

Flow Way

Community Development District

*Meeting Agenda
November 20, 2025*

JPWard and Associates, 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: November 20, 2025

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
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m7f7660d6f23879f7d94f273895792876>

✓ Phone: (408) 444-9388 Code: 2340 946 4242 Event Password Jpward

NOVEMBER, 2025

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AGENDA

1. Call to Order & Roll Call

2. Minutes:

- I. October 23, 2025 - Regular Meeting.

Pages 5-14

3. Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors of the Flow Way Community Development District Redesignating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions and Providing for an Effective Date.

Pages 15-16

4. Consideration of **Resolution 2026-3**, a Resolution of the Flow Way Community Development District (the "District") amending and restating the Fiscal Year 2025 Budget which began on October 1, 2024, and ended on September 30, 2025; amending Resolution 2025-5 related to the annual appropriation and adopting the budget for Fiscal Year 2026 beginning October 1, 2025 and ending September 30, 2026: providing a severability clause; providing for conflict and providing an effective date.

Pages 17-23

5. Staff Reports.

- I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - a) Litigation Updates.
- II. District Engineer - Calvin, Giordano & Associates
 - a) Engineer's Report
 - I. Purpose.
 - II. Current Asset Updates.
 - 1. Landscaping.
 - 2. Entrance Maintenance.
 - 3. Lake Maintenance.
 - 4. Irrigation Pump House.
 - 5. External Preserves Compliance.
 - III. Location Map.
 - b) Water Quality Report October 2025.
- III. District Manager
 - a) Reminder: Ethics Training - due by December 31, 2025.
 - b) December 18, 2025, Meeting Canceled.
 - c) Financial Report for the period ending October 31, 2025 (unaudited).

Pages 24-100

6. Supervisors Requests.

7. Public Comments

8. Adjournment

AGENDA

Meeting Schedule - FY 2026

Thursday, October 23, 2025	<u>Thursday, November 20, 2025</u>
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

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

Item 2: Minutes - October 23, 2025 - Regular Meeting.

Item 3: **Resolution 2026-2**, a Resolution of the Board of Supervisors of the Flow Way Community Development District Designating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions and Providing for an Effective Date.

Item 4: **Resolution 2026-3**, a Resolution of the Flow Way Community Development District (the "District") amending and restating the Fiscal Year 2025 Budget which began on October 1, 2024, and ended on September 30, 2025; amending Resolution 2025-5 related to the annual appropriation and adopting the budget for Fiscal Year 2026 beginning October 1, 2025 and ending September 30, 2026: providing a severability clause; providing for conflict and providing an effective date.

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

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was held on Thursday, October 23, 2025 at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119. It began at 1:00 p.m. and was presided over by Mr. Zack Stamp, Chairperson, and James P. Ward as Secretary.

On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the June 19, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors of the Flow Way Community Development District amending the existing Agreement with Calvin, Giordano & Associates, Inc., with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date

Mr. Ward: Resolution 2026-1 is a resolution that amends the agreement we have for our Asset Management Services with Calvin, Giordano & Associates. The agreement in and of itself is essentially the same agreement we have had in place for a number of years. The only change I have requested from Calvin, Giordano, is to change the way we pay them from a fixed fee contract to an hourly rate contract based on the services they provide for us. This agreement has attached to it a professional fee schedule which identifies all their fees. It's basically the same way we have them retained as our general District Engineer. We will now be paying them on an hourly basis which will allow me to better understand the services being provided to the CDD on an asset management side on a daily, weekly, monthly basis. I'll be able to track those costs within the context of our budget whether it's landscaping activities, water management services, etc., and allow me to budget better on a going forward basis.

Discussion ensued regarding Calvin, Giordano & Associates; how much Calvin, Giordano charged previously; how much Calvin, Giordano & Associates would end up charging in the new fiscal year; this new method of charging for services enabling the CDD to better track services provided; and the possibility of setting a not to exceed rate.

Mr. Ward indicated a not to exceed number was not necessary as he would be tracking the hours and services provided by Calvin, Giordano & Associates monthly and would know whether it was appropriate or needed to change.

Mr. Bart Bhatla asked why Mr. Ward wished to make this change.

Mr. Ward: I think the change allows me to better identify the services on an ongoing basis. I didn't know whether everything that needed to be done was getting done or not getting done as the case may be. I think Jimmy actually goes above and beyond his duties, but I need to know that, and I want us to know that on a going forward basis. That's the purpose of the change.

Chairperson Stamp: I assume you can provide us with that number on a monthly basis so we can track it.

Mr. Ward: It will be in your financial statements every single month. I honestly think we are paying less than we should be paying for the services that are being provided, but I need to know the information.

Mr. Mark Scimio: Don't you think they would have been complaining if they were being underpaid?

Mr. Ward: I find in CDDs in general, these fixed fee field management contracts, over the last 8 or 10 years, have been changing, and they need to change, because services are being provided differently than the way we used to do them 8 or 10 years ago.

Mr. Bhatla: Are you using the same approach with your other CDDs?

Mr. Ward: Yes. I am switching all my CDDs over to this hourly rate contract.

On MOTION made by Tom Kleck, seconded by Mark Scimio, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Items

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

a. Legislative updates Memorandum - dated June 30, 2025

b. Litigation updates

Mr. Michael Pawelczyk: From the legislative session there are some additional notice requirements. But that's really it. If you have some questions about the report let me know. As we follow the next legislative session which has just started we will provide reports to the Board as needed and will summarize the session in memorandum form sometime in June or July next year. The other update I wanted to give is the litigation involving Colosi. As I think you know, the special counsel was successful in having the prior litigation dismissed. Mr. Colosi appealed that and has filed his initial brief. We received a copy of that initial brief on October 17. Our special counsel that was retained through the insurance company will prepare a response brief within the time frame set forth in the appellate rules. Then the appellate court will rule on that eventually. I would prefer not to discuss pending litigation in a public meeting, but if there are any questions about the procedure I can try to answer those. Otherwise, feel free to contact me or special counsel outside of this meeting for an update.

Chairperson Stamp asked about the letter from the County to Mr. Colosi.

Mr. Pawelczyk: Mr. Colosi, some time ago, sent a letter requesting the use of the right-of-way. The right-of-way is the Collier County right-of-way that lies in between the Quarry and Flow Way CDDs, the unimproved right-of-way. Collier County still has right-of-way land between the two CDDs, unimproved, meaning there is no pavement there. He asked if he could use it and Collier County seemed to come back and say, sure, you can use the right-of-way. But for Mr. Colosi to use the right-of-way he's going to have to clear

some land. The response from Collier County was cryptic in my view. It didn't really tell him how he could use it, but it did say he could use it. Whatever that means. To me that means he doesn't need the CDD land.

Chairperson Stamp: So, it's your opinion, and mine as well, that we are not landlocking him. He has access without going over Flow Way property.

Mr. Pawelczyk: Without going over Flow Way CDD or Esplanade property. Correct.

Mr. Mark Scimio: What is he asking for, total access?

Chairperson Stamp: We have asked him for a legal description of what he wants. We don't have it. All we have is a general request to cross over the parcel somewhere.

Mr. Pawelczyk: It's important to state that he needs access to multiple properties to get to his.

Chairperson Stamp: Yes, and we don't know where he wants to go, and I'm guessing he's hoping we will take the whole piece of land and say go ahead but we are not. There is a negative conservation easement from South Florida that says nobody can go back there which needs to be exempted or dealt with.

Discussion continued regarding Mr. Colosi, the County, and the CDD's land; what Mr. Colosi was asking for; Mr. Colosi suing Chairperson Stamp; Mr. Colosi not needing CDD land as the County was granting Mr. Colosi access to County land; Mr. Colosi wanting to build a house; the number of acres Mr. Colosi owned; and the CDD not having a specific proposal from Mr. Colosi.

II. District Engineer - Calvin, Giordano & Associates

a. Waterway Inspection Report: May 2025

b. Engineer's Report

1) Current Operations:

1. Landscaping

2. Entrance Maintenance

3. Lake Maintenance

4. Cane Toad Program

5. Irrigation Pump House

6. External Preserves Compliance update

7. Fire Management Plan

2) Capital Projects

1. Lake Bank Restoration 2025

3) Future Asset Maintenance Items

1. Corrective Actions

Mr. Jimmy Messick discussed operations: landscaping continued; holiday lighting had begun and would be complete in several weeks; trees were being trimmed; landscaping installed along lake 11 was completed in collaboration with the HOA to

190 help screen the lake; existing irrigation was adjusted to water the new plantings; and
191 the HOA would maintain the lake 11 landscaping.

192
193 Mr. Tom Kleck indicated the landscaping around lake 11 was beautiful.

194
195 Mr. Ron Miller agreed but noted there were holes in the landscaping and the lake
196 was still visible.

197
198 Mr. Ward stated the CDD worked with the HOA and the landscaping was installed
199 based upon the amount of money the CDD had. He stated if the CDD wished to
200 install additional plant materials more funds would be needed. He noted he felt the
201 HOA should be the ones to install any additional plant materials around lake 11 if
202 needed.

203
204 Mr. Miller said this was the CDD's project, not the HOA's project, and the CDD
205 should fill the holes. He said if the CDD needed to spend an additional \$5,000
206 dollars to fill in the remaining holes, it should. He noted the project was about 80%
207 complete and the CDD should do the last 20%.

208
209 Mr. Ward stated he would ask the HOA if they would be willing to pay for the
210 balance of the materials, and if not, the CDD could discuss the matter further.

211
212 Mr. Messick noted the CDD should also keep in mind that the residents who lived
213 near the lake appreciated the view over the lake of the golf course and roadway and
214 did not wish it to be fully blocked. He noted there also needed to be accessibility for
215 maintenance.

216
217 Mr. Kleck noted the gaps were not noticeable when driving by and he felt for what
218 the CDD wanted to do, it was done, and it looked great.

219
220 Discussion continued regarding the landscaping around lake 11.

221
222 Mr. Ward stated he felt it looked very nice.

223
224 Mr. Messick continued his report: the annuals would be removed sometime in
225 October and new plants would be installed a couple of weeks later to allow the soil to
226 rest; the walking path at the front entrance was scheduled for seal coating the first
227 week of October; the monument signs and columns at the front entrance were
228 pressure washed; lakeshore maintenance was ongoing; littoral plantings were done
229 in lake 9, lake 10 and lake 3.

230
231 Mr. Messick discussed the ongoing cane toad program: there was an increase in
232 tadpole and adult toad capture. He discussed where the cane toads and tadpoles
233 were collected. He discussed the water use permits, the modification of the permit
234 to allow installation of a third emergency bypass only well. He stated the permit
235 modification was approved and the well was successfully drilled. He noted the
236 casing was installed and the electrical work and meters were scheduled to be

completed in October. He noted the well was drilled 140 feet deep and would supply a flow at 400 gallons per minute.

Discussion ensued regarding the well; it being only a backup well; the permitting; well maintenance; the different well depths; and when to run the well.

Mr. Ward: This is a backup well only. It can only be used if one of the other two wells goes down. It can't be used just because we are running low in water in one of the wells and we want to turn it off and we want to turn this on. It is only a backup well in the event that we lose one of the other pumps in one of the other two existing wells. If we have a resident ask, the answer is, sorry, we cannot turn on the third well just because we want more water in a dry season.

Discussion continued regarding the backup well; what constituted an emergency to use the backup well; pump failure being the only emergency in which the backup well could be used; and running the backup well periodically through the maintenance plan to ensure the backup well remained operational.

Mr. Ward: This was a very difficult permitting process with the SFWMD, and they are very strict on the ability to use this well. I am trying to be very conservative in how we operate it on a day to day basis, or monthly basis, and this should not be turned on for any reason whatsoever, including without my personal approval. We have to be really careful about that because SFWMD is really watching us closely because of this third well. They were very good to give us the permit to construct this, and we need to be very careful with how we do this.

Discussion ensued regarding educating the residents about the use of the third well to ensure there would be no confusion regarding when the backup well could be used; the CDD having control over the use of the wells; and the CDD working cooperatively with the HOA regarding irrigation.

Mr. Ward noted he gave a presentation last year to the HOA regarding the roles and responsibilities of the CDD, the levels of the aquifers, the drought, what could and could not be done regarding the water levels and irrigation, etc. He agreed it was important to make it clear that the backup well was only to be used if one of the other wells went down and not used to improve things during a drought.

Mr. Messick stated preserve maintenance for 2025 was complete; there was one more year left of preserve maintenance. He noted this was scheduled to begin in March or April 2026 once the wet season was over.

Mr. Bhatla noted the HOA was contributing 50 percent of the cost of the preserve maintenance.

Mr. Ward concurred.

Mr. Messick reported the external preserve environmentalist prepared a fire management plan. He noted the proposal included preparation of the preserve fire

management plan, a preserve habitat assessment, a wildfire prevention assessment and lastly an emergency response procedure. He indicated this could be used by a contractor to maintain and remove debris to help prevent wildfire from spreading.

Chairperson Stamp noted this plan was not an action item but was something the CDD would need to discuss in the future.

Mr. Tom Kleck noted the problem of erosion next to the golf cart paths on the lake banks was solved with large boulders and it looked excellent; however, he noticed there were new areas of erosion. He asked if this would be an ongoing problem.

Mr. Messick responded in the affirmative; there would always be an ongoing issue with erosion. He noted rip rap could be installed but that would be very expensive and the area was being watched and maintained.

Mr. Kleck asked if the County had a limit on the amount of riprap which could be installed along the lake shores.

Mr. Ward responded in the negative; Collier County had no such limitation.

Mr. Messick indicated lake bank restoration would continue in February or March 2026. He noted additional future maintenance items were included in the report.

Chairperson Stamp asked Mr. Messick if he knew where the permit modification was for lake 7 and the planned changes at the golf course.

Mr. Messick responded in the negative.

Discussion regarding lake 7 and the golf course changes; the yard drain which collapsed and was being repaired; the alligator removal program which was in place; potential Burmese python problems; and how to best communicate with the residents.

III. District Manager - JPWard & Associates, LLC

a. Discussion of December 18, 2025, Meeting

b. Future Series Bonds Issuance Refinancings - Series 2015 Bonds (11/2025)

c. Special District Reporting: Goals and Objectives for Fiscal Year 2026

d. Reminder: Ethics Training - Due by December 31, 2025

e. Fiscal Year 2027 Budget Process

f. Financial Statements for the period ending July 31, 2025 (unaudited)

g. Financial Statements for the period ending August 31, 2025 (unaudited)

h. Financial Statements for the period ending September 30, 2025 (unaudited)

Mr. Ward: December 18, 2025 is your scheduled board meeting for the end of this fiscal year. We can always cancel that meeting.

Chairperson Stamp: We have always cancelled the December meeting.

Mr. Ron Miller: We will have the November meeting and cancel the December meeting, right?

Mr. Ward: Right. The meeting will be on November 20, 2025. Okay, just as an update, the next bond issue was your 2015 bonds. The earliest to refinance would have been November this year. We haven't been able to do a refinancing simply because interest rates are not low enough for us to do it. The 2015 bonds have coupons in the range of 4.25 and a little over 5, so the average is in the 5 range. That's what the market is right now. I don't know where the market is going. I keep hearing we may see some changes in rates next year February or March. But for right now we are watching it, and I will keep you up to speed as we go forward. We can refinance at any time now that we have reached the 10 year mark. Also, as I mentioned before, legislature has established a requirement for Districts to have performance measures in place; it is not required to be reported externally. All we have to do is report it internally on the District's website. I provided the same goals and measures we had last year; they are very simple: did we have our public meetings, did we meet our meeting notice requirements, etc. If you are okay with doing that we will do it for fiscal year 2026 and I will ask for a motion to approve those goals and objectives for fiscal year 2026.

On MOTION made by Mark Scimio, seconded by Bart Bhatla, and with all in favor, the goals and objectives for fiscal year 2026 were approved.

Mr. Ward reminded the Board to complete the ethics training requirements before the end of the calendar year. He noted staff would send out the links for the free training videos.

Discussion ensued regarding the ethics training, the ethics training box on Form 1, and who had completed the training.

Mr. Ward indicated he would begin the budget process soon and would present a draft budget in February 2026. He noted Mr. Messick created a report valuing all the CDD's assets, life spans, and associated costs. He stated this report would be incorporated into the fiscal year 2027 budget process which would allow the CDD to better identify what the reserves needed to be going into fiscal year 2027. He reported the end of year financial statements were preliminarily completed via the September 30, 2025 financial statements. He noted final adjustments had not been made and he anticipated the audit would be done before the end of the calendar year for presentation in the January meeting. He stated preliminarily the CDD had \$976,000 in total cash at the end of September 30, 2025; out of this the CDD needed 3 months of operating cash which was \$420,000 dollars, leaving \$550,000 dollars at the end of this year. He noted this was the capital reserves and it was woefully underfunded; the CDD had always said it needed to have about \$1 million dollars in reserves. He stated the reserves could be contemplated in the fiscal year 2027 budget after the new asset maintenance plan was incorporated. He said the \$1 million dollar number might be a little low, but again, this could be discussed during the budget process for fiscal year 2027.

Chairperson Stamp: I tend to think of this as a checking account and a savings account. We know we are going to burn through the checking account and the rest of it is sitting there. I assume we have invested the remainder of the leftover cash and the other is held basically in cash.

Mr. Ward: Correct.

Chairperson Stamp: It might be good to reflect that in the budget somehow because some people are conflating that we are already almost to \$1 million dollars and we are not. It doesn't change the numbers; it just changes the presentation.

Mr. Ward: I think that's a great idea and I think for the 2027 budget we are going to take the \$1 million dollars and we will allocate it into two separate accounts so you know what we need to operate the district and then what you have left over and what you have left over will feed into the reserve allocations as we move forward into 2027.

Chairperson Stamp: It is my thought at this point to take the \$200,000 dollars that we put into reserves, put that into reserves and next year we will have \$125,000 dollars that will not be going into the preserve maintenance, so we may be talking about putting almost \$300,000 dollars into reserves.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Chairperson Stamp stated he felt the Board needed to begin thinking about putting aside money to install rip rap around all the lakes, to install bubblers in the lakes, and to possibly build a 6 to 8 foot tall wall along Immokalee to reduce the noise from the road. He noted the Board should also think about what needs to be done to improve the community, which could be reducing the assessment rate; it did not always have to be a new project.

Mr. _____ asked about the water levels since the dry season.

Mr. Messick: They have picked up significantly in the last couple of months and are at a normal level now.

Mr. _____: Our per year average is almost 58 inches, but it is still not there yet. Last year we went down to 2 feet high.

Mr. _____ asked about the fountain and the lighting at the entrance.

Chairperson Stamp: The fountain is an HOA project, and the lighting is Christmas lighting.

SIXTH ORDER OF BUSINESS

Public Comments

Chairperson Stamp asked if there were any public comments; there were none.

SEVENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 2:02 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION 2026-2

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE OFFICE AND LOCATION OF THE REGISTERED OFFICE; AND PROVIDING FOR CONFLICTS AND INVALID PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Flow Way Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the Flow Way Community Development District desire to appoint James P. Ward as the Registered Agent and designate the offices of JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: James P. Ward is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The office of JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida, 33308, is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

SECTION 6. PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 20th day of November 2025.

ATTEST:

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

James P Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION 2026-3

THE RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING AND RESTATING THE FISCAL YEAR 2025 BUDGET WHICH BEGAN ON OCTOBER 1, 2024, AND ENDED ON SEPTEMBER 30, 2025; AMENDING RESOLUTION 2025-5 RELATED TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026: PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2025 Budget on July 18, 2024; and

WHEREAS, the District desires to amend and restate the adopted Fiscal Year 2025 Budget to conform to actual expenditures in accordance with Exhibit A attached hereto; and

WHEREAS, the District previously adopted the Fiscal Year 2026 budget on June 19, 2025; and

WHEREAS, the District desires to amend and restate Section 3(b) of Resolution 2025-5 to the following:

"The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund as long as the total appropriations of the funds are not exceeded, or such expenditure is authorized by separate disbursement or spending resolution of the Board of Supervisors."

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT AND RESTATEMENT OF FISCAL YEAR 2025 BUDGET. The previously adopted Budget of the District is hereby amended to conform to actual expenditures in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. AMENDMENT TO RESOLUTION 2025-5. The previously adopted Resolution 2025-5, Section 3 (b) is hereby amended to read:

"The District Manager or Treasure may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund as long as the total appropriations of the funds are not exceeded, or such expenditure is authorized by separate disbursement or spending resolution of the Board of Supervisors."

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida on this 20th day of November 2025.

ATTEST:

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

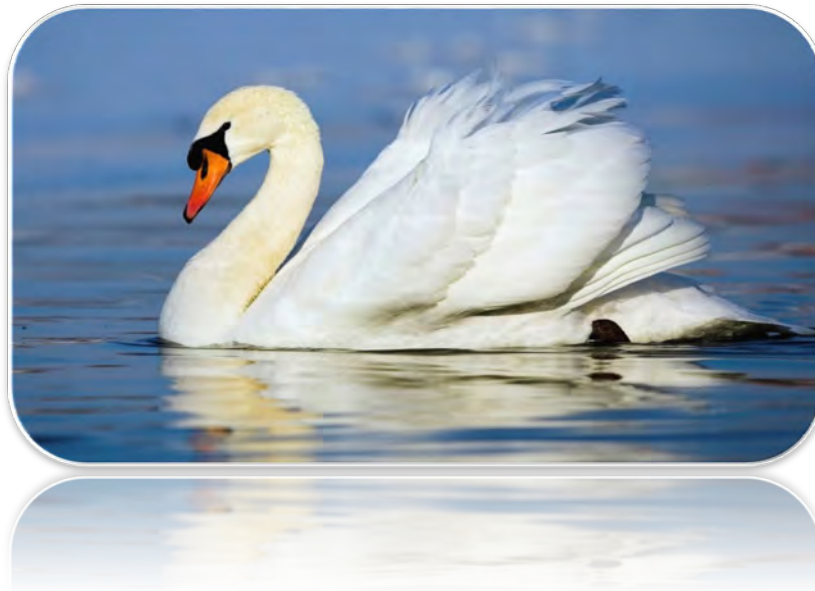
James P. Ward, Secretary

Zack Stamp, Chairperson

Exhibit A: Amended and Restated Adoption FY2025 Budget

Exhibit A

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



BUDGET – AMENDMENT #1

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Flow Way Community Development District
Adopted Budget - General Fund - Amendment #1
Fiscal Year 2025

<i>Description</i>	Adopted FY 2025 Budget	Amendment #1	Amended FY 2025 Budget	Notes
Revenues and Other Sources				
Interest Income - General Account	\$ -	\$ 7,404	\$ 7,404	Interest on General Bank Account
Assessment Revenue				
Assessments - On-Roll	\$ 2,184,477	\$ 17,286	\$ 2,201,764	Assessments from Property Owner's
Assessments - Off-Roll				
Miscellaneous Revenue				
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ (6,464)	\$ 115,986	Master HOA Contribution (50% of Actual Costs)
Total Revenue & Other Sources	\$ 2,306,927	\$ 18,226	\$ 2,325,153	
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 12,000	\$ (6,000)	\$ 6,000	Statutory Required Fees
Executive				
Professional - Management	\$ 45,200	\$ -	\$ 45,200	District Manager
Financial and Administrative				
Audit Services	\$ 5,800	\$ (600)	\$ 5,200	Statutory required audit yearly
Accounting Services	\$ 17,500	\$ -	\$ 17,500	All Funds
Assessment Roll Preparation	\$ 17,500	\$ -	\$ 17,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 500	\$ 3,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services				
Legal Advertising	\$ 3,500	\$ (1,090)	\$ 2,410	Statutory Required Legal Advertising
Trustee Services	\$ 26,665	\$ (785)	\$ 25,880	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ (5,250)	\$ 250	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 15,500	\$ (6,224)	\$ 9,276	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ (300)	\$ -	Bank Fees - Governmental Bank Account
Postage, Freight & Messenger	\$ 250	\$ (147)	\$ 103	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 2,000	\$ (700)	\$ 1,300	Statutory Maintenance of District Web site
Insurance	\$ 59,912	\$ (38,004)	\$ 21,908	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 200	\$ 238	\$ 438	Agenda books and copies
Legal Services				
General Counsel	\$ 40,000	\$ (12,106)	\$ 27,894	District Attorney
Special Counsel - Litigation	\$ -	\$ 9,180	\$ 9,180	Special Counsel
Special Counsel - Preserves Regulatory	\$ 3,000	\$ 1,410	\$ 4,410	Special Counsel - SFWMD Preserve Compliance
Sub-Total:	\$ 258,002	\$ (59,878)	\$ 198,124	
Other General Government Services				
Engineering				
General Engineering	\$ 57,000	\$ (11,915)	\$ 45,085	Engineer
Bonita Springs - Stormwater Discharge to Preserves	\$ 1,500	\$ (1,500)	\$ -	On-going project to evaluate Bonita Springs Plan for stormwater discharge
Sub-Total:	\$ 58,500	\$ (13,415)	\$ 45,085	

Flow Way Community Development District
Adopted Budget - General Fund - Amendment #1
Fiscal Year 2025

<i>Description</i>	Adopted FY 2025 Budget	Amendment #1	Amended FY 2025 Budget	Notes
Emergency & Disaster Relief Services - Hurricane Milton	\$ -	\$ 234	\$ 234	
Community Wide Irrigation System				
Professional Services				
Asset Management	\$ 20,000	\$ -	\$ 20,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ -	\$ 16,000	SFWMD Permit Compliance Requirments
Utility Services				
Electric - Pump Station	\$ 36,000	\$ 7,685	\$ 43,685	Pumps Station Electric
Electric - Recharge Pumps	\$ 42,000	\$ (33,330)	\$ 8,670	Two pumps; for water withdrawal from aquifer/irrigation lake
Wireless - Pump Station	\$ 1,350	\$ (1,310)	\$ 40	
Repairs and Maintenance				
Pump Station and Wells	\$ 30,000	\$ 50,570	\$ 80,570	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 8,500	\$ (5,505)	\$ 2,995	Pump and Meter Repairs
Main Line Irrigation System	\$ 7,500	\$ (7,500)	\$ -	Irrigaion Main line Repairs
Contingencies	\$ 6,900	\$ (6,900)	\$ -	8% of Repairs and Maintenance
Capital Outlay				
Irrigation Pump Station	\$ 155,000	\$ (155,000)	\$ -	See CIP for Detail (Backup Well moved to FY 25)
Sub-Total:	\$ 323,250	\$ (151,290)	\$ 171,960	
Stormwater Management Services				
Preserve Area Maintenance				
Enviromental Engineering Consultant				
Task 1 - Bid Documents	\$ -	\$ -	\$ -	- Task Completed in FY 2024
Task 2 - Monthly site visits	\$ 18,000	\$ -	\$ 18,000	On-going - anticipated completion in FY 27
Taxk 3 - Reporting to Regulatory Agencies	\$ 7,500	\$ (5,375)	\$ 2,125	On-going - anticipated completion in FY 27
Repairs and Maintenance				
Wading Bird Foraging Areas	\$ 6,300	\$ (77)	\$ 6,223	Permit Requirments Completed
Internal Preserves	\$ 7,000	\$ (5,125)	\$ 1,875	Routine Maintenance of Internal Preserves
Western Preserve	\$ 36,000	\$ (413)	\$ 35,587	External Preserves
Northern Preserve Area 1	\$ 63,800	\$ (29)	\$ 63,771	External Preserves
Northern Preserve Area 2	\$ 106,300	\$ (35)	\$ 106,265	External Preserves
Contingencies	\$ 4,900	\$ (1,829)	\$ 3,071	
Capital Outlay				
Internal and External	\$ 9,000	\$ (8,513)	\$ 488	See CIP for Detail
Sub-Total:	\$ 258,800	\$ (21,395)	\$ 237,405	

Flow Way Community Development District
Adopted Budget - General Fund - Amendment #1
Fiscal Year 2025

<i>Description</i>	Adopted FY 2025 Budget	Amendment #1	Amended FY 2025 Budget	Notes
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	\$ 40,000	\$ -	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ 1,800	\$ (1,800)	\$ -	
Repairs & Maintenance				
Aquatic Weed Control	\$ 186,104	\$ (27,927)	\$ 158,177	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 55,000	\$ (17,105)	\$ 37,895	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 30,000	\$ 8,645	\$ 38,645	Periodic maintenance of lake banks
Water Quality Testing	\$ 15,000	\$ (3,150)	\$ 11,850	Three times/year
Littoral Shelf Maintenance	\$ 25,000	\$ 11,677	\$ 36,677	Maint. of Littorals (New Littorals in Capital for FY 2025)
Control Structures, Catch basins & Outfalls	\$ 70,000	\$ (5,590)	\$ 64,410	Rotating Three Year Program (50% silt Cleaned)
Contingencies/Cane Toad Removal	\$ 19,055	\$ 32,061	\$ 51,116	5% of Repairs and Maintenance
Capital Outlay		\$ -		
Improvement to Water Quality/sign replacements	\$ 22,725	\$ 30	\$ 22,755	See CIP for Detail
Littoral Shelf Planting	\$ 40,000	\$ (15,000)	\$ 25,000	See CIP for Detail
Lake Bank Restorations	\$ 90,982	\$ 5,152	\$ 96,134	See CIP for Detail
Contingencies & CEI	\$ 26,130	\$ (15,440)	\$ 10,690	See CIP for Detail
Sub-Total:	\$ 621,796	\$ (28,448)	\$ 593,349	
Landscaping Services				
Professional Services				
Asset Management	\$ 30,000	\$ -	\$ 30,000	Field Operations Manager
Utility Services				
Potable Water - Fountains	\$ 3,700	\$ (1,124)	\$ 2,576	Two (2 Fountains)
Community Entrance (Landscaping)				
Repairs & Maintenance				
Landscaping Maintenance	\$ 174,000	\$ (17,562)	\$ 156,438	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 25,000	\$ 9,941	\$ 34,941	Yearly Trimming of oak branches
Landscape Replacements	\$ 38,000	\$ 6,765	\$ 44,765	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ (9,304)	\$ 23,696	Two (2) times/year replacement with touchup
Annuals	\$ 60,000	\$ 24,071	\$ 84,071	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 22,000	\$ 5,775	\$ 27,775	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ 4,000	\$ (1,950)	\$ 2,050	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ 10,000	\$ (10,000)	\$ -	Periodic Pressure Washing/Repairs
Fountains	\$ 20,000	\$ (8,891)	\$ 11,109	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 18,000	\$ (10,840)	\$ 7,160	Periodic Pressure Washing of concrete and brick paver repairs
Irrigation System	\$ 6,000	\$ 8,939	\$ 14,939	Added to Budget
Fertilizations - Palms	\$ 4,000	\$ 643	\$ 4,643	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ 5,000	\$ (1,685)	\$ 3,315	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc Repairs	\$ 2,000	\$ (2,000)	\$ -	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 6,000	\$ (5,070)	\$ 930	Other Miscellaneous items not accounted for separately

Flow Way Community Development District
Adopted Budget - General Fund - Amendment #1
Fiscal Year 2025

<i>Description</i>	Adopted FY 2025 Budget	Amendment #1	Amended FY 2025 Budget	Notes
Contingencies	\$ 21,350	\$ (20,225)	\$ 1,125	5% of Repairs and Maintenance
Capital Outlay				
Mounments (Fountains Pumps/Motor Replacement)	\$ 120,000	\$ 23,721	\$ 143,721	See CIP for Detail
Landscaping	\$ -	\$ 150	\$ 150	See CIP for Detail
Contingencies & CEI	\$ 20,400	\$ (16,380)	\$ 4,020	See CIP for Detail
Sub-Total:	\$ 622,450	\$ (25,024)	\$ 597,426	
Reserves & Overall Contingencies:				
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 76,750	\$ -	\$ 76,750	Long Term Capital Planning Tool - in FY 2025 a complete analysis is needed to establish a reserve/capital improvement program for the long term stability of District
Other Fees and Charges				
Discounts on Early Payments	\$ 87,379	\$ (0)	\$ 87,379	Discout on assessments for November early payment - 4%
Total Appropriations	\$ 2,306,927	\$ (299,216)	\$ 2,007,712	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 317,442	\$ 317,442	
Fund Balance				
Beginning - Projected Ending Fund Balance	\$ 348,925		\$ 348,925	
Current Year Reserve Allocations	\$ 76,750		\$ 76,750	Current Year Reserve Allocations
Total Fund Balance	\$ 425,675		\$ 743,117	
Components of Fund Balance				
Reserved for Operations (2 Months)	\$ 371,696	\$ (37,078)	\$ 334,619	Reserved for Operations (2 Months)
Storm Event's/Unforseen Capital/Reserves/Future Operations	\$ 53,979	\$ 354,520	\$ 408,499	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2025)
Total Fund Balance	\$ 425,675	\$ 317,442	\$ 743,117	
Assessment Rate:	\$ 1,845.00		\$ 1,845.00	
CAP Rate - Adopted by Resolution 2022-6	\$ 1,679.78		\$ 1,679.78	Current Maximum Rate without sending mailed notices
CAP Rate - New Cap Rate For Fiscal 2026 on	\$ 2,214.00		\$ 2,214.00	New Cap Rate after Adoption of FY 2025 Budget
Total Units Subject to Assessment: (Includes Hatcher)	1184		1184	

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
November 2025**

Board Meeting

November 20th, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
November 20, 2025

**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. Landscaping
2. Entrance Maintenance
3. Lake Maintenance
4. Irrigation Pump House
5. External Preserves Compliance (subconsultant)

I. Current Operations

1. Landscaping

- All pine straw and black mulch installations were completed during the last week of October.
- Cord grasses along the canal on Immokalee Road were trimmed in the first week of October.
- Annual flower installations are scheduled for the first week of November, including new topsoil and various seasonal varieties throughout the front entrance.



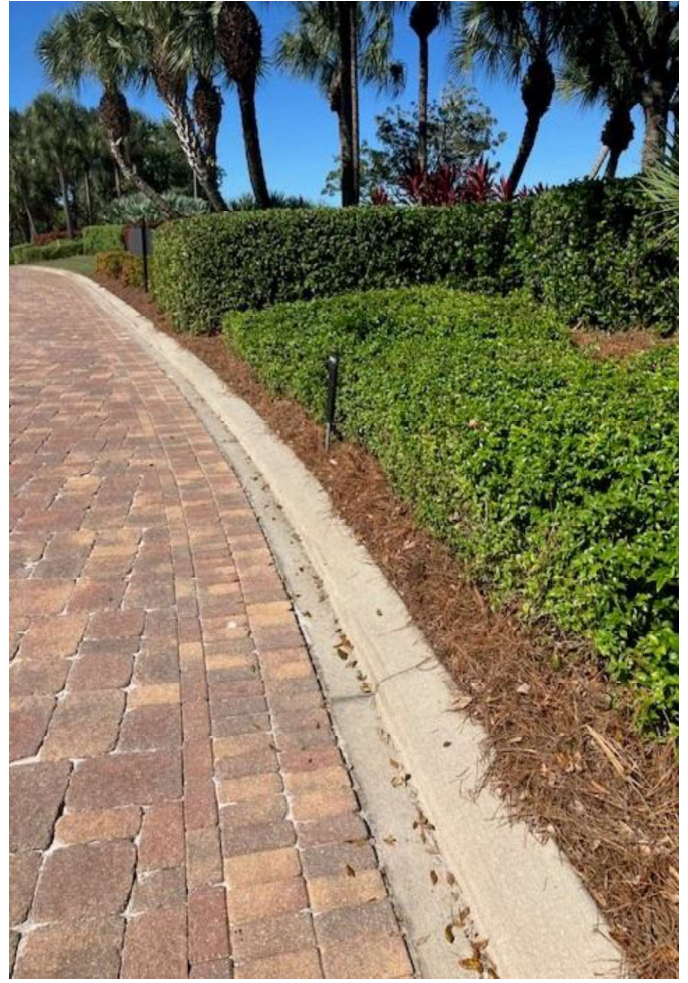
(1) New Mulch Installation



(2) Newly Planted Littorals and Grasses



(3) Annuals that were recently Pulled



(4) Newly Installed Mulch

2. Entrance Maintenance

- The HOA and CDD jointly pressure cleaned, sanded, and sealed the pavers. This eight-day project was successfully completed, including required MOT (Maintenance of Traffic) compliance.
- Holiday decorations are scheduled for installation in the second week of November, with lighting anticipated in the third week of November.

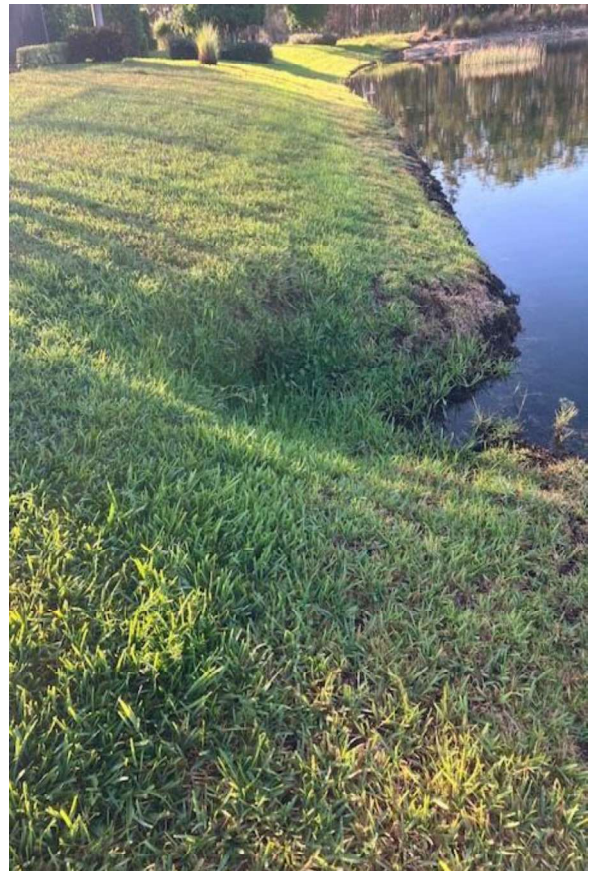
3. Lake Maintenance

- Lakes Treated for Shoreline Weeds: All CDD lakes received treatment for torpedo grass, umbrella sedge, primrose willow, small cattails, and other invasive shoreline vegetation.
- The entire flow way was treated for torpedo grass and shoreline weeds.
- Limnophilia was manually raked and removed from Lake 26.
- Lake dye was applied to all lakes per contract for algae control and improved aesthetics.
- Trash and debris were removed from all lakes.
- Preserves and wetlands are scheduled for herbicide treatment during the week of October 27.
- Surface algae was treated in multiple lakes.
- Submerged algae (Chara) was treated in Lakes 2, 12, 13, 20, 21, 25, and the Flow way.
- Spatterdock was treated in Lake 5B, and additional growth was treated throughout the Flow way.
- Newly installed littoral plantings in Lake 11 are establishing well and show signs of healthy growth.
- CDD staff continues to monitor littoral plantings in Lakes 3, 9, and 10, with plans for additional lake bank improvements once the growing season returns in March–April 2026.
- Several washouts near the Aqua Range are scheduled for repair during the first week of November.

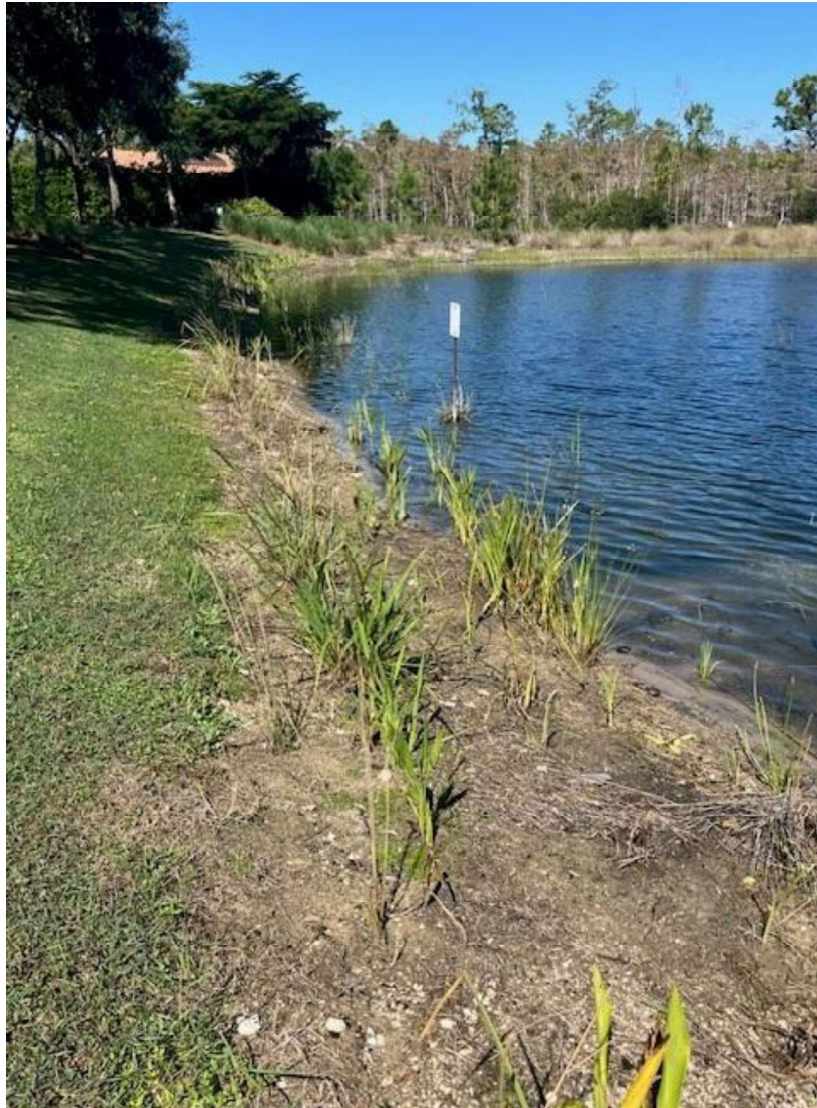
- Activity remained widespread across the property, with consistent tadpole concentrations in Lakes 5A, 9, and 12.
- New tadpole strand growth was noted in Lakes 15A and 18/19 during late-October inspections.
- Evening captures were productive along Montelanico Loop, Cavano's golf course edges, Bellano Ct, and Esplanade Blvd, where calling males and mating pairs were observed in the second half of the month.
- Daytime trap rotations continued around active lakes to intercept emerging juveniles.
- Breeding activity remains present but is beginning to taper as cooler conditions arrive.
- Preserve fencing repairs along the east end of the property are scheduled for mid-November.



(5) Newly Installed Littorals on Lake 9



(6) Recent Washout on Lake 7 to be Repaired



(7) Newly Installed Littorals on Lake 10

Esplanade Golf & Country Club – Driving Range Project (Lake 7)

- No official change to the previously permitted plans have been submitted to CDD or permitting agencies. Engineer understands resubmittal/ approval to CDD for any changes to the plan.

Flow Way CDD Water Quality Monitoring Report – October 2025

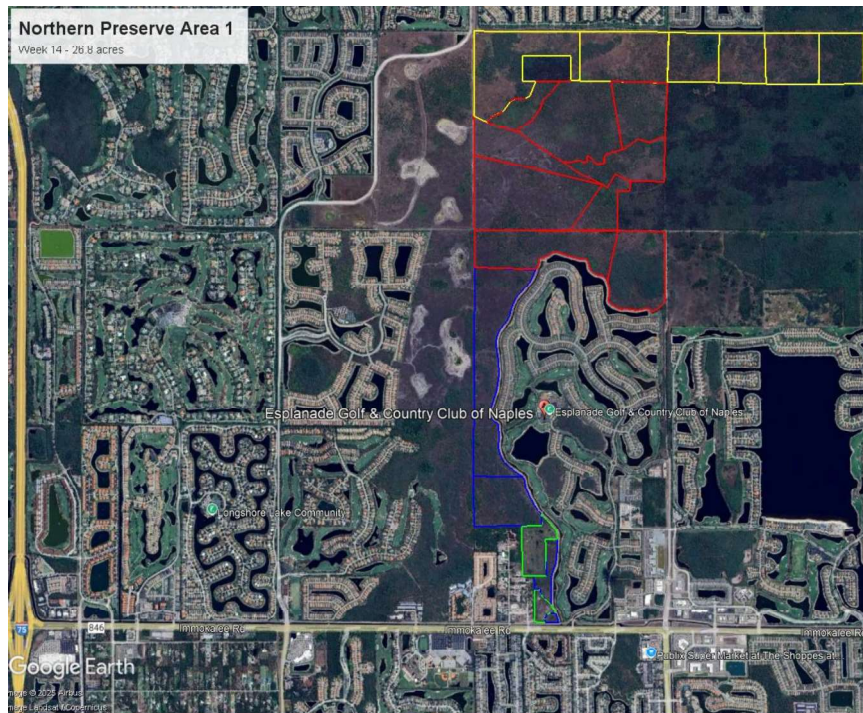
- Water Quality sampling conducted for ongoing monitoring at the select five (5) locations within the community. No algae present or observed at any sampling location. Attached is monitoring report with results showing no water quality concerns and recommends continued visual investigations by lake maintenance for algal growth during the summer months, particularly at FW-Flow Way. Environmentalists do not believe there are water quality concerns at this time.
- Next tri-annual sampling is scheduled for February 2026.

4. *Irrigation Pump House*

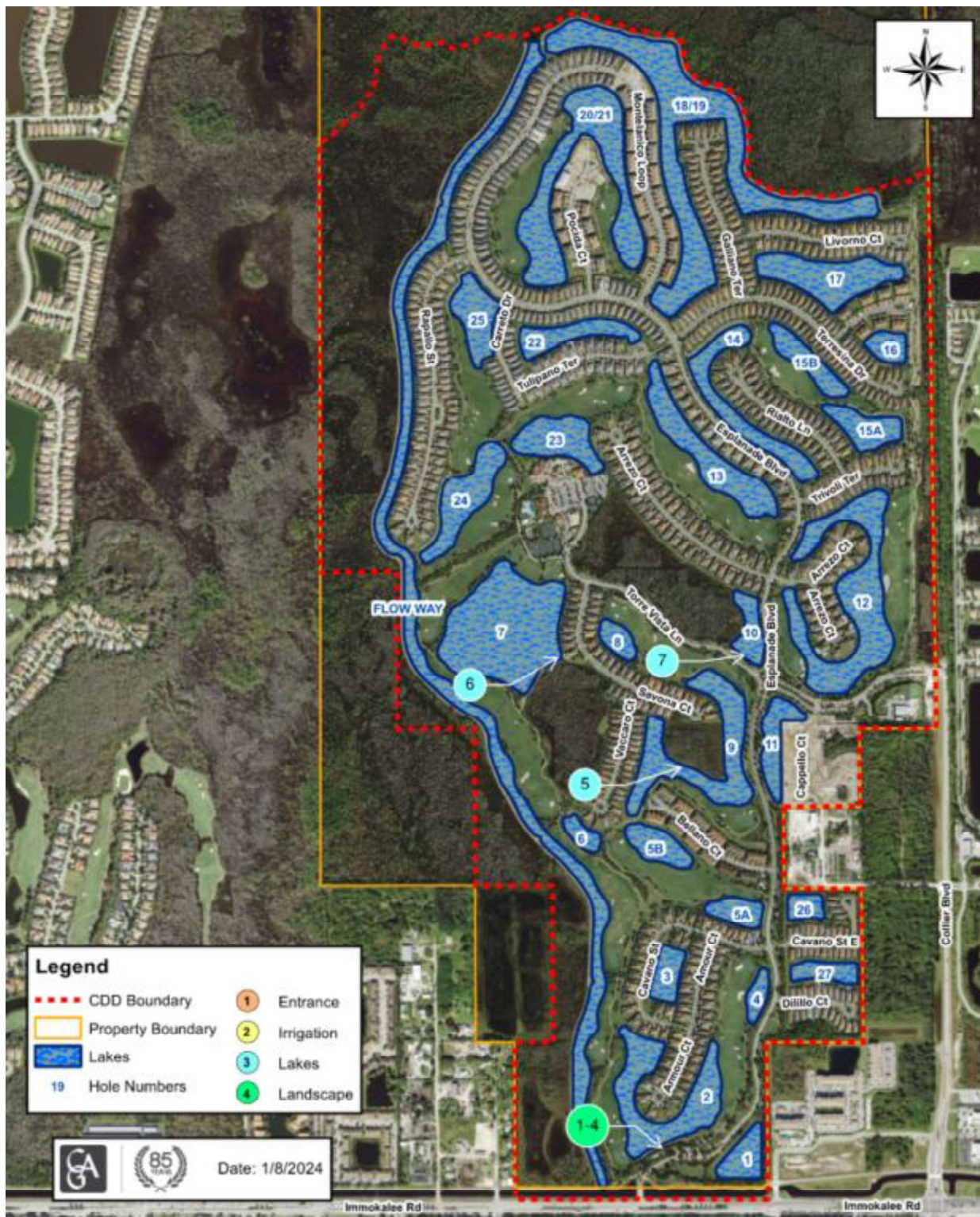
- The third emergency well remains pending installation as several equipment components are still on order. Once received, installation will proceed.
- As the district prepares for the upcoming dry season, staff routinely inspect the wells for efficiency and exercise the pumps to ensure proper operation. During one of these inspections, it was noted that the gallons-per-minute output from one of the wells was significantly lower than expected. Upon pulling the well for inspection, it was determined that the pump and motor were not producing the correct amperage and voltage, indicating failure.
- The issue was likely caused by last year's drought conditions, which placed additional stress on the pump as it cycled on and off and experienced cavitation at times. CDD staff has since approved a proposal for replacement of the well pump. The new pump installation is scheduled for the end of November and will include removal of the existing equipment. This work will help ensure adequate irrigation water supply during the dry season.

5. External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status)

2025 Preserve Maintenance completed. 2026 Preserve Maintenance (last year) scheduled for March or April.



Google Earth Image 2025 Completion



Flow Way CDD - Engineer's Report Asset Map

III. CAPITAL PROJECTS

i. 2026 Lake Bank Restoration (February – March start date)

- Lake 14
- Lake 22
- Lake 23



Updated Map to be prepared for 2026 Capital Improvements Program – Lake Bank Restoration.

IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Well and Water Use Permit Monitoring: Ongoing monitoring of the perimeter well and the associated water use permit remains in place.
- Emergency Well Permit Modification: Has been received and the third well was drilled additional work still needs to take place before completion this is scheduled for middle of November.
- Several Washout Repairs: were completed will inspect work regularly.
- Front Entrance Line-of-Sight Improvements: Has been completed and ongoing inspection will take place to ensure the height of the plantings.
- Wetland Monitoring – Adjacent Parcel: Continued monitoring of the adjacent parcel for Littoral zone growth within the wetland area to ensure compliance and natural development.
- Coordinated with the holiday vendor regarding the outstanding holiday lighting, which is scheduled to be installed in mid-November.
- Monitor new annual flowers for irrigation coverage.
- Work with well vendor on new well pump for well 2 near the left station.

2. LOOK AHEAD

5384650 · Lake, Lake Bank & Littoral Shel: - Annual lake dye program with distribution to the lakes, there should be a good decline in submersed vegetation and the overall appearance should see an incline.

5793102 · Asset Management: Perimeter preserve fence is scheduled to be inspected the last week of every month.

5793122 · Landscaping Maintenance: Estate Landscaping to mow the lake bank on lake 7 once every month. Continuous turf maintenance is key and will be maintained throughout the year.

- Gator removal program was put into place.

3. 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	Permitee-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

November 5, 2025

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

Flow Way CDD Water Quality Monitoring Report – October 2025

Dear Mr. Freeman:

GHD Services Inc. (GHD) is pleased to present the results of the October 2025 water quality sampling services for the Flow Way and Lakes 7, 9, 12, and 18/19 - Flow Way CDD within the Esplanade Golf and Country Club.

1. Water Quality Sampling – October 2025

The October 2025 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. Samples were collected at half the total depth per sampling location to minimize sediment disruption (except for FW – Flow Way, which was collected at a depth of 1.5 feet). See **Figure 1** for sampling locations.

Conductivity, dissolved oxygen (DO), pH, and temperature were measured in the field with a calibrated YSI Model 556 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 October 2025 sampling event were prepared and analyzed within the method-required holding times. The laboratory data has 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**. The laboratory report is also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

2. Analytical Summary

The October 2025 sampling event represents third and final analysis for 2025 for the select five (5) WQ Locations for Flow Way. Laboratory results are displayed visually in the trend graphs enclosed.

All sampling locations had relatively high water levels during the October 2025 sampling event, except for FW-Lake 9, which had a normal water level. No visual evidence of algae was observed at any sampling location.

It appears that between the prior sampling event in June 2025 and the recent sampling event conducted on October 17, 2025:

- BOD5 levels remain consistent and low. The results at all locations were either undetected (results are below the method detection limit [MDL], noted by a “U” following the result) or detected below the practical quantitation limit ([PQL], noted by an “I” following the result).
- The average chlorophyll-a concentration decreased (from 14.38 mg/m³ to 6.80 mg/m³).
- The average concentration of dissolved oxygen (%) decreased (from 74.72% to 65.48%).
- The average concentration of total nitrogen decreased (from 1.35 mg/L to 0.898 mg/L).
- The average concentration of total phosphorus slightly decreased (from 0.018 mg/L to 0.012 mg/L).
- The average turbidity decreased (from 6.57 NTU to 3.34 NTU).
- The average concentration of total suspended solids (TSS) decreased (from 6.64 mg/L to 4.96 mg/L).
- The average conductivity decreased (from 464.80 umhos/cm to 404.60 umhos/cm).
- The average pH slightly decreased (from 8.41 SU to 8.16 SU).
- The average temperature decreased (from 31.78°C to 27.80°C).

The pH at every location decreased since the previous sampling event, except for at FW-Flow Way, where it increased. Results are within the range of historical levels. The highest pH was displayed at FW-Lake 7 at 8.40 SU, which is consistent with historical events. The lowest pH was displayed at FW-Lake 18/19 at 8.01 SU. The temperature at all sampling locations decreased. The highest temperature was displayed at FW-Lake 7 (28.15°C), and the lowest was displayed at FW-Flow Way (26.95°C).

No sampling location during the October 2025 sampling event resulted in BOD5 concentrations in exceedance of the PQL. All results are consistent with historical results at all locations. BOD is a measure of oxygen content consumed by bacteria that decomposes organic material. Higher BOD levels generally infer more biological activity and, thus, higher algae levels. In general, BOD levels below 5.0 mg/L are ideal for freshwater lakes to support a healthy dissolved oxygen level within the water and, therefore, a healthy aquatic ecosystem. No sampling location exceeded this standard.

No evidence of algal growth or blooms was observed at the time of the sampling event. Chlorophyll-a levels decreased at all sampling locations except for FW-Lake 18/19, where it increased. The highest concentration of chlorophyll-a was detected at FW-Flow Way (9.82 mg/m³), and the lowest was detected at FW-Lake 7 (4.46 mg/m³). In general, chlorophyll-a levels below 10.0 mg/m³ are ideal for freshwater lakes to support a healthy ecosystem. No sampling location displayed chlorophyll-a levels in excess of this standard. Chlorophyll-a levels are expected to display a cyclic trend, with increasing chlorophyll-a levels during the warmer months of the year and decreasing levels in the cooler months. GHD expects chlorophyll-a levels to slightly increase or remain stable by the next sampling event in February 2025.

The dissolved oxygen content at the water quality locations is anticipated to fluctuate throughout the year given the temperature of the water and biological activity. The action level for dissolved oxygen (%) is defined by the Florida Department of Environmental Protection (FDEP) for the Peninsula and Everglades bioregions as 38%. All sampling locations displayed DO concentrations far above this standard. The lowest concentration of DO was observed at FW-Lake 18/19 (57.8%), and the highest was observed at FW-Lake 9 (71.9%). Since June, the concentration of DO has remained relatively consistent at all sampling locations except for at FW-Lake 12, where it decreased. DO is expected to fluctuate throughout the year, with the lakes displaying a higher, more abundant concentration of DO in the fall and winter, and a lower, more scarce concentration of DO in the spring and summer. Given this, GHD expects the concentration of DO to slightly decrease or remain stable before the next sampling event.

Sampling location FW-Lake 18/19 displayed the highest concentration of total nitrogen (1.13 mg/L) and TKN (1.12 mg/L). The concentration of total nitrogen and TKN decreased or remained stable at all sampling locations except for at FW-Lake 18/19, where they increased. All results are within historical ranges.

Sampling location FW-Flow Way displayed the highest concentration of total phosphorus (0.017 l mg/m3). When compared to the previous sampling event, all sampling locations displayed decreasing or stable concentrations of total phosphorus. All sampling locations are within historical ranges and are between the MDL and the PQL.

The concentration of ortho phosphorus has historically fluctuated. The highest concentration of ortho phosphorus was displayed at FW-Lake 12 (0.008 l mg/L). The concentration of ortho phosphorus has decreased or remain stable since the previous sampling event at all sampling locations.

The concentration of TSS decreased at the FW-Flow Way, FW-Lake 12, and FW-Lake 9 locations and increased at the FW-Lake 18/19 and FW-Lake 7 sampling locations. Sampling locations FW-Flow Way and FW-Lake 18/19 displayed the highest concentrations of TSS (6.0 mg/L), and FW-Lake 12 displayed the lowest (3.2 mg/L).

The concentration of turbidity decreased or remained stable at all sampling locations, except for at FW-Lake 18/19, where it increased. Turbidity concentrations remain relatively low across all locations. The highest concentration of turbidity was displayed at FW-Flow Way (4.35 NTU) and the lowest was displayed at FW-Lake 7 (2.56 NTU).

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- α , total phosphorous, 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 is:

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

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 is:

Flow Way	Lake 12	Lake 18/19	Lake 7	Lake 9
55.5	47.0	51.8	45.2	50.7

As can be seen above, all sampling locations resulted in “good” TSI values, indicating that the chemical composition within the water is balanced.

3. Annual Summary

The table below displays the averages in parameters over the sampling events conducted in 2025 (February, June, and October 2025) compared to those conducted in 2024 (February, June, and October 2023).

Parameter	Unit	2025 Average	2024 Average	Difference (2025-2024)
BOD5	mg/L	1.43	1.86	-0.435
Chlorophyll	mg/m3	8.80	9.78	-0.985
Dissolved oxygen	%	74.85	60.51	14.34
Total nitrogen	mg/L	1.05	0.810	0.240
Total phosphorus	mg/L	0.014	0.031	-0.017
Ortho phosphorus	mg/L	0.007	0.020	-0.013
Total suspended solids	mg/L	5.49	5.57	-0.077
Conductivity	umhos/cm	434.60	443.06	-8.46
pH	SU	8.31	7.98	0.332
Temperature	Deg C	28.72	27.23	1.49
Turbidity	NTU	4.45	5.80	-1.35

As seen in the table above, between 2024 and 2025, the average BOD5, chlorophyll-a, total phosphorus, ortho phosphorus, total suspended solids, and turbidity concentrations decreased. The concentration of dissolved oxygen and total nitrogen increased. Finally, the average pH and temperature increased between 2024 and 2025. Conductivity display a relatively consistent average between years.

Chlorophyll-a levels appear to display a cyclic trend, with increasing concentrations during the warmer months of the year, and decreasing concentrations in the cooler months, with lows recorded in January/February. Inversely, the concentration of DO is expected to display higher, more abundant concentrations in the colder months, and lower, more scarce concentrations in the warmer months (as DO and temperature are inversely related).

No evidence of algal growth was noted between February 2025 through October 2025. All lakes appear to be chemically balanced and in good health.

4. Conclusions and Recommendations

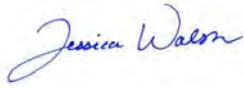
The TN/TP ratio of each location is nitrogen-limited, consistent with historical sampling events. This infers that additional inputs of nitrogen will result in elevated chlorophyll-a concentrations and could potentially lead to algae growth within the water body. As noted above, no evidence of algal growth or blooms was observed at the time of the sampling event. Total nitrogen levels at sampling locations FW-Flow Way, FW-Lake 12, and FW-Lake 9 appear to have decreased and stabilized since the previous sampling event and water quality conditions appear to have improved.

Water quality conditions within FW-Lake 18/19 appear to have slightly degraded since the previous sampling event. This location displayed relatively elevated levels of total nitrogen and TKN, relatively low levels of DO, and an increasing trend in TSS, turbidity, and chlorophyll-a concentration. As stated above, the TSI calculation indicates that FW-Lake 18/19 is nitrogen-limited. It appears that the slight influx of additional nitrogen resulted in an increase in chlorophyll-a concentration. However, this concentration remains far below the defined standard of 10 mg/m3, the DO remains far above its defined standard of 38%, and there was no visual evidence of algal blooms at the time of the sampling event. Therefore, GHD does not believe there are water quality concerns at this location currently.

Due to the apparent cyclic trend identified above for DO and nutrients, GHD continues to recommend increased visual investigations by lake maintenance for algal growth during the summer months, particularly at FW-Flow Way. GHD does not believe there are water quality concerns at this time.

The next tri-annual sampling event is planned for February 2026. Please contact Jessica Walsh at the number/email below if you have questions or need additional information.

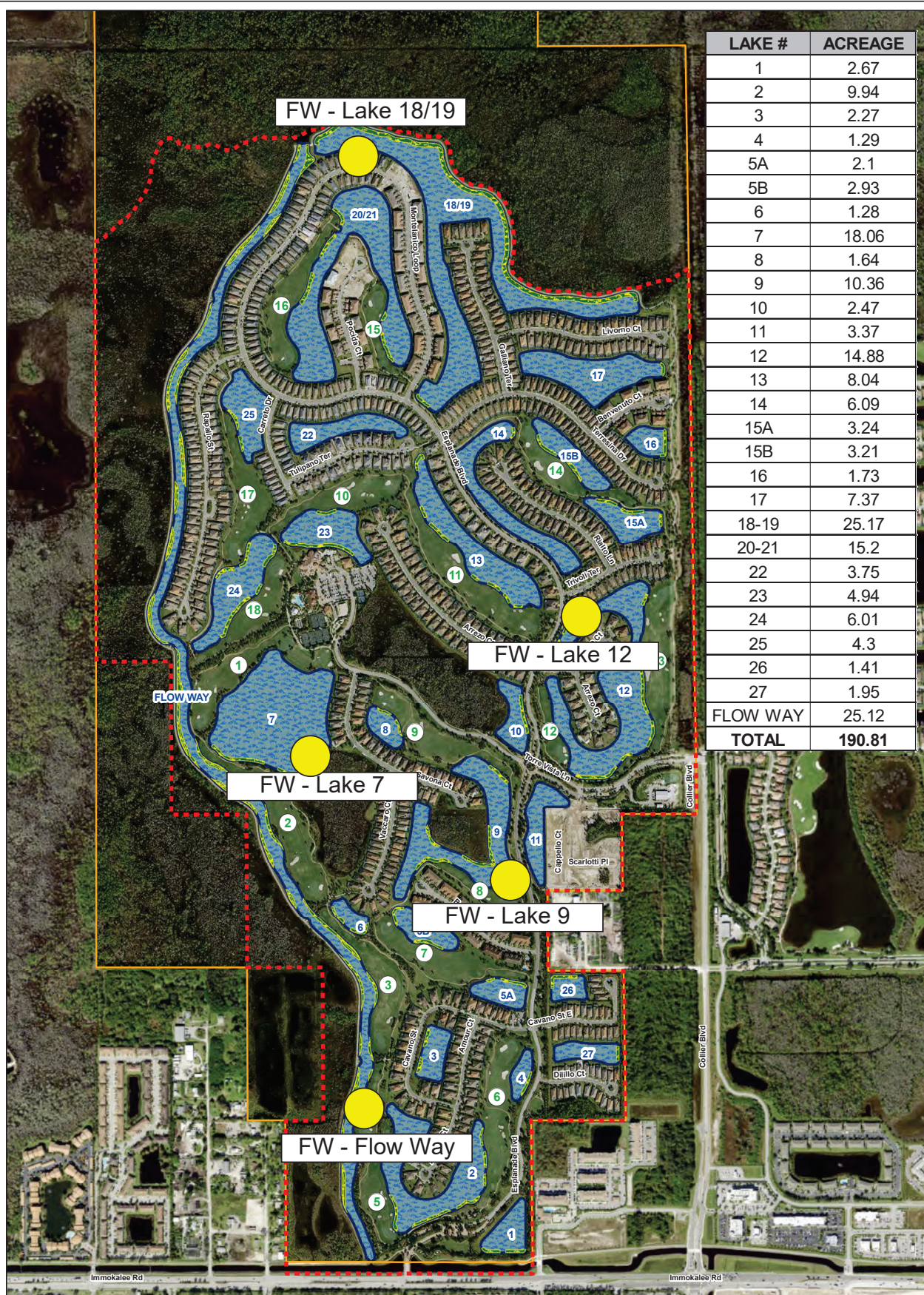
Sincerely,
GHD



Jessica Walsh, E.I.
Environmental Engineer
Jessica.Walsh@ghd.com
(239) 944-0709

Encl: 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

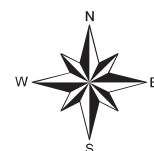
Date: 3/23/2022

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM

Legend

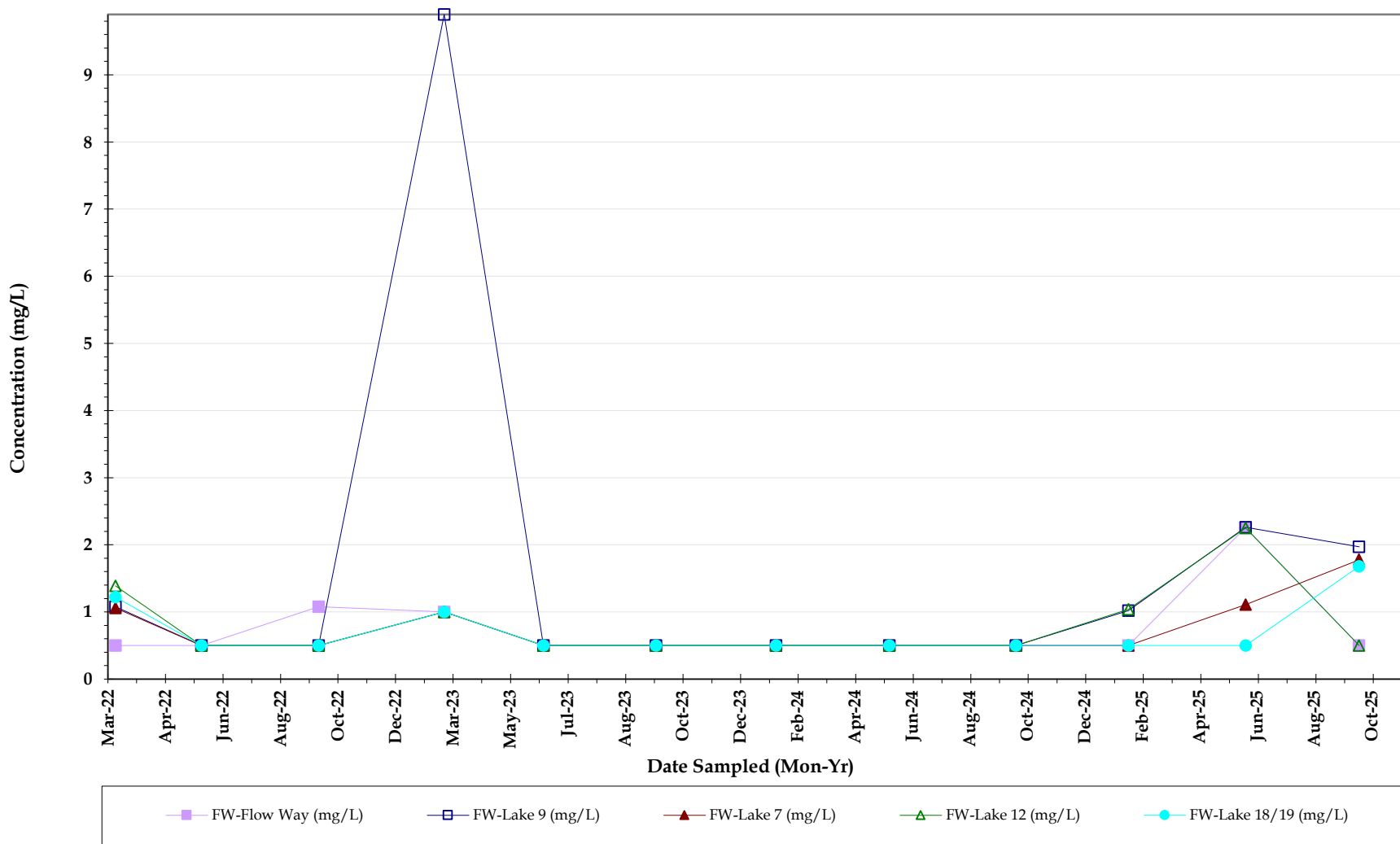
- CDD Boundary
- Property Boundary
- Lakes
- Permitted Littoral Shelf
- 3 Hole Numbers
- 19 Lake Numbers

0 800 1,600
Feet
1 inch = 800 feet



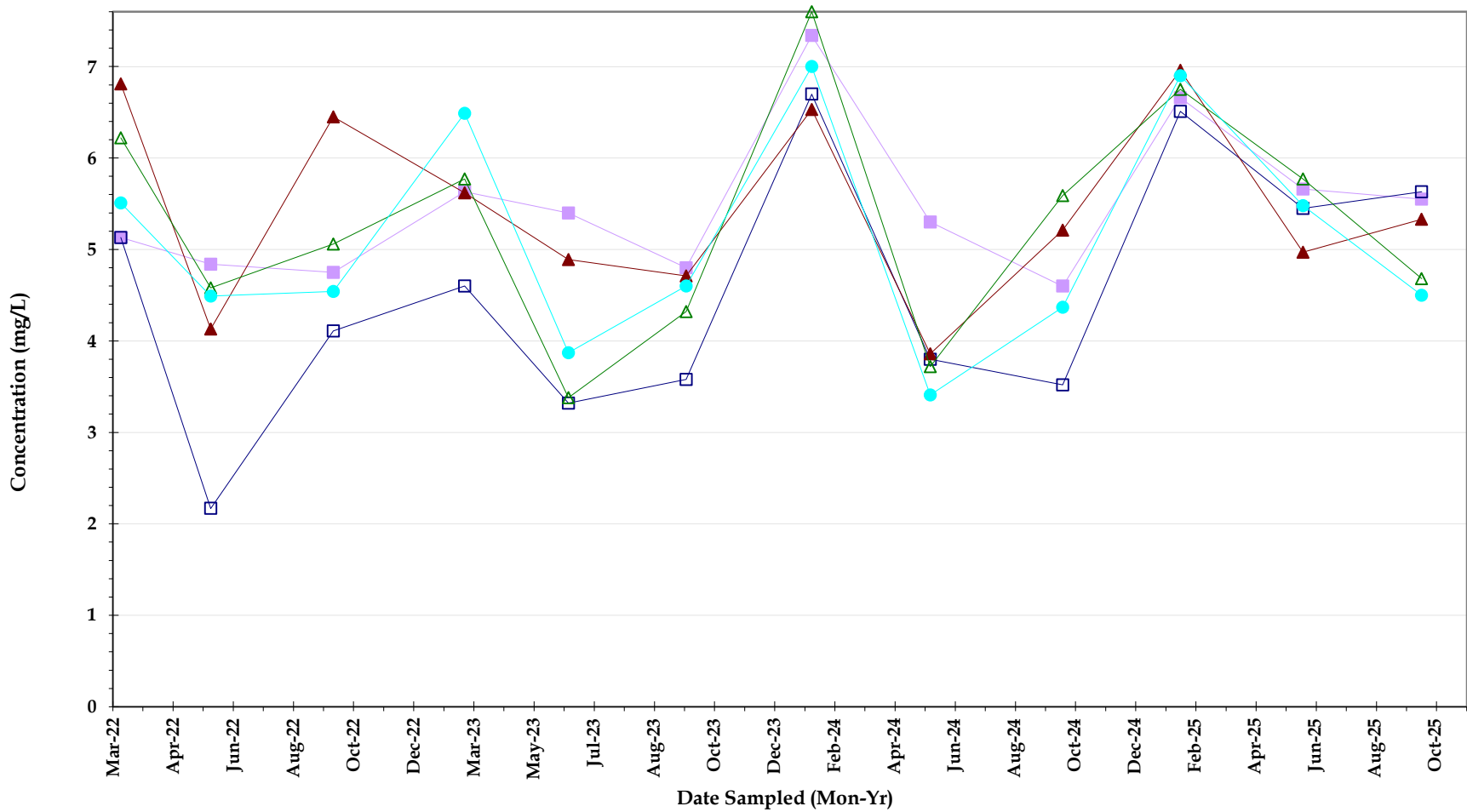
Data Table

Trend Graphs



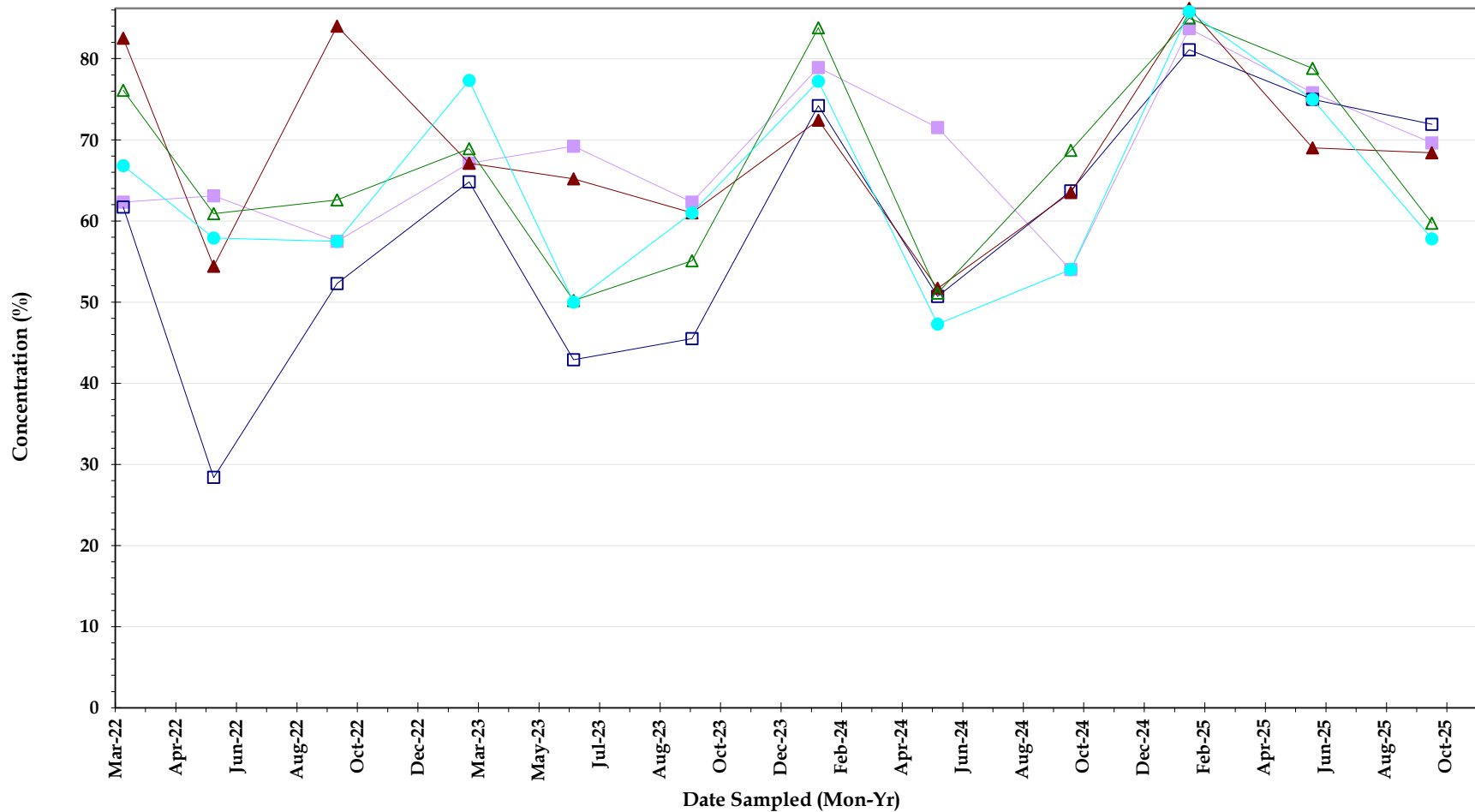
Biochemical Oxygen Demand

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



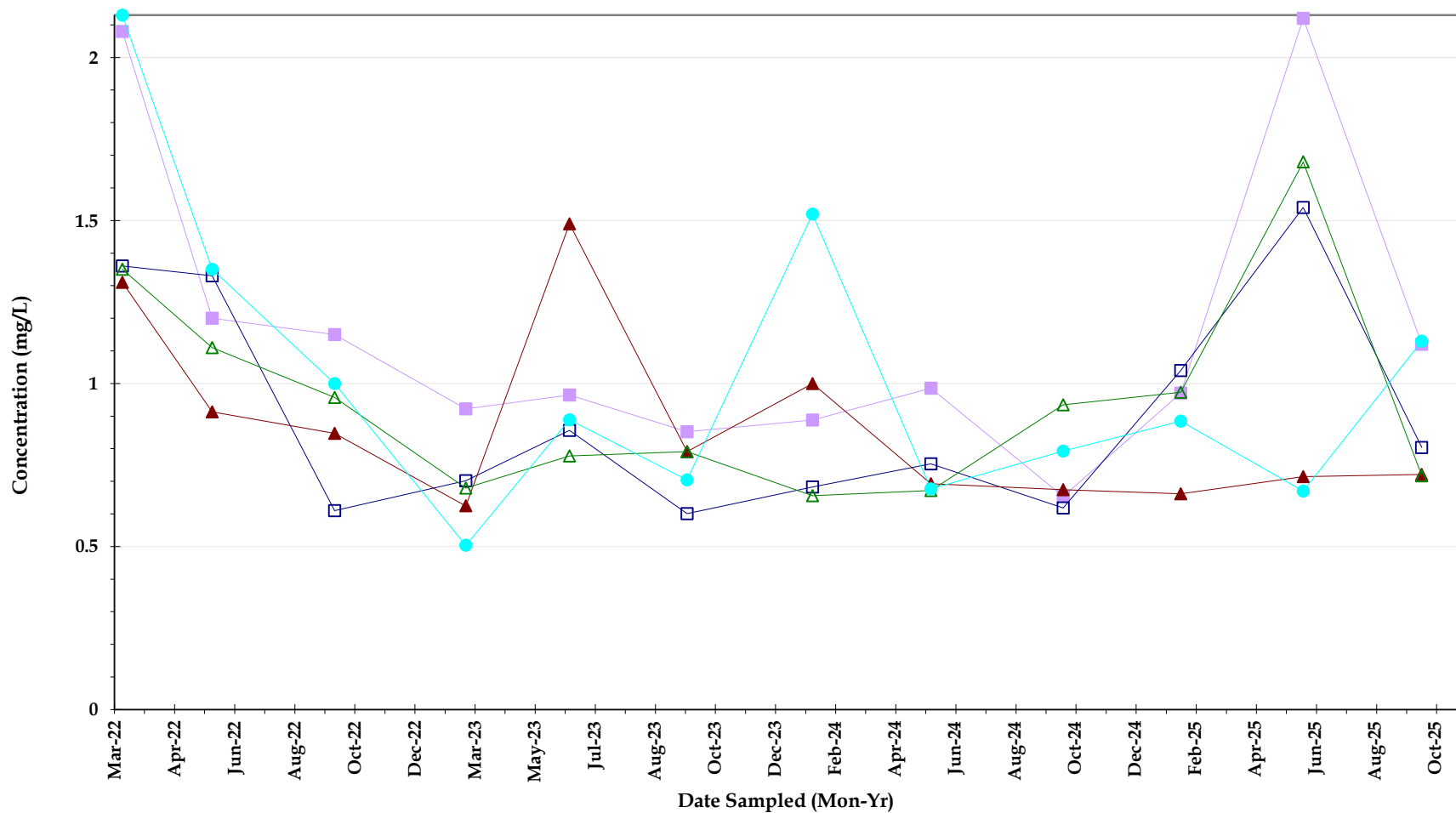
Dissolved Oxygen (mg/L)

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



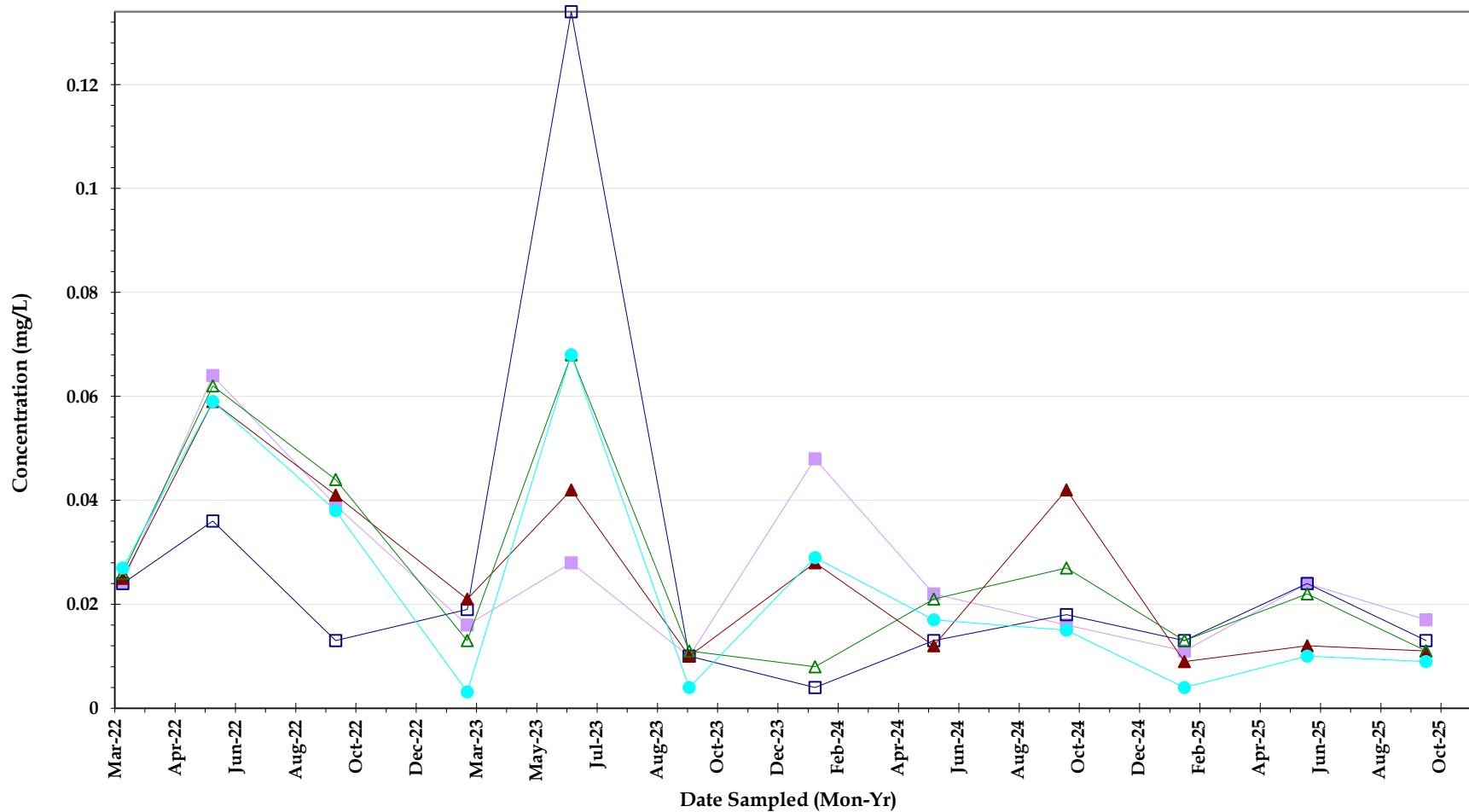
Dissolved Oxygen (%)

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



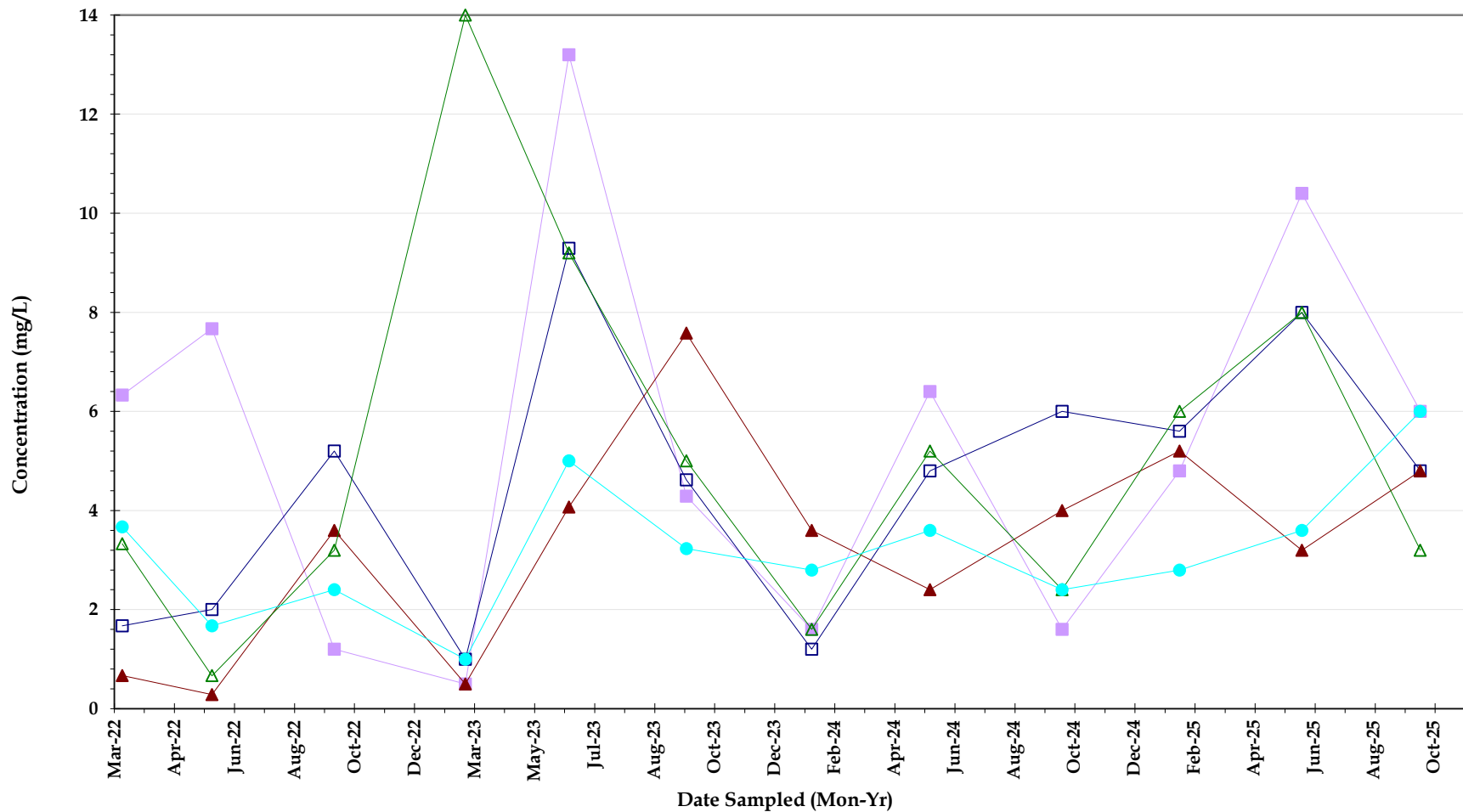
Total Nitrogen

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



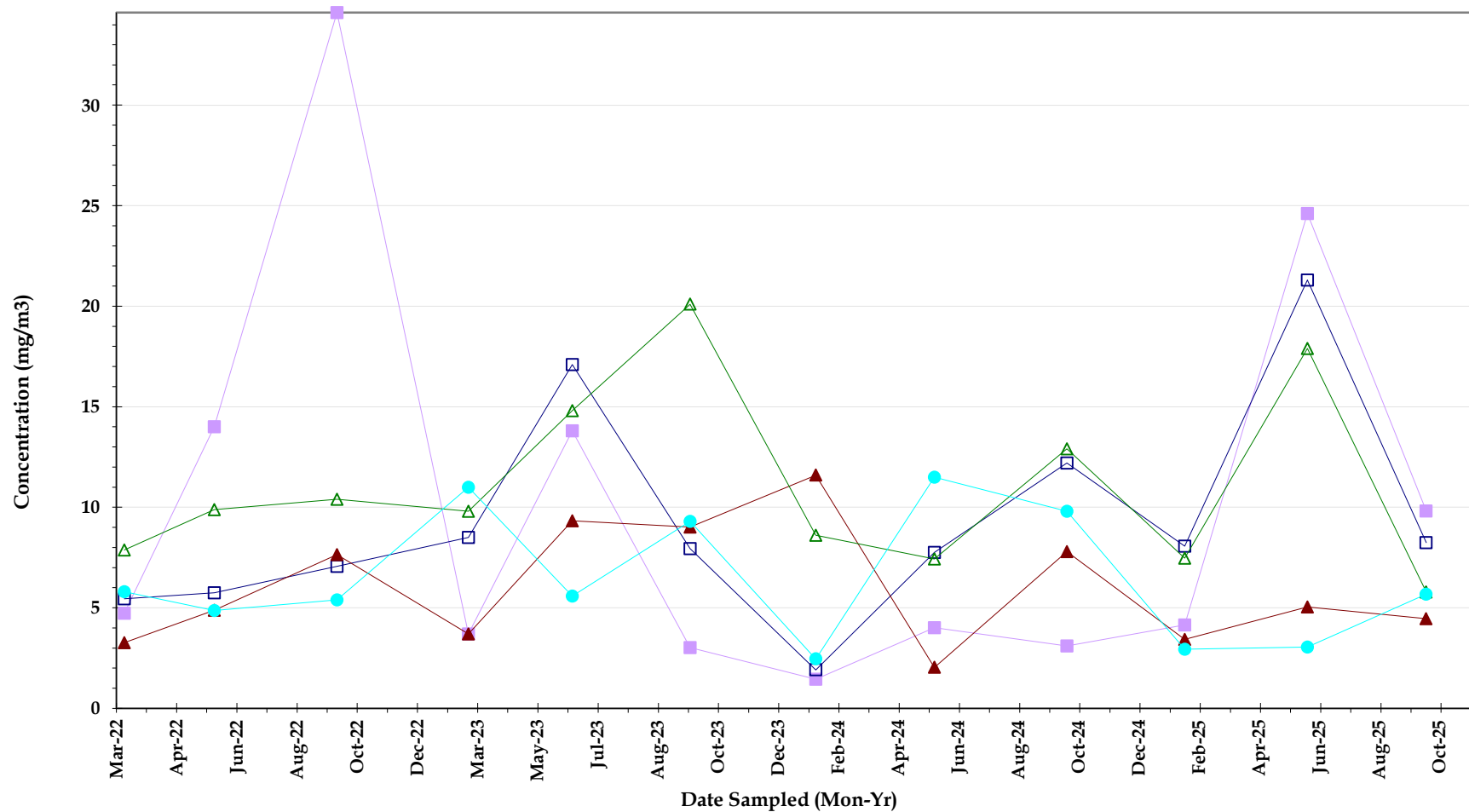
Total Phosphorus

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



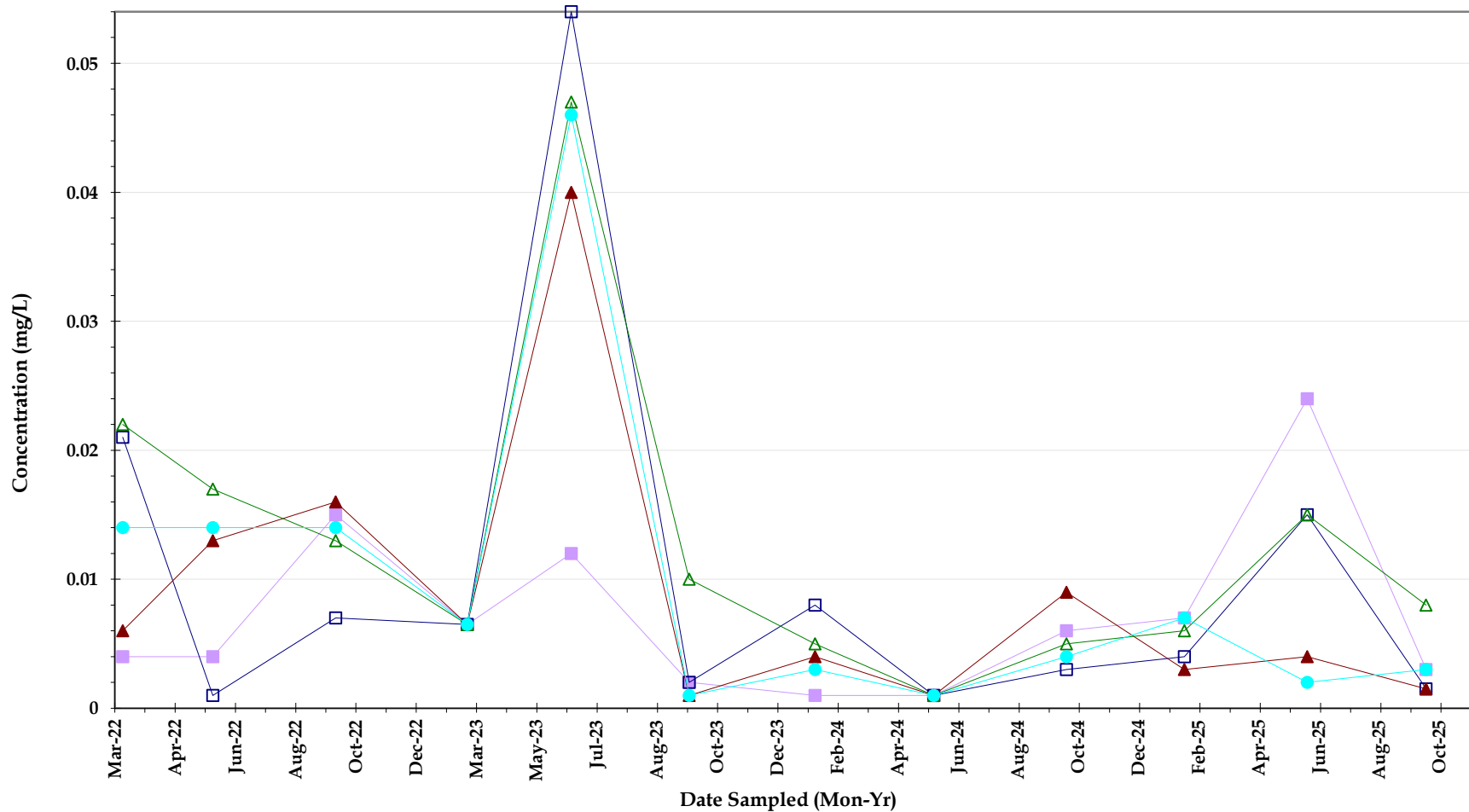
Total Suspended Solids

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



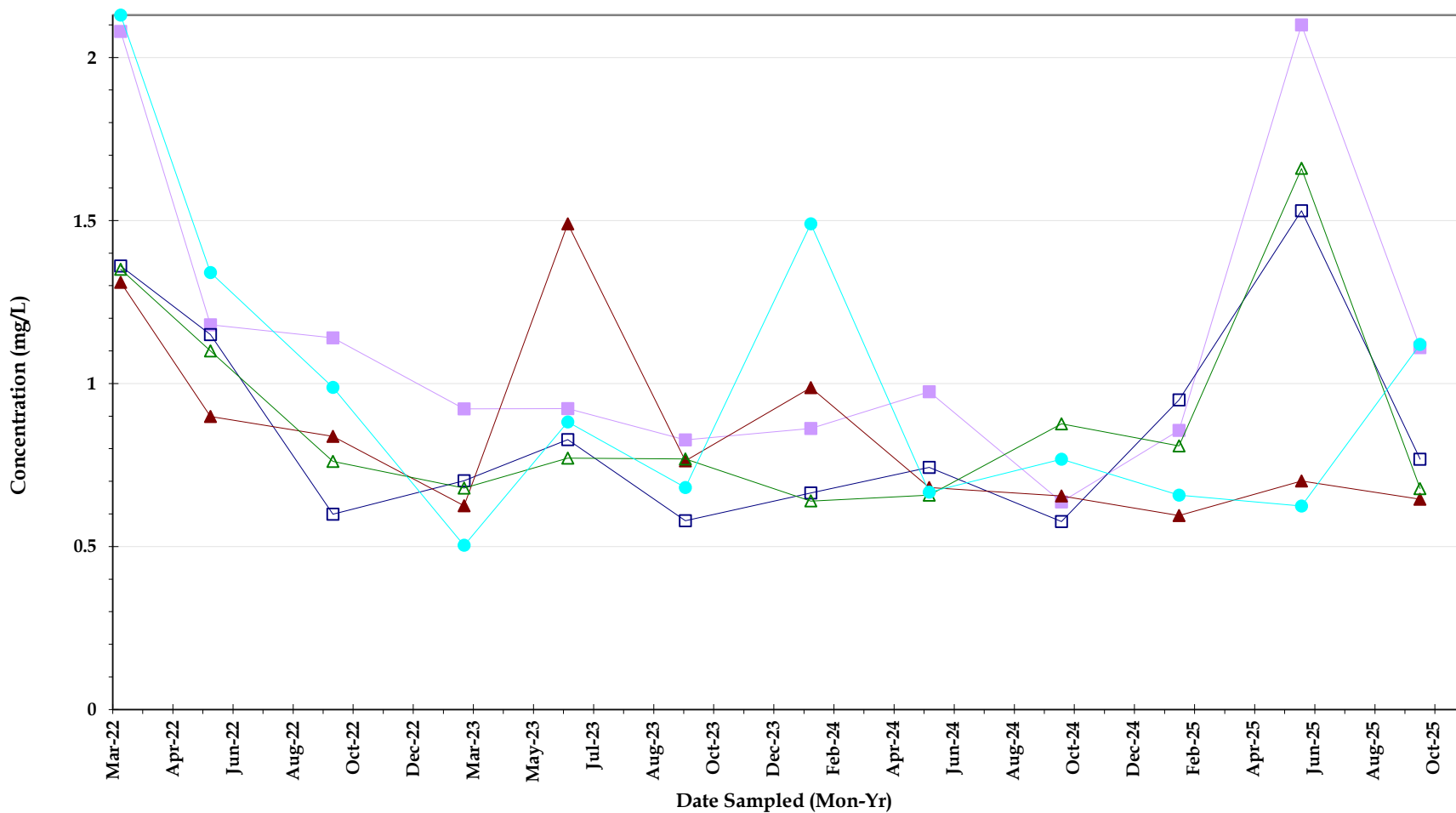
Chlorophyll *a*

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



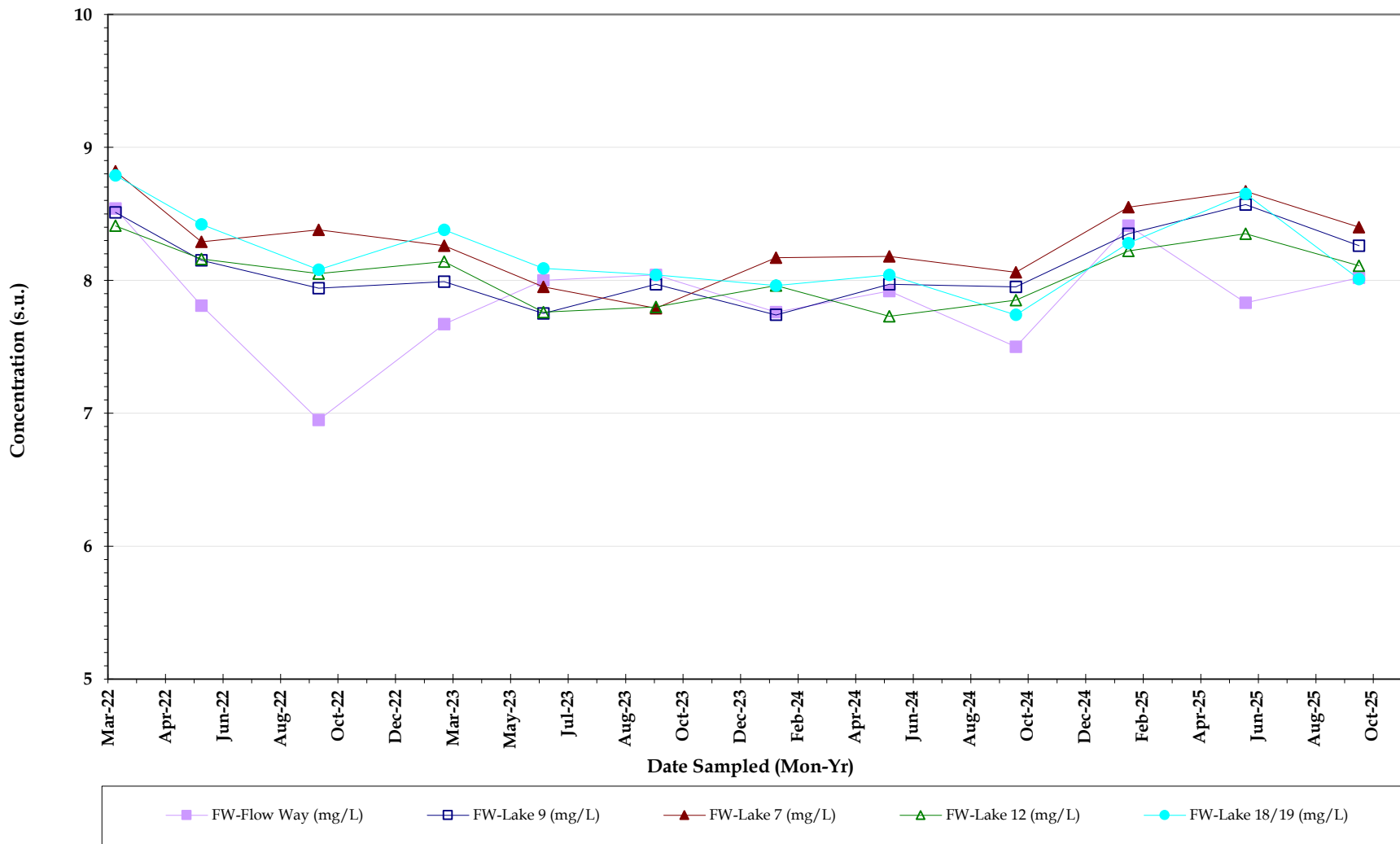
Orthophosphate

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



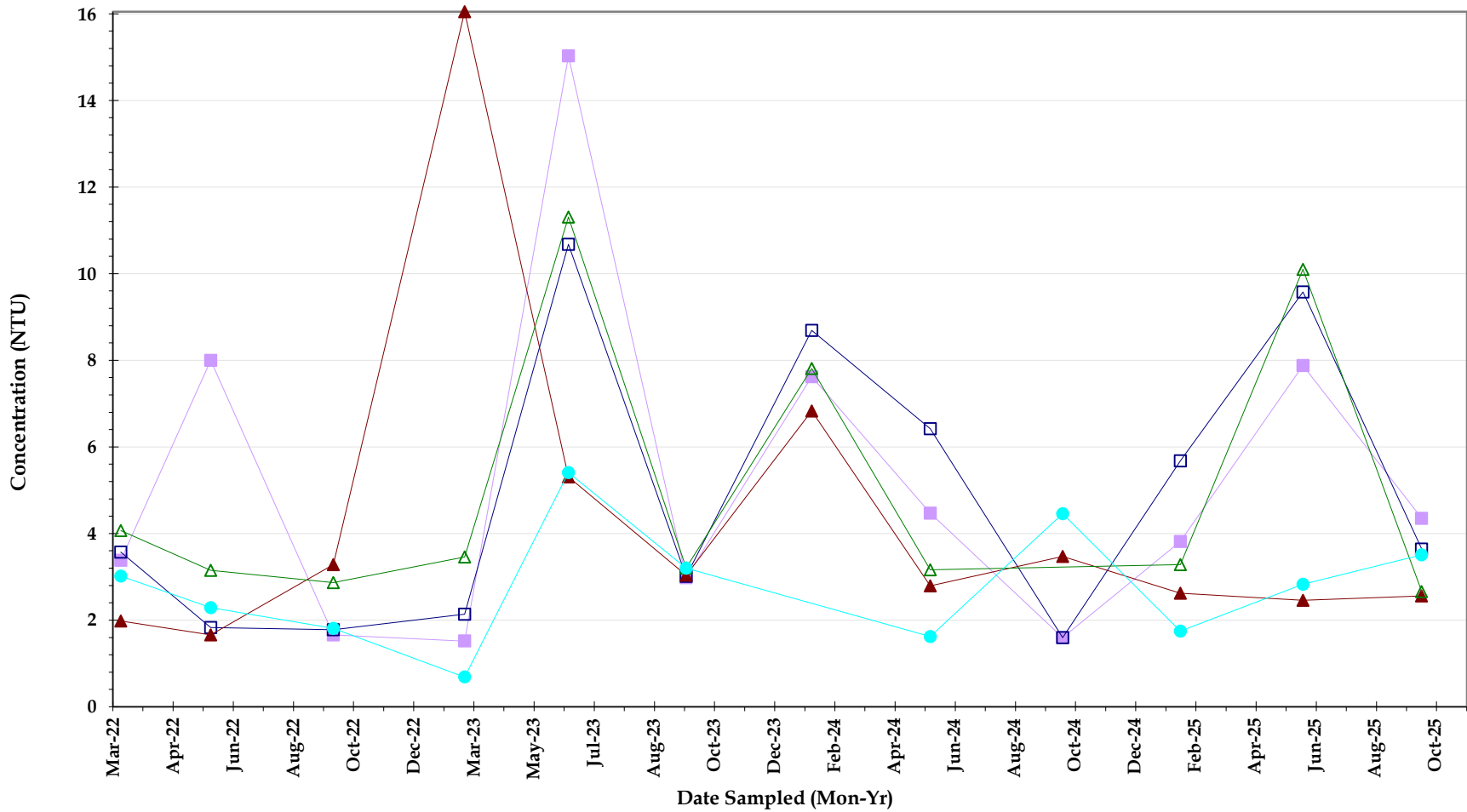
Total kjeldahl nitrogen (TKN)

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



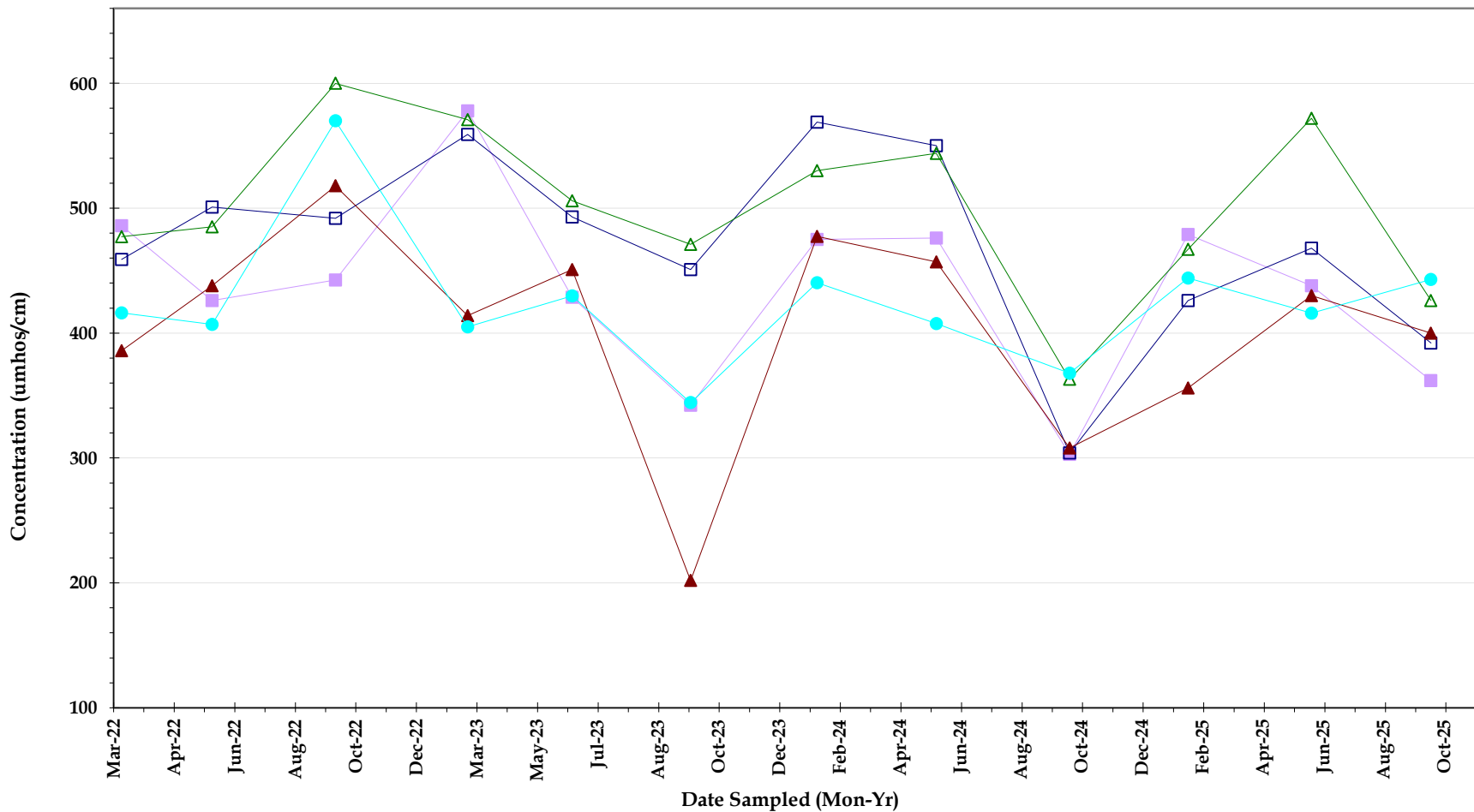
pH, Field

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



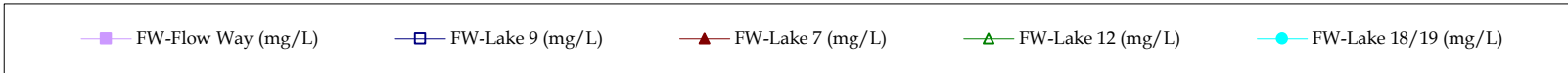
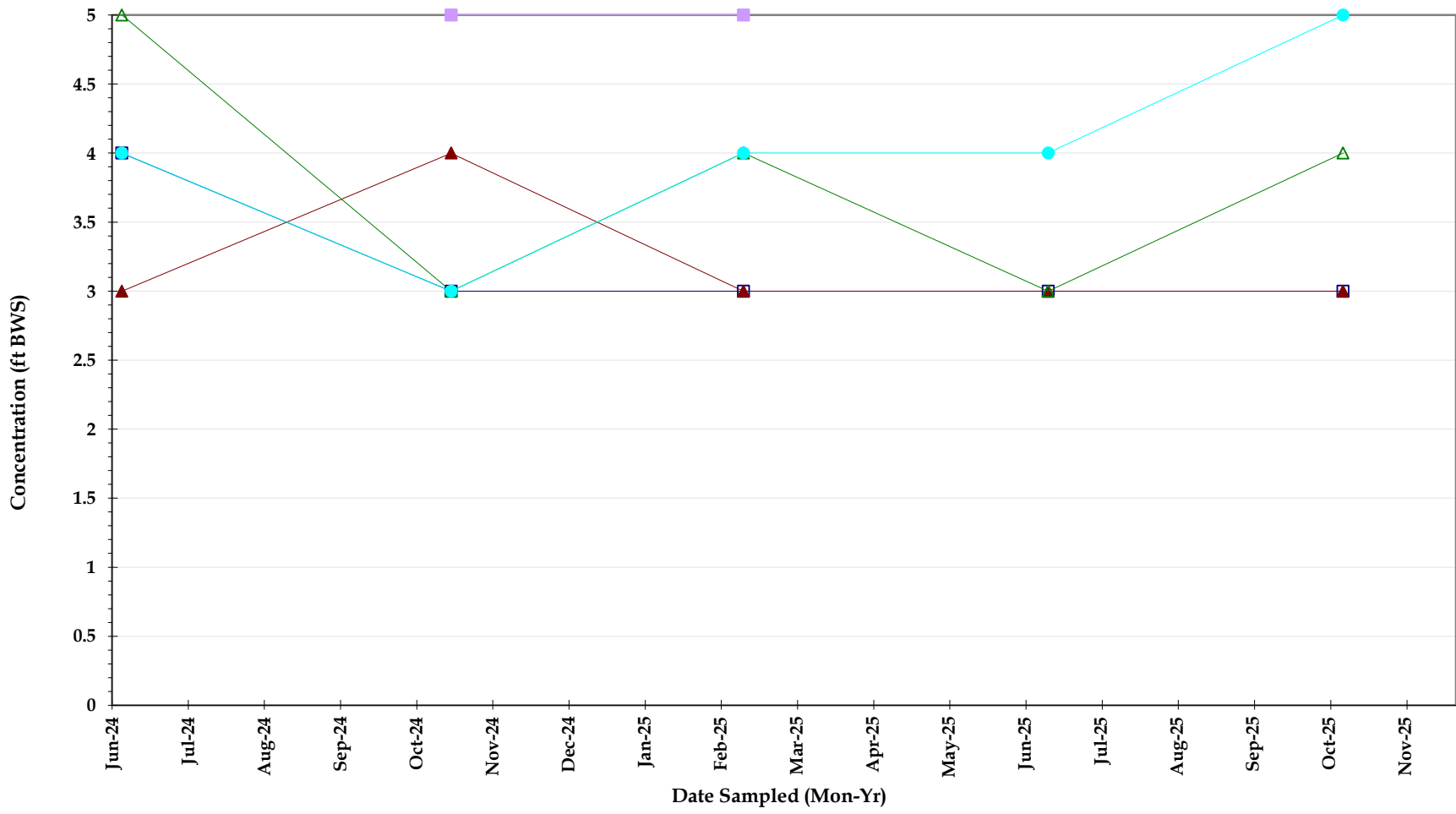
Turbidity

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



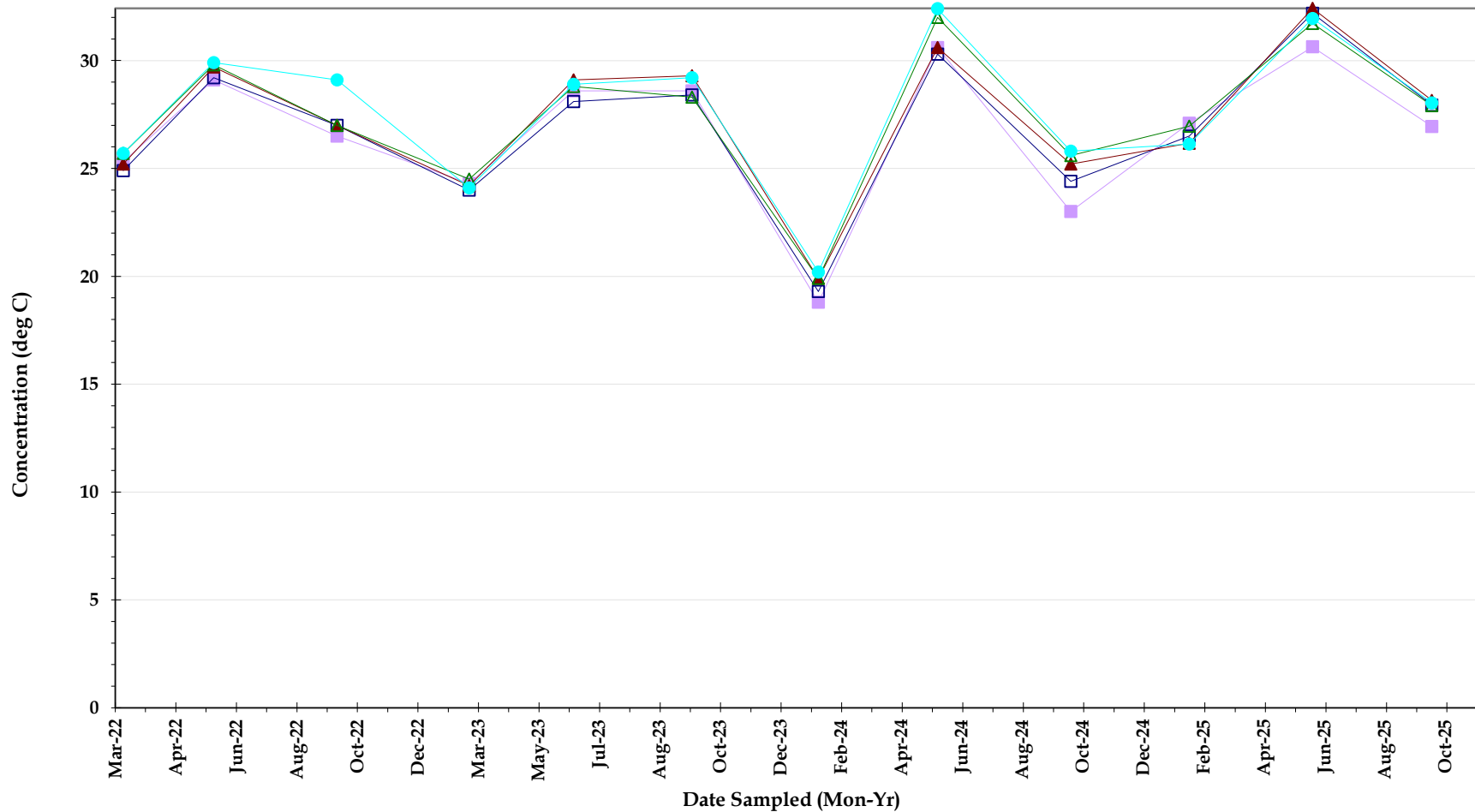
Conductivity

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



Water Depth

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025



Temperature, sample

Flow Way
Water Quality Surface Water Sample results
OCTOBER 2025

Laboratory Analytical Report

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 25100855

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

Project Name : FLOW WAY CDD WQM

Date Received : 10/16/2025

Time Received : 14:20

Submission Number: 25100855
Sample Number: 001
Sample Description: FW-LAKE 9

Sample Date: 10/15/2025
Sample Time: 10:20
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.093	MG/L	0.008	0.032	350.1	10/23/2025 15:45	KT/LM
TOTAL KJELDAHL NITROGEN	0.788	MG/L	0.05	0.20	351.2	10/22/2025 15:42	JS
ORTHO PHOSPHORUS AS P	0.003 U	MG/L	0.003	0.012	365.3	10/16/2025 18:22	KT/LM
TOTAL PHOSPHORUS AS P	0.013 I	MG/L	0.008	0.032	365.3	10/17/2025 16:45	KT/LM
CHLOROPHYLL A	8.24	MG/M3	0.25	1.00	445.0	10/20/2025 12:30	KG
TOTAL SUSPENDED SOLIDS	4.80	MG/L	0.570	2.280	SM2540D	10/17/2025 09:51	IR/CH
BIOCHEMICAL OXYGEN DEMAND	1.97 I	MG/L	1	4	SM5210B	10/16/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.036	MG/L	0.008	0.024	SYSTEAS EASY	10/20/2025 11:19	SN
TOTAL NITROGEN	0.804	MG/L	0.05	0.20	SYSTEAS+351	10/22/2025 15:42	JS/SN

Submission Number: 25100855
Sample Number: 002
Sample Description: FW-FLOW WAY

Sample Date: 10/15/2025
Sample Time: 10:00
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.037	MG/L	0.008	0.032	350.1	10/23/2025 15:47	KT/LM
TOTAL KJELDAHL NITROGEN	1.11	MG/L	0.05	0.20	351.2	10/22/2025 15:43	JS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.003	0.012	365.3	10/16/2025 18:24	KT/LM
TOTAL PHOSPHORUS AS P	0.017 I	MG/L	0.008	0.032	365.3	10/17/2025 16:46	KT/LM
CHLOROPHYLL A	9.82	MG/M3	0.25	1.00	445.0	10/20/2025 12:30	KG
TOTAL SUSPENDED SOLIDS	6.00	MG/L	0.570	2.280	SM2540D	10/17/2025 09:51	IR/CH
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	10/16/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.012 I	MG/L	0.008	0.024	SYSTEAS EASY	10/20/2025 12:11	SN
TOTAL NITROGEN	1.12	MG/L	0.05	0.20	SYSTEAS+351	10/22/2025 15:43	JS/SN

Submission Number: 25100855
Sample Number: 003
Sample Description: FW-LAKE 7

Sample Date: 10/15/2025
Sample Time: 10:40
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.073	MG/L	0.008	0.032	350.1	10/23/2025 15:49	KT/LM
TOTAL KJELDAHL NITROGEN	0.645	MG/L	0.05	0.20	351.2	10/22/2025 15:45	JS
ORTHO PHOSPHORUS AS P	0.003 U	MG/L	0.003	0.012	365.3	10/16/2025 18:25	KT/LM
TOTAL PHOSPHORUS AS P	0.011 I	MG/L	0.008	0.032	365.3	10/17/2025 16:46	KT/LM
CHLOROPHYLL A	4.46	MG/M3	0.25	1.00	445.0	10/20/2025 12:30	KG
TOTAL SUSPENDED SOLIDS	4.80	MG/L	0.570	2.280	SM2540D	10/17/2025 09:51	IR/CH
BIOCHEMICAL OXYGEN DEMAND	1.78 I	MG/L	1	4	SM5210B	10/16/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.076	MG/L	0.006	0.024	SYSTEAS EASY	10/27/2025 12:57	SN
TOTAL NITROGEN	0.721	MG/L	0.05	0.20	SYSTEAS+351	10/27/2025 12:57	JS/SN

Submission Number: 25100855
Sample Number: 004
Sample Description: FW-LAKE 12

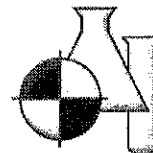
Sample Date: 10/15/2025
Sample Time: 10:55
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.189	MG/L	0.008	0.032	350.1	10/23/2025 15:50	KT/LM
TOTAL KJELDAHL NITROGEN	0.678	MG/L	0.05	0.20	351.2	10/22/2025 15:55	JS
ORTHO PHOSPHORUS AS P	0.008 I	MG/L	0.003	0.012	365.3	10/16/2025 18:28	KT/LM
TOTAL PHOSPHORUS AS P	0.011 I	MG/L	0.008	0.032	365.3	10/17/2025 16:47	KT/LM
CHLOROPHYLL A	5.79	MG/M3	0.25	1.00	445.0	10/20/2025 12:30	KG
TOTAL SUSPENDED SOLIDS	3.20	MG/L	0.570	2.280	SM2540D	10/17/2025 09:51	IR/CH
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	10/16/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.039	MG/L	0.006	0.024	SYSTEAS EASY	10/27/2025 12:57	SN
TOTAL NITROGEN	0.717	MG/L	0.05	0.20	SYSTEAS+351	10/27/2025 12:57	JS/SN

Submission Number: 25100855
Sample Number: 005
Sample Description: FW-LAKE 18/19

Sample Date: 10/15/2025
Sample Time: 11:20
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.096	MG/L	0.008	0.032	350.1	10/23/2025 16:00	KT/LM
TOTAL KJELDAHL NITROGEN	1.12	MG/L	0.05	0.20	351.2	10/22/2025 15:56	JS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.003	0.012	365.3	10/16/2025 18:28	KT/LM
TOTAL PHOSPHORUS AS P	0.009 I	MG/L	0.008	0.032	365.3	10/17/2025 16:48	KT/LM
CHLOROPHYLL A	5.68	MG/M3	0.25	1.00	445.0	10/20/2025 12:30	KG
TOTAL SUSPENDED SOLIDS	6.00	MG/L	0.570	2.280	SM2540D	10/17/2025 09:51	IR/CH
BIOCHEMICAL OXYGEN DEMAND	1.88 I	MG/L	1	4	SM5210B	10/16/2025 17:05	LD/LD



NITRATE+NITRITE AS N	0.0111	MG/L	0.006	0.024	SYSTEAS EASY	10/27/2025 12:58	SN
TOTAL NITROGEN	1.13	MG/L	0.05	0.20	SYSTEAS+351	10/27/2025 12:58	JS/SN

10/30/2025

Date

Dr. Dale D. Dixon Laboratory Director

Haley Richardson QC Manager / Leah Lepore

QC Officer

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.

B = Results based upon colony counts outside the ideal range.

H = Value based on field kit determination. Results may not be accurate.

I = Reported value is between the laboratory MDL and the PQL.

J1 = Estimated value. Surrogate recovery limits exceeded.

J2 = Estimated value. No quality control criteria exists for component.

J3 = Estimated value. Quality control criteria for precision or accuracy not met.

J4 = Estimated value. Sample matrix interference suspected.

J5 = Estimated value. Data questionable due to improper lab or field protocols.

K = Off-scale low. Value is known to be < the value reported.

L = Off-scale high. Value is known to be > the value reported.

N = Presumptive evidence of presence of material.

O = Sampled, but analysis lost or not performed.

Q = Sample held beyond accepted hold time.

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

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

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

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

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

| = Data deviate from historically established concentration ranges.

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

* = Not reported due to interference.

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

NOTES:

MBAS calculated as LAS; molecular weight = 340.

PQL = 4xMDL.

ND = Not detected at or above the adjusted reporting limit.

G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.

G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

COMMENTS:

Chlorophyll a was lab filtered at E85086 on 10/15/25 at 15:57

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

Results relate only to the samples.

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

Client: 2210

GHD Services, Inc. (HSA ENG)
2675 Winkler Ave, Suite 180
Ft. Myers FL 33901
Erik Isern (239) 215-3914 Shannon
Email EDD Reports to: Connor.Hayden@ghd.com
2023-PO# 01024
372/0

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

PO# 340-023260

Profile: 840, QC Report

Laboratory Submission #:

25100865

Station ID	Sample Type ¹	Sample Matrix ²	Unique bottle ID 1A	Parameters, Preservative ⁴ , Container Type ³ / Total # of Containers = 4	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID 1D	Laboratory Submission #
Fw-Lake 9	Grab	SW	NO ₃ -NO ₂ (System easy) TKN (351.2) NH ₃ (350.1) TP (365.3) T-N (Calc.) 1.1mL 1:4 H ₂ SO ₄ pH<2 Lot # 25-18	BOD5 (SM5210B) TSS (SM2540D)	Ortho-Phos (Lab Filtered) (365.3)	Chlorophyll a (445.0)	F11111111 @ BEAS 10/15/25 1557	1
Fw - Flow way	Grab	SW		10/15/25 1020				2
Fw - Lake 70	Grab	SW			1000			3
Fw - Lake 12	Grab	SW			1040			4
Fw - Lake 18/19	Grab	SW			1055			5
	Grab	SW			1120			

* "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.
 Under "Preservative", list any preservatives that were added to the sample container. List Number of preservative used, is specific to the bottles included in the kit. NaF, 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. Count duplicate bottles are not certified.

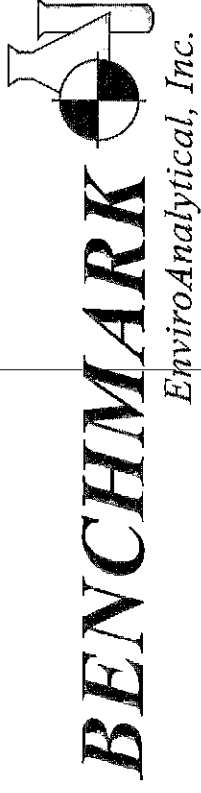
Each bottle has a label identifying sample ID, premenstrual preservative contained in the bottle, sample type, client ID, and parameters for analysis. The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name 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 < 2 : ☒ BEA Temperature: 2.5

	Collector & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
1	George Warner - Junior Merchant	10/15/25	1339	Melinda Merchant Melinda Merchant BEAS	12/15/25	1339
2	Melinda Merchant - BEAS	10/16/25	1128	Melinda Merchant Melinda Merchant BEAS	10/16/25	1128
3	Melinda Merchant - BEAS	10/16/25	1400	Melinda Merchant Melinda Merchant BEAS	10/16/25	1400
4	Melinda Merchant - BEAS			Melinda Merchant Melinda Merchant BEAS		
5	Melinda Merchant - BEAS			Melinda Merchant Melinda Merchant BEAS		



NELAP Certification #B84167

Submission Number: 25100855
Project Name: FLOW WAY CDD WQM

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
25100779 - 001	824825	350.1	AMMONIA NITROGEN	10/23/2025 14:28	LR		0.129	0.130	0.60		
		350.1	AMMONIA NITROGEN	10/23/2025 13:12	MB		0.000				
25100765 - 001	824809	350.1	AMMONIA NITROGEN	10/23/2025 13:15	SPK	1.00	0.065			1.030	96.6
		350.1	AMMONIA NITROGEN	10/23/2025 12:47	STD	1.00	1.030				103.0
25100798 - 001	824854	351.2	TOTAL KJELDAHL NITROGEN	10/22/2025 14:11	LR		57.300	53.100	5.38		
		351.2	TOTAL KJELDAHL NITROGEN	10/22/2025 13:26	MB		0.000				
25100725 - 012		351.2	TOTAL KJELDAHL NITROGEN	10/22/2025 13:34	SPK	2.00	0.620			2.660	102.0
		351.2	TOTAL KJELDAHL NITROGEN	10/22/2025 17:24	STD	2.50	2.500				99.8
25100860 - 001	824987	365.3	ORTHO PHOSPHORUS AS P	10/16/2025 17:15	LR		0.531	0.539	0.99		
		365.3	ORTHO PHOSPHORUS AS P	10/16/2025 18:11	MB		0.000				
25100891 - 001	825007	365.3	ORTHO PHOSPHORUS AS P	10/16/2025 18:19	SPK	0.20	0.227			0.449	111.0
		365.3	ORTHO PHOSPHORUS AS P	10/16/2025 18:14	STD	0.20	0.207				104.0
25100718 - 001	824756	365.3	TOTAL PHOSPHORUS AS P	10/17/2025 14:21	LR		67.900	66.100	1.93		
		365.3	TOTAL PHOSPHORUS AS P	10/17/2025 15:24	MB		0.000				
25100752 - 002	824791	365.3	TOTAL PHOSPHORUS AS P	10/17/2025 15:29	SPK	0.20	0.000			0.210	105.0
		365.3	TOTAL PHOSPHORUS AS P	10/17/2025 14:19	STD	0.20	0.203				101.0
25100722 - 005	824764	445.0	CHLOROPHYLL A	10/20/2025 12:30	LR		12.200	13.500	6.78		
		445.0	CHLOROPHYLL A	10/20/2025 12:30	MB		0.000				
		445.0	CHLOROPHYLL A	10/20/2025 12:30	STD	56.76	58.700				103.4
25100644 - 001	824624	SM2540D	TOTAL SUSPENDED SOLIDS	10/17/2025 09:51	LR		8.400	7.600	7.07		
		SM2540D	TOTAL SUSPENDED SOLIDS	10/17/2025 09:51	MB		0.000				
		SM2540D	TOTAL SUSPENDED SOLIDS	10/17/2025 09:51	STD	825.00	772.000				93.6
25100898 - 001	825019	SM5210B	BIOCHEMICAL OXYGEN DEMAND	10/16/2025 17:05	LR		726.200	878.200	13.40		
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	10/16/2025 17:05	MB		0.000				
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	10/16/2025 17:05	STD	198.00	190.100				96.0

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

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
25100855 - 001	824975	SYSTEAE EASY	NITRATE+NITRITE AS N	10/20/2025	LR		0.228	0.244	4.86		
		SYSTEAE EASY	NITRATE+NITRITE AS N	10/20/2025	MB		0.000				
25100855 - 001	824975	SYSTEAE EASY	NITRATE+NITRITE AS N	10/20/2025	SPK	0.20	0.236			0.228	95.7
		SYSTEAE EASY	NITRATE+NITRITE AS N	10/20/2025	STD	0.25	0.244				97.7

Comments:

Surface Water Field Sheets

Field Instrument Calibration Records

INSTRUMENT (MAKE/MODEL#) YSI Pro PlusINSTRUMENT # 34120☒ pH

STANDARDS: [Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]

Standard A 4 SUStandard B 7 SU

Standard C _____

10/15/25

DATE (yy/mm/dd)	TIME (hr:min)	STD (A, B, C)	STD VALUE	INSTRUMENT RESPONSE	% DEV	CALIBRATED (YES, NO)	TYPE (INIT, CONT)	SAMPLER INITIALS
<u>10/9/25</u>	<u>945</u>	<u>a</u>	<u>4</u>	<u>4.04</u>	<u>1</u>	<u>yes</u>	<u>init</u>	<u>zw</u>
<u>↓</u>	<u>947</u>	<u>B</u>	<u>7</u>	<u>6.96</u>	<u>0.6</u>	<u>yes</u>	<u>init</u>	<u>↓</u>
<u>↓</u>	<u>1135</u>	<u>a</u>	<u>4</u>	<u>4.10</u>	<u>2.5</u>	<u>no</u>	<u>cont</u>	<u>↓</u>
<u>↓</u>	<u>1137</u>	<u>B</u>	<u>7</u>	<u>6.98</u>	<u>0.3</u>	<u>no</u>	<u>cont</u>	<u>↓</u>

☒ CONDUCTIVITY

STANDARDS: [Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]

Standard A 1413 umhos/cm

Standard B _____

Standard C _____

10/15/25

DATE (yy/mm/dd)	TIME (hr:min)	STD (A, B, C)	STD VALUE	INSTRUMENT RESPONSE	% DEV	CALIBRATED (YES, NO)	TYPE (INIT, CONT)	SAMPLER INITIALS
<u>10/9/25</u>	<u>949</u>	<u>a</u>	<u>1413</u>	<u>1394</u>	<u>1.3</u>	<u>yes</u>	<u>init</u>	<u>zw</u>
<u>↓</u>	<u>1139</u>	<u>a</u>	<u>1413</u>	<u>1399</u>	<u>1.0</u>	<u>no</u>	<u>cont</u>	<u>zw</u>

☒ DO

STANDARDS: [Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]

Standard A Saturated Air Chamber/100%

Standard B _____

Standard C _____

10/15/25

DATE (yy/mm/dd)	TIME (hr:min)	STD (A, B, C)	STD VALUE	INSTRUMENT RESPONSE	% DEV	CALIBRATED (YES, NO)	TYPE (INIT, CONT)	SAMPLER INITIALS
<u>10/9/25</u>	<u>951</u>	<u>a</u>	<u>100</u>	<u>101.0</u>	<u>1</u>	<u>yes</u>	<u>init</u>	<u>zw</u>
<u>↓</u>	<u>1141</u>	<u>a</u>	<u>100</u>	<u>104.2</u>	<u>4.2</u>	<u>no</u>	<u>cont</u>	<u>zw</u>

STANDARDS: [Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]

Standard C 800 n TU

10/15/25

INSTRUMENT (MAKE/MODEL#) _____ INSTRUMENT # _____

☒ **ORP**

STANDARDS: *[Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]*

Standard C

[illegible]

SURFACE WATER FIELD SHEET
Station Information

Flow Way

STATION ID:	<i>FW- Flow Way</i>
LOCATION:	<i>off of bridge</i>
DATE/TIME:	<i>10/15/25 1000</i>
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: <i>nm</i> (feet) (Average of 2 measurements)	Sample Depth: <i>2.5</i> (feet)
STREAM FLOW: (Circle One if applicable) No Flow <u>Flow within Banks</u> Flood Conditions	
WATER LEVEL: (Circle One) Low Normal <u>High</u>	
WATER SAMPLE COLLECTION DEVICE (Circle One) Van Dorn Direct Grab with Sample Bottle <u>Dipper</u> Other	

Field Measurements		Meter ID# <i>34120</i>		Field Measurements Read By: (initials) <i>zn</i>			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<i>1000</i>	<i>2.5</i>	<i>8.02</i>	<i>5.55</i>	<i>69.6</i>	<i>26.95</i>	<i>362</i>	<i>4.35</i>
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: *zn*

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>FW Lake 9</u>
LOCATION:	<u>OFF OF SE bank</u>
DATE/TIME:	<u>10/15/25 1020</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)
	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>3</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW:	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL:	(Circle One)	Low	Normal <u>High</u>
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other _____

Field Measurements		Meter ID# <u>34120</u>			Field Measurements Read By: (initials) <u>zw</u>		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1020</u>	<u>1.05</u>	<u>8.26</u>	<u>5.63</u>	<u>7.1</u>	<u>27.93</u>	<u>392</u>	<u>3.64</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
				<u>71.9</u>			

*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: zw

REMARKS:

Filamentous algae, water has green hue

SURFACE WATER FIELD SHEET
Station Information

STATION ID: FW Lake 7
 LOCATION: OFF OF SE beaver
 DATE/TIME: 10/15/25 1040
 ALL TIMES ARE: ETZ or CTZ
 (circle one)

WATERBODY TYPE:
(Circle One)

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

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

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: 3 (feet)

(Average of 2 measurements)

Sample Depth: 1.5 (feet)

STREAM FLOW: (Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with
Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

34120

Field Measurements

Read By: (initials) an

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1040</u>	<u>1.5</u>	<u>8.40</u>	<u>5.33</u>	<u>68.4</u>	<u>28.15</u>	<u>400</u>	<u>2.56</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: an

REMARKS:

Filamentous algae

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	FW-Lake 12
LOCATION:	off of NE bank
DATE/TIME:	10/5/25 1055
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:	<u>4</u> (feet)	Sample Depth:	<u>2</u> (feet)
(Average of 2 measurements)			
STREAM FLOW:	(Circle One if applicable)	No Flow	<u>Flow within Banks</u> Flood Conditions
WATER LEVEL:	(Circle One)	Low	Normal <u>High</u>
WATER SAMPLE COLLECTION DEVICE	(Circle One)	Van Dorn	Direct Grab with Sample Bottle <u>Dipper</u> Other

Field Measurements		Meter ID# <u>34120</u>		Field Measurements Read By: (initials) <u>W</u>			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1055</u>	<u>2</u>	<u>8.11</u>	<u>4.68</u>	<u>59.7</u>	<u>27.91</u>	<u>426</u>	<u>2.66</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: W

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID: FW-Lake 18119

LOCATION: OFF OF bank

DATE/TIME: 10/15/25 1120

ALL TIMES ARE: ETZ or CTZ
(circle one)

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

Small Stream Large River
(collect samples in representative area) (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: 5 (feet) Sample Depth: 2.5 (feet)
(Average of 2 measurements)

STREAM FLOW: (Circle One if applicable) No Flow Flow within Banks Flood Conditions

WATER LEVEL: (Circle One) Low Normal High

WATER SAMPLE COLLECTION DEVICE (Circle One) Van Dom Direct Grab with Sample Bottle Dipper Other _____

Field Measurements

Meter ID# 34120

Field Measurements
Read By: (initials) zw

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1120</u>	<u>2.5</u>	<u>8.01</u>	<u>4.50</u>	<u>57.8</u>	<u>28.04</u>	<u>443</u>	<u>3.51</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: zw

REMARKS: _____

Benchmark EA South
1001 Corporate Avenue, Suite 102
North Port, FL 34289
(941) 625-3137 / (800) 736-9986
(941) 423-7336 fax

Benchmark EA, Inc.
1711 12th St. East
Palm Beach, FL 34421
(941) 723-9986 / (800) 736-9986
(941) 723-6061-fax

Client:

GHD Services, Inc. (HSA ENG)
2675 Winkler Ave, Suite 180
Ft. Myers FL 33901
Erik Isen (239) 215-3914
Shannon Tucker 239-210-8653
Email EDD Reports to: Connon-Haydon@ghd.com

Kit Shipped to client via UPS Standard in 1 large cooler

Sample Temperature checked upon receipt at
BEAS with Temperature Gun ID #7

Sample Temperature checked upon receipt at
BEA with Temperature Gun ID #258

PO# 340-023260 **Jessie Watson**

Chain of Custody Form: Flow Way CDD WQM
Project Number: 11225022-07
PO# 340-023260

Profile: 840, QC Report

Laboratory Submission #:

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	
Flow-Lake 9	Grab	SW	NO ₃ -NO ₂ (System easy) TKN (95.1) NH ₃ (95.1) TP (95.1) T-N (Calc.)	BOD ₅ (SM4210B) TSS (SM2540D)	Ortho-Phos (Lab Filtered) (95.1)	Chlorophyll a (445.0) Filtered @ BEAS	
			1.1mL 1:4 H ₂ SO ₄ pH<2.0 Lot # 25-18	Plain	Plain	Plain	
			1 x 1/2 Pint Plastic	1 x 2 Quart Plastic	1 x 1/2 Pint Plastic	1 x 500mL Opaque Plastic	
Flow-Lake 12	Grab	SW					
Flow-Lake 18/19	Grab	SW					
Flow-Lake 70	Grab	SW					
Flow-Lake 12	Grab	SW					
Flow-Lake 18/19	Grab	SW					

Notes:

1. "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
2. "Sample Matrix" is used to indicate whether the sample is a grab (G) or whether it was a composite (C).
3. "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
4. "Preservative" is used to indicate whether the sample was preserved or not. The temperature during storage should be less than or equal to 4°C (42°F).
5. "Under Preservation" has any preservatives that were added to the sample container. List Number of preservative used in the list. NaOH, 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.
6. "Quant Plastic bottles are not certified."

Laboratory Sample Acceptability: pH < 2.0 BEA Temperature: 20.2°C

Collector & Affiliation: GTHO	Date: 10/15/05	Time: 1339	Received By & Affiliation: (Print & Sign) Melinda Merchant	Date: 10/15/05	Time: 1339
Relinquished By & Affiliation: (Print & Sign) Jessie Watson	Date:	Time:	Received By & Affiliation: (Print & Sign) Melinda Merchant	Date:	Time:
Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:

Data Compliance Report



Data Compliance Report

November 5, 2025

To	Mr. Richard Freeman Manager of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	Contact No.	954-644-9630
Copy to	File	Email	Sheri.Finn@ghd.com
From	Sheri Finn/cs/54	Project No.	11225022
Project Name	Flow Way Surface Water Sampling		
Subject	Analytical Results Compliance Report Surface Water Quality Monitoring Flow Way CDD Fort Myers, Florida October 2025		

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 October 2025 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: James P. Ward
Date: October 15, 2025
Re: Commission on Ethics required Annual 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 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 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, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

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 the 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.**

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

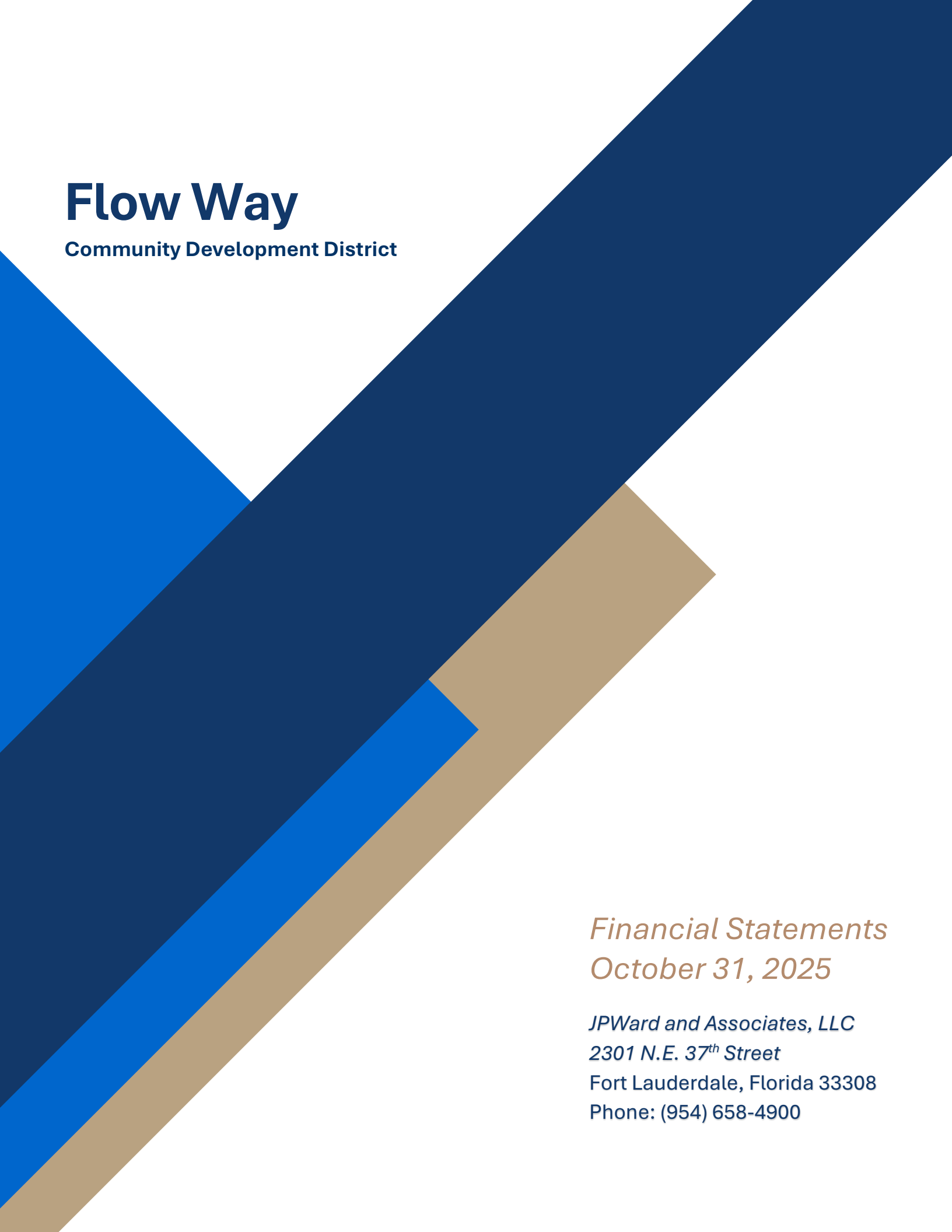
2. Free Training Programs:

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.
[FLC Mandated Ethics Workshop](#)

3. 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.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course



Flow Way

Community Development District

Financial Statements
October 31, 2025

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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Flow Way Community Development District

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**Flow Way Community Development District
Balance Sheet
for the Period Ending October 31, 2025**

Governmental Funds													
Debt Service Funds													
Capital Projects Fund													
Account Groups													
Totals (Memorandum Only)													
General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets				
Assets													
Cash and Investments													
General Fund													
Truist - Checking Account	\$ 154,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,911
FMIT - Investment Account	559,282	-	-	-	-	-	-	-	-	-	-	-	559,282
Debt Service Fund													
Interest Account	-	-	-	-	-	-	1	-	-	-	-	-	1
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	-	961,961
Revenue	-	394,167	237,969	349,588	214,082	502,980	270,540	-	-	-	-	-	1,969,327
Prepayment Account	-	481	192	866	1,615	195	-	-	-	-	-	-	3,349
General Redemption Account	-	-	2,791	-	-	-	-	-	-	-	-	-	2,791
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,219	-	-	-	-	3,219
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds													
General Fund	-	2,951	2,498	4,040	2,744	5,949	4,761	-	-	-	-	-	22,943
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,960,373	-	-	-	2,960,373
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,324,627	-	-	-	23,324,627
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	-	16,561,069
Total Assets	\$ 724,269	\$ 642,481	\$ 403,899	\$ 527,994	\$ 336,816	\$ 763,881	\$ 285,303	\$ 3,219	\$ 26,285,000	\$ 16,561,069	\$ -	\$ -	\$ 46,533,929

Flow Way Community Development District
Balance Sheet
for the Period Ending October 31, 2025

	Governmental Funds		Debt Service Funds					Capital Projects Fund		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets		
Liabilities												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	22,943	-	-	-	-	-	-	-	-	-	-	22,943
Bonds Payable												
Current Portion (Due Within 12 Months)												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000
Long Term												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	152,054	-	-	-	152,054
Total Liabilities	\$ 22,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,285,000	\$ -	\$ 26,459,997
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069
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	-	5,103	3,849	6,199	3,464	8,500	5,705	11	-	-	-	32,832
Unassigned												
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance												
Reserved for Operations (2 Months)	366,550											366,550
Extraordinary Capital/Operations	540,383											540,383
Results from Current Operations	(205,606)	-	-	-	-	-	-	-	-	-	-	(205,606)
Total Fund Equity and Other Credits	\$ 701,326	\$ 642,481	\$ 403,899	\$ 527,994	\$ 336,816	\$ 763,881	\$ 285,303	\$ (148,836)	\$ -	\$ 16,561,069	\$ -	\$ 20,073,932
Total Liabilities, Fund Equity and Other Credits	\$ 724,269	\$ 642,481	\$ 403,899	\$ 527,994	\$ 336,816	\$ 763,881	\$ 285,303	\$ 3,219	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 46,533,929

Unaudited

Prepared by:
JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	1,879	1,879	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	24,197	24,197	2,184,483	1%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,379)	0%
Contributions Private Sources	-	-	-	0%
Master HOA Preserve Cost Share	-	-	122,450	0%
Total Revenue and Other Sources:	\$ 26,075	\$ 26,075	\$ 2,219,554	1%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	1,000	12,000	8%
Executive				
Professional Management	3,767	3,767	45,200	8%
Financial and Administrative				
Audit Services	-	-	5,300	0%
Accounting Services	1,458	1,458	17,500	8%
Assessment Roll Services	1,458	1,458	17,500	8%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	25,993	0%
Dissemination Agent Services	-	-	5,500	0%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	37,041	37,041	15,500	239%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	250	0%
Computer Services - Website Development	-	-	2,400	0%
Insurance	23,116	23,116	22,608	102%
Printing & Binding	-	-	1,600	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	40,000	0%
SFWMD - Permit Objection	-	-	2,000	
Other General Government Services				
Engineering Services - General Fund	-	-	57,000	0%
Bonita Springs - Stormwater Discharge	-	-	-	0%

Prepared by:

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	-	-	30,000	0%
Consumptive Use Permit Monitor	-	-	15,000	0%
Utility Services				
Electric - Pump Station	3,830	3,830	46,000	8%
Electric - Recharge Pumps	185	185	2,000	9%
Wireless - Pump Station	-	-	-	0%
Repairs and Maintenance				
Pump Station and Wells	48,860	48,860	30,000	163%
Recharge Pumps	-	-	4,000	0%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Capital Outlay				
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 1 - Bid Documents	-	-	-	0%
Task 2 - Monthly site visits	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	6,300	0%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	-	36,000	0%
Northern Preserve Area 1	-	-	63,800	0%
Northern Preserve Area 2	-	-	106,300	0%
Contingencies	-	-	4,900	0%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	-	50,000	0%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	13,576	188,000	7%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	2,915	43,000	7%
Lake Bank Maintenance	818	818	30,000	3%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	-	-	35,000	0%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	-	60,000	0%
Contingencies	-	-	15,840	0%

Prepared by:

Unaudited

JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	-	2,000	0%
Lake Bank Restorations	-	-	187,000	0%
Contingencies	-	-	32,470	0%
Landscaping Services				
Professional Services				
Asset Management	-	-	40,000	0%
Utility Services				
Potable Water - Fountains	72	72	3,700	2%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	13,138	13,138	178,000	7%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	925	925	35,000	3%
Mulch Installation	-	-	33,000	0%
Annuals	-	-	80,000	0%
Annual Holiday Decorations	16,750	16,750	33,000	51%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	-	-	20,000	0%
Irrigation System	420	420	6,000	7%
Bridge & Roadway - Main Entrance	-	-	18,000	0%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	-	4,200	0%
Bike/Walkway -Sealcoating/Misc Repair	1,200	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay - Monuments	-	-	-	0%
Capital Outlay - Pressure Clean/Sand/Seal	43,597	43,597	55,000	79%
Capital Outlay - Landscaping	-	-	40,000	0%
Capital Outlay - Contingencies & CEI	-	-	16,150	0%
Reserve Allocations				
District Asset Restoration	17,556	17,556	210,670	8%
Sub-Total:	231,681	231,681	2,219,554	10%
Total Expenditures and Other Uses:	\$ 231,681	\$ 231,681	\$ 2,219,554	10%
Net Increase/ (Decrease) in Fund Balance	(205,606)	(205,606)	-	
Fund Balance - Beginning	889,376	889,376	889,376	
Current Reserve Allocation	17,556	17,556	210,670	
Fund Balance - Ending	\$ 701,326	\$ 701,326	\$ 210,670	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	827	827	10,405	8%
Prepayment Account	2	2	-	0%
Revenue Account	1,323	1,323	15,089	9%
Special Assessment Revenue				
Special Assessments - On-Roll	2,951	2,951	273,784	1%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayment	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	
Total Revenue and Other Sources:	\$ 5,103	\$ 5,103	\$ 281,367	2%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	-	85,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 3)	-	-	-	0%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	-	155,938	0%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 240,938	0%
Net Increase/ (Decrease) in Fund Balance	5,103	5,103	40,429	
Fund Balance - Beginning	637,377	637,377	637,377	
Fund Balance - Ending	\$ 642,481	\$ 642,481	\$ 677,806	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	123	0%
Reserve Account	542	542	6,815	8%
Prepayment Account	1	1	-	0%
Revenue Account	799	799	9,157	9%
General Redemption Account	9	9	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,498	2,498	231,388	1%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,849	\$ 3,849	\$ 232,437	2%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	-	70,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 4)	-	-	-	0%
Interest Expense				
Series 2015 Bonds (Phase 4)	-	-	141,094	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 211,094	0%
Net Increase/ (Decrease) in Fund Balance	3,849	3,849	21,343	
Fund Balance - Beginning	400,050	400,050	400,050	
Fund Balance - Ending	\$ 403,899	\$ 403,899	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	586	586	7,390	8%
Revenue Account	1,173	1,173	13,263	9%
Special Assessment Revenue				
Special Assessments - On-Roll	4,040	4,040	374,564	1%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Operating Transfers In (To Other Funds)	400	400	-	0%
Total Revenue and Other Sources:	\$ 6,199	\$ 6,199	\$ 370,713	2%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	-	120,000	0%
Principal Debt Service - Early Redemptions				
Series 2016 Bonds (Phase 5)	-	-	-	0%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	-	220,296	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 340,296	0%
Net Increase/ (Decrease) in Fund Balance	6,199	6,199	30,417	
Fund Balance - Beginning	521,795	521,795	521,795	
Fund Balance - Ending	\$ 527,994	\$ 527,994	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	400	400	5,028	8%
Revenue Account	721	721	8,380	9%
Special Assessment Revenue				
Special Assessments - On-Roll	2,744	2,744	254,231	1%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,864	3,864	\$ 251,007	2%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	-	80,000	0%
Principal Debt Service - Early Redemptions				
Series 2017 Bonds (Phase 6)	-	-	-	0%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	-	153,300	0%
Debt Service-Other Costs				
Operating Transfers Out (To Other Funds)	400	400	-	0%
Total Expenditures and Other Uses:	\$ 400	\$ 400	\$ 233,300	0%
Net Increase/ (Decrease) in Fund Balance	3,464	3,464	17,707	
Fund Balance - Beginning	333,352	333,352	333,352	
Fund Balance - Ending	\$ 336,816	\$ 336,816	\$ 351,059	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	7	0%
Reserve Account	861	861	10,822	8%
Prepayment Account	1	1	-	0%
Revenue Account	1,690	1,690	18,090	9%
Special Assessment Revenue				
Special Assessments - On-Roll	5,949	5,949	551,562	1%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 8,500	8,500	\$ 544,398	2%
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	-	0%
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	185,000	0%
Principal Debt Service - Early Redemptions				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	0%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	319,843	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 504,843	0%
Net Increase/ (Decrease) in Fund Balance	8,500	8,500	39,555	
Fund Balance - Beginning	755,381	755,381	755,381	
Fund Balance - Ending	\$ 763,881	\$ 763,881	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

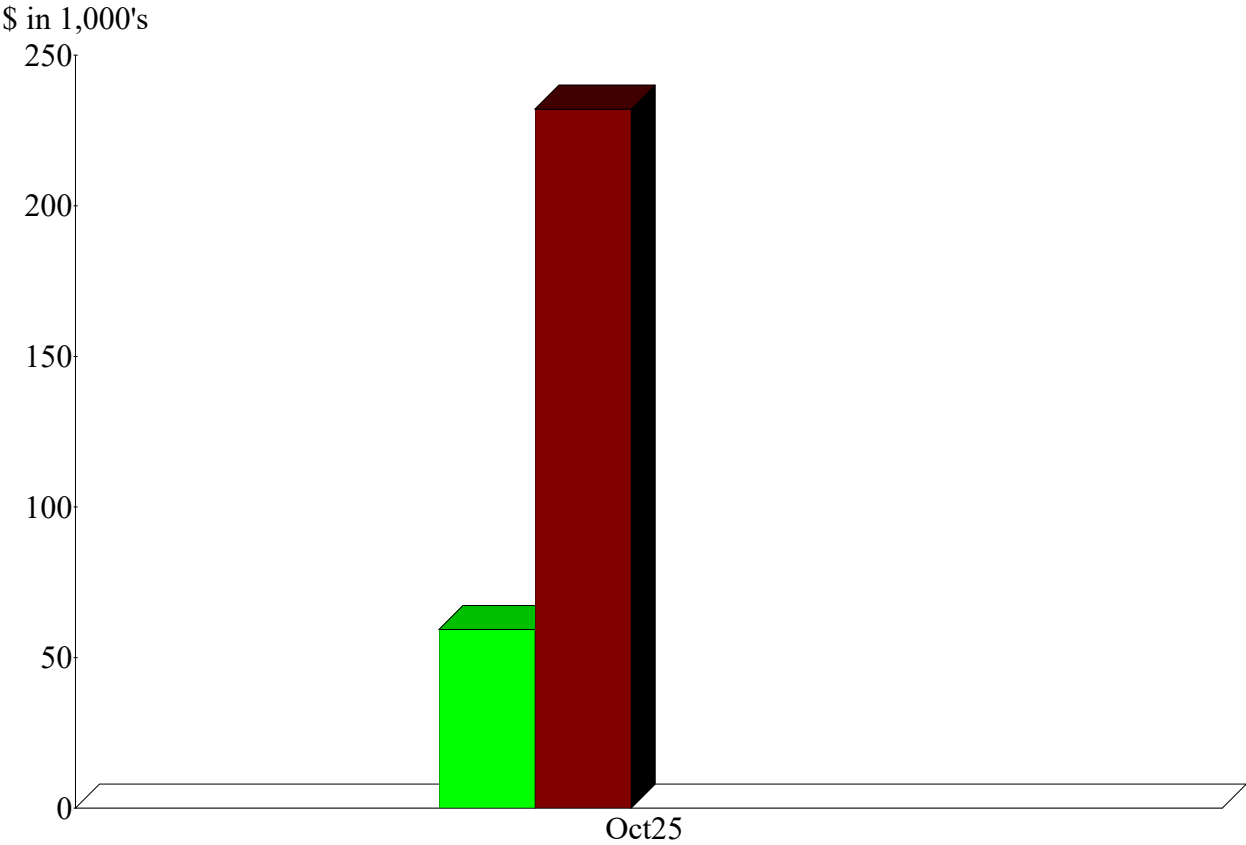
Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	-	0%
Reserve Account	34	34	300	11%
Revenue Account	910	910	5,000	18%
Special Assessment Revenue				
Special Assessments - On-Roll	4,761	4,761	450,337	1%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,705	5,705	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	165,000	0%
Principal Debt Service - Early Redemptions				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	0%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	256,750	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	5,705	5,705	4,426	
Fund Balance - Beginning	279,598	279,598	279,598	
Fund Balance - Ending	\$ 285,303	\$ 285,303	\$ 284,024	

Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	11	11	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 11	\$ 11	\$ -
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	11	11	-
Fund Balance - Beginning	(148,847)	(148,847)	-
Fund Balance - Ending	\$ (148,836)	\$ (148,836)	\$ -

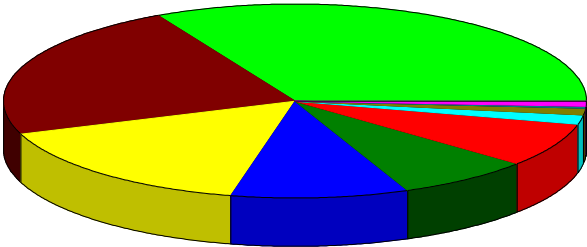
Flow Way Community Development District

Income and Expense by Month
October 2025



Expense Summary
October 2025

5790000 · Landscaping Services	32.79%
5370000 · Community Wide Irrigation Syst	22.78
5133400 · Other Contractual Services	15.96
5134500 · Insurance	9.96
9099000 · Reserve Allocations	7.56
5384650 · Lake, Lake Bank & Littoral She	7.46
5120000 · Executive	1.62
5130000 · Financial and Administrative	1.26
5110000 · Legislative	0.43
5810000 · Interfund Transfer Out	0.17
Total	\$232,081.13



By Account