-	-	2,867	-	-	-	-	-	-	-	2,867
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	7
Accounts Receivable	25,949	-	-	-	-	-	-	-	-	-	25,949
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,085,307	-	3,085,307
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,494,693	-	22,494,693
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316
Total Assets	\$ 1,674,959	\$ 674,315	\$ 419,790	\$ 541,808	\$ 358,700	\$ 793,700	\$ 296,995	\$ 7	\$ 25,580,000	\$ 15,580,316	\$ 45,920,589

Flow Way Community Development District

Balance Sheet

Through July 31, 2026

	Governmental Funds												Totals (Memorandum Only)
	General Fund	Debt Service Funds					Capital Project Fund		Account Groups				
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets			
Liabilities													
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	90,000	-	-	90,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	125,000	-	-	125,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	190,000	-	-	190,000	
Series 2024	-	-	-	-	-	-	-	-	175,000	-	-	175,000	
Long Term													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,855,000	-	-	2,855,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,570,000	-	-	2,570,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,305,000	-	-	4,305,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,005,000	-	-	3,005,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,320,000	-	-	7,320,000	
Series 2024	-	-	-	-	-	-	-	-	4,795,000	-	-	4,795,000	
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	152,054	-	-	-	152,054	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 25,580,000	\$ -	\$ 25,732,054	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316	
Fund Balance													
Restricted													
Beginning: October 1, 2025 (Unaudited)	-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	-	2,778,705	
Results from Current Operations	-	36,938	19,740	20,013	25,348	38,319	17,398	(3,201)	-	-	-	154,555	
Unassigned													
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	
Allocation of Fund Balance													
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	384,489	
Extraordinary Capital/Operations	680,446	-	-	-	-	-	-	-	-	-	-	680,446	
Results from Current Operations	610,024	-	-	-	-	-	-	-	-	-	-	610,024	
Total Fund Equity and Other Credits	\$ 1,674,959	\$ 674,315	\$ 419,790	\$ 541,808	\$ 358,700	\$ 793,700	\$ 296,995	\$ (152,048)	\$ -	\$ 15,580,316	\$ -	\$ 20,188,535	
Total Liabilities, Fund Equity and Other Credits	\$ 1,674,959	\$ 674,315	\$ 419,790	\$ 541,808	\$ 358,700	\$ 793,700	\$ 296,995	\$ 7	\$ 25,580,000	\$ 15,580,316	\$ -	\$ 45,920,589	

Unaudited

Prepared by:
PFM Management Services LLC

Flow Way 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	5,164	34,961	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	70	2,113,724	2,184,483	97%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	105,923	105,923	122,450	87%
Total Revenue and Other Sources	\$ 111,157	\$ 2,254,754	\$ 2,219,555	102%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	8,800	12,000	73%
Executive				
Professional Management	3,767	37,667	45,200	83%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	14,583	17,500	83%
Assessment Roll Services	1,458	14,583	17,500	83%
Arbitrage Rebate Services	-	2,000	3,000	67%
Other Contractual Services				
Legal Advertising	962	2,881	3,500	82%
Trustee Services	-	17,388	25,993	67%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,590	15,500	230%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	12	112	250	45%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	23,116	22,608	102%
Printing & Binding	-	342	1,600	21%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,938	16,557	40,000	41%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	1,170	10,530	-	0%

Prepared by:

Flow Way 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
Other General Government Services				
Engineering Services - General Fund	6,119	33,011	57,000	58%
Community Wide Irrigation System				
Professional Services				
Asset Management	867	23,872	30,000	80%
Consumptive Use Permit Monitor	-	10,100	15,000	67%
Utility Services				
Electric - Pump Station	-	32,662	46,000	71%
Electric - Recharge Pumps	-	19,479	2,000	974%
Repairs and Maintenance				
Pump Station and Wells	-	91,455	30,000	305%
Recharge Pumps	-	360	4,000	9%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	6,038	18,000	34%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	3,112	6,223	6,300	99%
Internal Preserves	-	-	7,000	0%
Western Preserve	17,794	35,587	36,000	99%
Northern Preserve Area 1	31,886	63,772	63,800	100%
Northern Preserve Area 2	53,133	106,265	106,300	100%
Contingencies	-	3,671	4,900	75%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	4,938	31,104	50,000	62%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	-	122,184	188,000	65%
Littoral Shelf-Invasive Plant Control/Monitoring	-	26,235	43,000	61%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	8,100	15,000	54%
Cane Toad Removal Program	6,075	46,800	35,000	134%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	21,675	60,000	36%
Contingencies	-	-	15,840	0%

Prepared by:

Flow Way 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				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	2,725	2,000	136%
Lake Bank Restorations	-	160,433	187,000	86%
Contingencies	-	11,669	32,470	36%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	4,892	33,893	40,000	85%
Utility Services				
Potable Water - Fountains	177	2,808	3,700	76%
Repairs and Maintenance				
Landscaping Maintenance	-	121,639	178,000	68%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	-	28,517	35,000	81%
Mulch Installation	-	9,997	33,000	30%
Annuals	20,833	88,363	80,000	110%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	1,800	21,029	20,000	105%
Irrigation System	-	6,231	6,000	104%
Bridge & Roadway - Main Entrance	-	5,534	18,000	31%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	1,652	4,200	39%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay				
Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Landscaping	-	7,458	40,000	19%
Contingencies & CEI	732	4,058	16,150	25%
Reserve Allocations				
District Asset Restoration	17,556	175,558	210,670	83%
Total Expenditures and Other Uses	\$ 183,676	\$ 1,644,730	\$ 2,219,555	74%
Net Increase/ (Decrease) in Fund Balance	(72,519)	610,024	-	
Fund Balance - Beginning	1,729,922	889,376	889,376	
Current Reserve Allocation	17,556	175,558	210,670	
Fund Balance - Ending	\$ 1,674,959	\$ 1,674,959	\$ 210,670	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
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	704	7,401	10,405	71%
Revenue Account	1,222	12,639	15,089	84%
Prepayment Account	1	15	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	9	257,822	273,784	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	\$ 1,936	\$ 277,876	\$ 281,367	99%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	155,938	155,938	100%
Total Expenditures and Other Uses	\$ -	\$ 240,938	\$ 240,938	100%
Net Increase/ (Decrease) in Fund Balance	1,936	36,938	40,429	
Fund Balance - Beginning	672,379	637,377	637,377	
Fund Balance - Ending	\$ 674,315	\$ 674,315	\$ 677,806	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
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	461	4,848	6,815	71%
Revenue Account	729	7,675	9,157	84%
Prepayment Account	1	6	-	0%
General Redemption Account	8	85	-	0%
Interest Account	-	-	123	0%
Special Assessment Revenue				
Special Assessments - On-Roll	7	218,220	231,388	94%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	\$ 1,206	\$ 230,834	\$ 232,437	99%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
Interest Expense		-		
Series 2015 Bonds (Phase 4)	-	141,094	141,094	100%
Total Expenditures and Other Uses	\$ -	\$ 211,094	\$ 211,094	100%
Net Increase/ (Decrease) in Fund Balance	1,206	19,740	21,343	
Fund Balance - Beginning	418,584	400,050	400,050	
Fund Balance - Ending	\$ 419,790	\$ 419,790	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
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	499	5,242	7,390	71%
Revenue Account	1,045	11,191	13,263	84%
Special Assessment Revenue				
Special Assessments - On-Roll	12	352,700	374,564	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	-	2,193	-	0%
Total Revenue and Other Sources	\$ 1,555	\$ 371,326	\$ 370,713	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	220,296	220,296	100%
Intragovernmental Transfers Out	-	11,017	-	0%
Total Expenditures and Other Uses	\$ -	\$ 351,313	\$ 340,296	103%
Net Increase/ (Decrease) in Fund Balance	1,555	20,013	30,417	
Fund Balance - Beginning	540,252	521,795	521,795	
Fund Balance - Ending	\$ 541,808	\$ 541,808	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 - (Phase 6)
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	340	3,577	5,028	71%
Revenue Account	679	6,989	8,380	83%
Special Assessment Revenue				
Special Assessments - On-Roll	8	239,258	254,231	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	11,017	-	0%
Total Revenue and Other Sources:	\$ 1,027	260,841	\$ 251,007	104%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	153,300	153,300	100%
Intragovernmental Transfers Out	-	2,193	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 235,493	\$ 233,300	101%
 Net Increase/ (Decrease) in Fund Balance	 1,027	 25,348	 17,707	
Fund Balance - Beginning	357,673	333,352	333,352	
Fund Balance - Ending	\$ 358,700	\$ 358,700	\$ 351,059	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7 and Phase 8)
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	732	7,697	10,822	71%
Revenue Account	1,532	16,102	18,090	89%
Prepayment Account	1	6	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	17	519,356	551,562	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	\$ 2,282	543,161	\$ 544,398	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	319,843	319,843	100%
Total Expenditures and Other Uses	\$ -	\$ 504,843	\$ 504,843	100%
Net Increase/ (Decrease) in Fund Balance	2,282	38,319	39,555	
Fund Balance - Beginning	791,418	755,381	755,381	
Fund Balance - Ending	\$ 793,700	\$ 793,700	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
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	29	302	300	101%
Revenue Account	815	11,551	5,000	231%
Special Assessment Revenue				
Special Assessments - On-Roll	14	424,065	450,337	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources	\$ 857	439,148	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	165,000	165,000	100%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	256,750	256,750	100%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 421,750	\$ 421,750	0%
 Net Increase/ (Decrease) in Fund Balance	 857	 17,398	 4,426	
Fund Balance - Beginning	296,138	279,598	279,598	
Fund Balance - Ending	\$ 296,995	\$ 296,995	\$ 284,024	

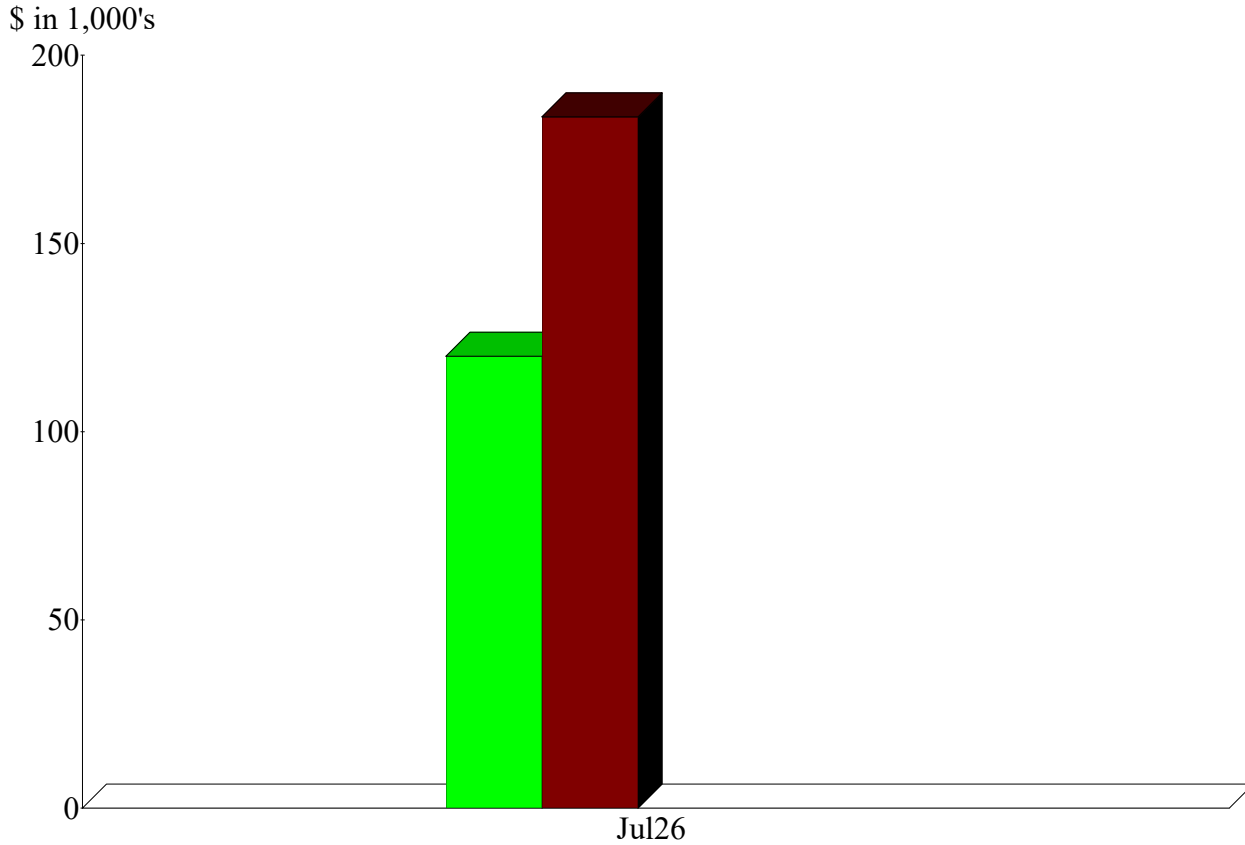
Flow Way Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Cost of Issuance	0	28	-	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 0	\$ 28	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfers Out	-	3,229	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	0	(3,201)	-	
Fund Balance - Beginning	(152,048)	(148,847)	-	
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -	

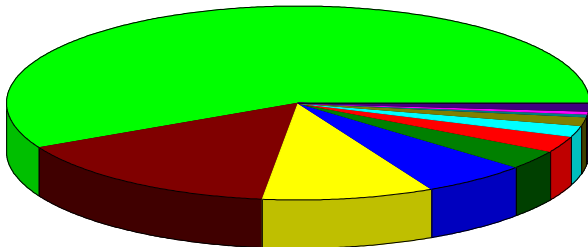
Flow Way Community Development District

Income and Expense by Month
July 2026

Income
Expense



Expense Summary
July 2026



5380000 · Stormwater Management	57.67%
5790000 · Landscaping Services	15.48
9099000 · Reserve Allocations	9.56
5384650 · Lake, Lake Bank & Littoral Shel	6.00
5190000 · Other General Government Serv.	3.33
5140000 · Legal Services	2.78
5120000 · Executive	2.05
5130000 · Financial and Administrative	1.59
5110000 · Legislative	0.54
5133400 · Other Contractual Services	0.52
Other	0.48
Total	\$183,676.22

By Account