

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

April 1, 2026

**BOARD OF SUPERVISORS
CONTINUED PUBLIC
HEARING AND REGULAR
MEETING AGENDA**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

<https://lakepowellcdd.net/>

March 25, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Continued Public Hearing and Regular Meeting on April 1, 2026 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Letter from Kutak Rock, LLP Regarding STGC
4. Continued Public Hearing on Adoption of Fiscal Year 2025/2026 Amended Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Update/Report: Guardhouse
6. Update: Security Services
7. Update: Walking Trails and Map
8. District Engineer: Discussion/Consideration/Update/Ratification
 - A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW
 - B. Update: Covington Bridge/Roadway Repair
9. District Counsel: Discussion/Consideration/Update/Ratification

- A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98
 - B. Update: Cease-and-Desist Letter to Homeowner Regarding Conservation Easement Violation
 - C. Status of Agreement with POA and Bay County Sheriff's Office
10. District Ecologist: Discussion/Consideration/Update
- A. Discussion: Unmanaged Conservation Lands in Wild Heron
 - B. Update: Conservation Easement Swap - Survey & Legal Status
 - C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol
 - D. Update: North Zone One Road
 - E. Mitigation Zone Maintenance Status
 - F. Water Quality Report
 - G. Boundary Fence Gaps
11. Continued Discussion: Speeding on WHW
12. Ratification Items
- A. Halff Associates, Inc. [Trip Generation Study]
 - I. Additional Services Confirmation and Change Order
 - II. Additional Services Confirmation and Change Order #2
13. Acceptance of Unaudited Financial Statements as of February 28, 2026
14. Discussion: Fiscal Year 2026/2027 Budget
15. Approval of March 4, 2026 Continued Public Hearing and Regular Meeting Minutes
16. Staff Reports
- A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
 - B. District Counsel: *Burke Blue*
 - C. District Engineer: *McNeil Carroll Engineering, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training

- UPCOMING MEETINGS
 - May 6, 2026 at 2:00 PM (Central Time)
 - June 3, 2026 at 2:00 PM (Central Time) [*Presentation of FY2027 Proposed Budget*]
 - QUORUM CHECK

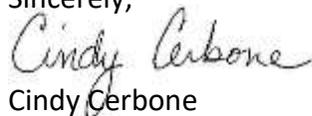
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SEAT 2	DAVID DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS BALDUF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOEL STEPHENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEN BLACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (*for informational purposes*)

17. Board Member Comments
18. Public Comment
19. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL-IN NUMBER: 1-888-354-0094
 PARTICIPANT PASSCODE: 801 901 3513**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3

March 17, 2026

VIA EMAIL

Lake Powell Residential Golf Community Development District
c/o District Counsel, Michael S. Burke
16215 Panama City Beach Pkwy.
Panama City Beach, FL 32413
mburke@burkeblue.com

Re: Fiscal Year 2026 Budget and O&M Assessments

Mr. Burke:

Pursuant to the request and direction of the Lake Powell Residential Golf Community Development District's Board of Supervisors, please find enclosed information related to "trip" counts associated with STGC of PCB, LLC's ("STGC") property, including the Shark's Tooth clubhouse and golf course. As you know, at its February 4, 2026 meeting the Board adopted what was called "Option 2" as an amended O&M Assessment Methodology ("Methodology") for fiscal year 2025/2026. That Methodology allocated assessments between the various properties within the District based on estimated trip counts from the Institute of Transportation Engineers ("ITE"). As stated in the analysis, "[t]he resulting daily vehicle trip estimates represent total two-way traffic for an average weekday." For STGC's property, this amounted to an allocation of 547 daily trips for the Shark's Tooth golf course and 121 daily trips for the club's tennis courts, for a total of 668 daily two-way trips for the average weekday. The Board also made an allowance for STGC to submit data regarding the Methodology and trip counts for possible further consideration within 60 days of the meeting. STGC appreciates the opportunity to provide information in response to that request for the District's consideration.

As summarized herein, data are enclosed regarding actual trips generated by STGC's property over an approximately one-year period. The majority of the data referenced were collected by the Wild Heron Property Owners Association at the request of the District and reflect the total number of cars entering the District each weekend (Friday, Saturday, and Sunday) associated with non-residents traveling to STGC's property. In other words, each car without a resident or visitor QR code on their car was stopped at the community's gatehouse for identification and visitors to STGC's property were identified (traveling to the club for any purpose, whether to play golf, play tennis, dine, etc.). The Property Owners Association has collected this information and presented it to the District on a regular basis for more than a year.

KUTAKROCK

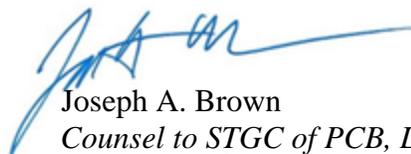
March 17, 2026

The Property Owners Association's reports are enclosed. The raw numbers included in those reports are also summarized in **Exhibit A**. To be conservative, the attached summary only includes counts for weekends following the opening of The Third golf course to the north of the District on March 20, 2025. These weekend traffic counts also appear to be inherently conservative based on data collected by the Property Owners Association for the entire months of December 2025 and January 2026. Comparison of average daily counts for the weekends in those months demonstrates that such averages are higher than daily averages for the entire month. That result is not surprising and confirms the intuitive conclusion that weekend traffic to STGC's golf course, tennis courts, and club would be higher than weekday traffic. Collectively this provides a daily average based on data collected for 36 weekends between March 20, 2025 and February 15, 2026. Even assuming some significant error rate to account for potential failure to capture each instance of a visitor entering the community to travel to STGC's property, the daily average calculated from these data demonstrates that the public golf course trip estimates supplied by the ITE are arbitrary and capricious when compared to the evidence of actual trips generated by STGC's private course and club.

In addition to these data, STGC has reviewed its own records to create average daily trip estimates for its employees and vendors serving the club and course. That information is summarized in **Exhibit B**.

Finally, STGC has also reviewed its own records to provide additional information concerning the rounds played last year at Shark's Tooth and The Third. This information is summarized in **Exhibit C**. As this information reflects, if every round of golf played generated a separate trip, and each of those trips were assumed to generate both an inbound and outbound trip for calculation of a two-way trip, the daily average would only be 354 total trips associated with both courses (183 daily average rounds assumed to generate both an inbound and outbound trip for a total of 366 two-way trips). Far less than the 1,094 ITE trips estimated for both courses collectively, and significantly less than even the ITE estimate of 547 trips for even a single course. Of course, each round played would not have a one-to-one relationship to trips generated. Some of the rounds were played by resident-members living within the community; STGC records indicate that three percent of the club's members are Wild Heron residents. (The numbers in **Exhibit C** have not been discounted or adjusted to account for rounds played by Wild Heron residents.) And players coming from outside the community would not all travel in their own individual cars. Many players would ride together. Assuming an average of 1.5 or 2 players per car, these data result in trip generation numbers in the same ballpark as the visitor trip averages calculated in reliance on the gatehouse logs provided by the Property Owners Association. This information further demonstrates that reliance on ITE's public course trip estimates is arbitrary and capricious when applied to STGC's private facilities.

Sincerely,



Joseph A. Brown
Counsel to STGC of PCB, LLC

KUTAKROCK

March 17, 2026

Ex A: Summary of Wild Heron Gatehouse Logs
Ex B: STGC Employee and Vendor Daily Averages
Ex C: STGC Rounds Data
Enclosures: Wild Heron Gatehouse Logs

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March 17, 2026

EXHIBIT A CLUB MEMBERS AND GUESTS

Weekend Dates	Total Weekend Club Traffic Count
February 13-15, 2026	523
February 6-8, 2026	303
January 30-February 1, 2026	82
January 23-25, 2026	218
January 16-18, 2026	268
January 9-11, 2026	264
January 2-4, 2026	277
December 26-28, 2025	332
December 19-21, 2025	181
December 12-14, 2025	152
November 28-30, 2025	169
November 21-23, 2025	264
November 14-16, 2025	123
November 7-9, 2025	111
October 31 – November 2, 2025	168
September 26-28, 2025	206
September 19-21, 2025	206
September 12-14, 2025	181
September 5-7, 2025	197
August 29-31, 2025	179
August 22-24, 2025	188
August 15-17, 2025	179
August 1-3, 2025	118
July 25-27, 2025	249
July 18-20, 2025	195
July 11-13, 2025	207
July 4-6, 2025	294
June 27-29, 2025	253
June 20-22, 2025	279
June 13-15, 2025	279
April 25-27, 2025	205
April 18-20, 2025	342
April 11-13, 2025	222
April 4-6, 2025	279
March 28-30, 2025	332
March 21-22, 2025	441
SUBTOTAL	8,466
DAYS	107
AVERAGE (Per Weekend Day)	79.12149533

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March 17, 2026

EXHIBIT B

STGC EMPLOYEES AND VENDORS

	Daily	Dinner
Clubhouse Staff	9	5
Days Scheduled	7	3
Subtotal	63	15
Total Per Week	78	
Average Per Day	11	
	Weekday	Weekend
Turf Care	22	8
Days Scheduled	5	2
Subtotal	110	16
Total Per Week	126	
Average Per Day	18	
Golf Staff		
Average Per Day	10	
Club Vendors		
Average Per Day	4	

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March 17, 2026

EXHIBIT C

	Daily Average Rounds* Played	1.5 Players/Car	2 Players/Car
Sharks Tooth**	88	59	44
The Third***	95	64	48
Subtotal	183	122	92

*A round is one golfer

** Daily average January 1, 2025-December 31, 2025

*** Daily average from March 20, 2025-December 31, 2025



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - March 5, 2025

On Site Visit/Meeting:

POA Office meetings with the Guard House Completed - 2/14, 2/19, 2/21 and 2/28

Daily Log Sheets Received -

- Yes, the POA Office has received the daily log sheets via email.
- Weekend traffic counts for WSC:
Friday February 7th = 76, Saturday February 8th = 120, Sunday February 9th = 59 **Total = 255**
Friday February 14th = 72, Saturday February 15th = 122, Sunday February 16th = 47 **Total = 241**
Friday February 21st = 61, Saturday February 16th = 114, Sunday February 17th = 81 **Total = 256**
Friday February 28th = 86, Saturday March 1st = 139, Sunday March 2nd = 93 **Total = 318**
- Sharkstooth Golf Tournament traffic count
Sunday February 16th - WSC = 47 Visitor = 36
Monday February 17th - WSC = 43 Visitor = 171
Tuesday February 18th - WSC = 33 Visitor = 181
Total WSC = 123 Total Visitor = 388

Incident Reports:

- 2/9 Construction worker for 22120 Marsh Rabbitt Run was permitted entry on Sunday to retrieve tools, vehicle did not exit in a timely manner and reported working on job site.
- 2/21 Vehicle Hit the Fence on the right side of the Owners Gate- minimal damage. I was not able to get the license plate from the Turing camera.

Training/Discussion Items:

- St Joe Employees have access 7 days a week and are not subject to the posted construction hours.
- Long Discussion on the upcoming golf tournament February 16-19. Each team van will be issued their team pass for the tournament and each visitor will be issued a tournament pass. WSC members DO NOT get a tournament pass they go through the regular process of showing card and getting a daily pass. Guards are to keep a daily log of the number of vehicles entering. Residents & Guests can be captured on log sheets and SymLiv and WSC members can be captured on daily log sheets. They should count the # of tournament vehicles.
- QR Code Reader at Owner Gate is not working - Planet Secure replaced the hardware and wire

- Correct Passes - There were a handful of passes written this week that were pulled. Passes must have a valid address and no pass should be written for more than two weeks.
- Contractor Passes are not issued for one day - these are for new builds or remodels. Vendors going to homes for repair or service get a guest pass (verified by owner).
- Construction for new home builds are not permitted on Sundays.
- Handling Phone Calls and Voicemail from owners for requests for guest entry
- Every vehicle should be stopped prior to opening gate
- Guest that has not been called in before arrival should wait for verification from the owner prior to issuing a pass.
- Discussion on writing LP information as the car moves through the gate to move the line quicker.
- Two guards were terminated, 1 replacement is currently being trained on post orders.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - April 2, 2025

On Site Visit/Meeting:

POA Office meetings with the Guard House Completed - 3/7, 3/14, 3/19 and 3/31

Daily Log Sheets Received -

- Yes, the POA Office has received the daily log sheets via email.
- Weekend traffic counts for WSC:
Friday February 28th = 86, Saturday March 1st = 139, Sunday March 2nd = 93 **Total = 318**
Friday March 7th = 87, Saturday March 8th = 87, Sunday March 9th = 29 **Total = 203**
Friday March 14th = 79, Saturday March 15th = 117, Sunday March 16th = 98 **Total = 294**
Friday March 21st = 129, Saturday March 21st = 160, Sunday March 22nd = 152 **Total = 441**
Friday March 28th = 98, Saturday March 29th = 120, Sunday March 30th = 114 **Total = 332**

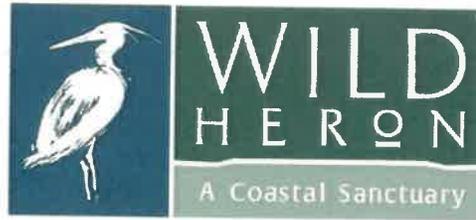
** Opening of the second Watersound Club/St Joe Golf Course was Thursday March 20th

Incident Reports:

- 3/12 - SSW Truck hit the Visitor Gate Arm. Gate Arm was knocked off, POA maintenance staff was able to secure arm back onto brackets. No other damage. Guard did get plate # and driver information.
- 3/29 - Visitor arrived at Owners gate. Guard requested they come to the Visitor Gate to indicate where they were going and receive their pass. Visitor refused to move or speak with the guard. Owner came to lane behind them, the gate opened for the owner RFID and the Visitor speed through.

Training/Discussion Items:

- Gate Arm MUST be lowered after each vehicle and report any tailgating. POA should be able to look it up on the cameras with plate #
- Regular Service Drivers such as Uber, Door Dash or St Joe Delivery trucks still need to be stopped, asked the address and provided with a written pass.
- POA Office provided new pass colors to the gate house as we have had reports of passes being copied and given out to non pass holders. This is mainly the contractor passes. If a guard sees a copied pass it should be confiscated and a new pass written.
- QR code reader at Owners gate is currently not working, guards should ask for visitors in owner lane with QR codes to come to visitor gate to verify the QR Code.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - May, 7 2025

On Site Visit/Meeting:

POA Office meetings with the Guard House Completed - April 4, 11, 16, 18, 29

Daily Log Sheets Received -

- Yes, the POA Office has received the daily log sheets via email.
- Weekend traffic counts for WSC:
Friday April 4th = 128, Saturday April 5th = 76 , Sunday April 6th = 75 **Total = 279**
Friday April 11th = 108, Saturday April 12th = 66, Sunday April 13th = 48 **Total = 222**
Friday April 18th = 143, Saturday April 19th = 143 Sunday March April 20th = 56 **Total = 342**
Friday April 25th = 58, Saturday April 26th = 112, Sunday April 27th = 35 **Total = 205**

** Note: In review of the pass log there were large gaps logging in vehicles on the log sheet on several of the days.

Incident Reports:

- 4/15 - Guest with QR code came through and a St Joe employee tailgated through the gate hitting the gate as it was lowered. Gate knocked off, maintenance was able to secure the gate. No damage.
- 4/28 - WSC member refused to accept a pass and became verbally abusive.
- 5/2 - Owner had an altercation with another driver in the visitor lane, blocking the visitor lane with his vehicle and causing traffic to back up.

Training/Discussion Items:

- Gate Arm **MUST** be lowered after each vehicle and report any tailgating - this continues to be an issue. POA should be able to look it up on the cameras with plate #
- Review of the logs - discovered that there a many days with large gaps in the vehicle information being logged on the sheet. Discussed the importance of logging each vehicle without a QR code. Reported this TriCorp supervisors via email.
- Gate being left open for extended periods of time, this seems to occur late into the 2nd and 3rd shifts.
- Pulled passes that were written incorrectly - the number is reducing! All guest and contractor passes **MUST** have a date and valid address. WSC passes should have a valid date and vehicle information logged onto the log sheet.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - September 4, 2025

On Site Visit/Meeting:

POA Office meetings with the Guard House Completed

Daily Log Sheets Received -

- Yes, the POA Office has received the daily log sheets via email.
- Weekend traffic counts for WSC:
 - Friday June 13th = 108; Saturday June 14th = 92; Sunday June 15th = 79 **Total = 279**
 - Friday June 20th = 110; Saturday June 21st = 94; Sunday June 22nd = 75 **Total = 279**
 - Friday June 27th = 86; Saturday June 28nd = 73; Sunday June 29th = 94 **Total = 253**
 - Friday July 4th = 81; Saturday July 5th = 118; Sunday July 6th = 95 **Total = 294**
 - Friday July 11th = 55; Saturday July 12th = 87; Sunday July 13th = 65 **Total = 207**
 - Friday July 18th = 77; Saturday July 19th = 65; Sunday July 20th = 53 **Total = 195**
 - Friday July 25th = 90; Saturday July 26th = 92; Sunday July 27th = 67 **Total = 249**
 - Friday August 1st = 49; Saturday August 2nd = 49; Sunday August 3rd = 20 **Total = 118**
 - Friday August 8th = XX, Saturday August 9th = XX; Sunday August 10th = XX
 - Friday August 15th = 78; Saturday August 16th = 49; Sunday August 17th = 52 **Total = 179**
 - Friday August 22nd = 66; Saturday August 23rd = 65; Sunday August 24th = 57 **Total = 188**
 - Friday August 29th = 70; Saturday August 30th = 54; Sunday August 31st = 55 **Total = 179**

Incident Reports:

- 6/6 - Incident Report - WSC member verbally abusive and refused to provide name and take written pass. Reported to WSC office.
- 6/20 - Incident Report - Exit Gate came down on owners car. Knocked gate off. Maintenance was able to reattach.
- 8/19 - Incident Report - Contractor Visitor Gate hit. Knocked gate off. Maintenance was able to reattach.
- 8/27 - Incident Report - Contractor Visitor Gate hit. Knocked gate off. Maintenance was able to reattach.

- Exit Gate Arm continued to have mechanical issues. I instructed the guard to open and lock the exit gate to prevent an accident or incident. Replacement motor and gate arm have been approved by the POA board. No ETA for the installation date.

Training/Discussion Items:

- WSC members need to be logged into the daily log sheet and provided a one day pass. In review of the log sheets there is evidence of gaps. We also have received reports that WSC members were NOT receiving the proper pass or requesting the proper identification.
- Reviewed daily log sheets, there were still days that had large time gaps in vehicles being logged. ALL vehicles should be logged onto log sheets. New construction passes should be issued a new pass number with a verified address and logged into the construction log book. Verified guests should be given a guest pass for their length of stay and logged into the guest log book.
- Proper uniforms must be worn when on duty.
- Staffing issues and training
- Reviewed details on how to properly fill in guest and contractor passes and best practice for new guards.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - October 8, 2025

On Site Visit/Meeting:

- POA Office weekly meetings with the Guard House Completed
- Conference call completed with TriCorp District Manager regarding changes and recent issues (log sheets, passes and proper uniforms).

Daily Log Sheets Received -

- Yes, the POA Office has received the daily log sheets via email.
- Weekend traffic counts for WSC:
Friday 9/5 = 56; Saturday 9/6 = 74; Sunday 9/7 = 67 **TOTAL= 197**
Friday 9/12 = 50; Saturday 9/13 = 63; Sunday 9/14 = 68 **TOTAL = 181**
Friday 9/19 = 74; Saturday 9/20 = 67; Sunday 9/21 = 65 **TOTAL = 206**
Friday 9/26 = 50; Saturday 9/27 = 80; Sunday 9/28 = 76 **TOTAL = 206**

Incident or Other Reports:

- Guard Captain - Vicky resigned from TriCorp. New Guard Captain is Jay Callahan (as of 9/5).
- Guard Captain - Jay left TriCorp - no show, no contact (on 10/7). TriCorp sent in District Manager to temporarily fill his stop. Extensive delays at the visitor gate.
- Reports of pine straw vendor soliciting - checked records; company was authorized to be in the community for an owner. Contacted company for a reminder of no soliciting.
- Exit Gate Arm & Motor Replaced. Gate periodically getting stuck in the open position due to bouncing of partial opening & closing cycle. Adjusted the loop and close time to help with the volume of traffic.

Training/Discussion Items:

- WSC members need to be logged into the daily log sheet. In review of the log sheets there is evidence of gaps. We also have received reports that WSC members were NOT being asked to provide proper WSC identification (physical or digital card).
- Reviewed daily log sheets, there were still days that had time gaps in vehicles being logged. ALL vehicles should be logged onto log sheets. New construction passes should be issued a new pass number with a verified address and logged into the construction log book. Verified guests should be given a guest pass for their length of stay and logged into the guest log book.
- Proper uniforms must be worn when on duty.
- Continued staffing issues and training.
- Reviewed details on how to properly fill in guest and contractor passes and best practice for new guards.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - November 5, 2025

On Site Visit/Meeting:

- POA Office weekly meetings with the Guard House Completed

Daily Log Sheets Received:

- The POA Office now receives the hard copies of the daily log sheets.
- Weekend traffic counts for WSC: No accurate report to provide; new guards were "told" to not log WSC members & guests. This has been discussed and corrected moving forward.
** There were 2 WSC Member tournaments in the month of October.

Incident or Other Reports:

- No incident reports
- Exit Gate LED lights were ripped off by a bear, replacement lights have been ordered.
- The timing issue on the exit gate was reset and there have been no further incidents.

Training/Discussion Items:

- Per TriCorp the guard house is now fully staffed. Alexis Williams has been promoted to Post Captain and works the day shift when traffic is the highest. They also have trained back up guards from their other pool of employees.
- WSC members need to be logged into the daily log sheet. In review of the log sheets there is evidence of gaps. We also have received reports that WSC members were NOT being asked to provide proper WSC identification (physical or digital card).
- Reviewed daily log sheets, there were still days that had time gaps in vehicles being logged. ALL vehicles should be logged onto log sheets.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - December 3, 2025

On Site Visit/Meeting:

- POA Office weekly meetings with the Guard House Completed

Daily Log Sheets Received:

- The POA Office now receives the hard copies of the daily log sheets.
- Weekend traffic counts for WSC:
Daily Log Sheets provide evidence that not all WSC members are being logged in (see attached examples)
Friday 10/31 = 24; Saturday 11/1 = 92; Sunday 11/2 = 52 Total = 168
Friday 11/7 = 28; Saturday 11/8 = 24; Sunday 11/9 = 59 Total = 111
Friday 11/14 = 27; Saturday 11/15 = 43; Sunday 11/16 = 53 Total = 123
Friday 11/21 = 37; Saturday 11/22 = 100; Sunday 11/23 = 127 Total = 264
Friday 11/28 = 20; Saturday 11/29 = 93; Sunday 11/30 = 56 Total = 169

Example: Thursday 11/27: Sharkstooth Golf Course 9:00 AM Tee Time for all 18 holes and Clubhouse Open for Thanksgiving Lunch/Dinner, guards logged in a total of 5 WSC Members

Incident or Other Reports:

- 11/14 - Contractor was turned away due to a personal conflict with a resident. Gate house contacted POA, the contractor does have a job for an owner on Turtleback and is permitted in the community for that jobsite. POA directed guard to provide a contractor pass and log them on the sheet. A resident does not have authority to tell the guards that a contractor is not permitted in the community for jobs at lots that are not theirs.
- 11/29 - Guard on duty damaged the TV on the desk by accident. TriCorp to replace the TV
- 11/30 - Resident guest accidentally hit the visitor gate knocking it off the arm. POA was contacted, non emergency, guards instructed to move the gate off to the side to allow for traffic to come through. Maintenance will inspect on Monday 12/1. Gate Arm was placed back on the brackets, but is not able to go up and down. Mr. Gate was called out for repair.
- Guard House Repairs included fixing a clogged sink line (replace PTrap) and repair to leaking toilet (replace flange).

Training/Discussion Items:

- Inconsistent logging of WSC members on the daily log sheet. In review of the log sheets there is evidence of gaps. We also have received reports that WSC members were NOT being asked to provide proper WSC identification (physical or digital card).
- Reviewed daily log sheets, there were still days that had time gaps in vehicles being logged. ALL vehicles should be logged onto log sheets.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - January 9, 2026

On Site Visit/Meeting:

- POA Office weekly meetings with the Guard House

Daily Log Sheets Received:

- The POA Office now receives the hard copies of the daily log sheets.
- Weekend traffic counts for WSC:
Friday 12/5 = No Log for WSC; Saturday 12/6 = No Log for WSC ; Sunday 12/7= No Log for WSC
Friday 12/12 = 58; Saturday 12/13= 42; Sunday 12/14 = 52 Total =152
Friday 12/19 = 81; Saturday 12/20 = 38; Sunday 12/21 = 62 Total = 181
Friday 12/26 = 87; Saturday 12/27 = 87; Sunday 12/28 = 158 Total = 332

Incident or Other Reports:

- Guard on duty damaged the TV on the desk by accident. TriCorp has not replaced the TV
- 12/12 - Reports to the POA Office that a new contractor for a new build was being allowed early entry. Discussed with Guard Captain.
- 12/16 - Owner gate arm stuck in the open position. Guard opened the box to reset the arm, not successful, reported to maintenance and they were able to make the repair the next day.
- 12/27- Resident guest accidentally hit the visitor gate knocking it off the arm. POA was contacted, non emergency, guards instructed to move the gate off to the side to allow for traffic to come through. Maintenance was able to place the gate arm back on brackets.

Training/Discussion Items:

- Inconsistent logging of WSC members on the daily log sheet. In previous review of the log sheets there was evidence of gaps or missing information. Had a training meeting with Guard Captain, Alexis on 12/5 regarding logging each vehicle through the gate. WSC members and guests are logged as WSC on the log sheet with vehicle information. In review of the log sheets, there seems to be improvement after the training session.
- Requested TriCorp provide the POA with a copy of the guard schedule weekly. They have been providing those as requested.
- Provided the Guard House with a copy of the 2026 Construction Schedule and discussed restricted hours/days.
- All early entry request MUST be pre-approved by the POA office at least 24 hours in advance and the POA notify the guard house of the authorization for a specific company at a specific address.



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - March 4, 2026

On Site Visit/Meeting:

- POA Office weekly meetings with the Guard House
- Assistance with guard house due to volume - Tuesday 2/17

Daily Log Sheets Received:

- The POA Office receives the hard copies of the daily log sheets.
- Weekend traffic counts for WSC:
Friday 1/2 = 112; Saturday 1/3 = 65; Sunday 1/4 = 100 **Total = 277**
Friday 1/9 = 98; Saturday 1/10 = 123; Sunday 1/11 = 43 **Total = 264**
Friday 1/16 = 76; Saturday 1/17 = 156; Sunday 1/18 = 36 **Total = 268**
Friday 1/23 = 51; Saturday 1/24 = 118; Sunday 1/25 = 49 **Total = 218**
Friday 1/30 = 40; Saturday 1/31 = 16; Sunday 2/1 = 26 **Total = 82**
Friday 2/6 = 51; Saturday 2/7 = 103; Sunday 2/9 = 149 **Total = 303**
Friday 2/13 = 163; Saturday 2/14 = 230; Sunday 2/15 = 84 **Total = 477**

Watersound Invitational Tournament: 2/15 - 2/18

Sunday 2/15 Team & Tournament Guests = 55
Monday 2/16 Team & Tournament Guests = 180
Tuesday 2/17 Team & Tournament Guests = 155
Wednesday 2/18 Team & Tournament Guests = 160

Incident or Other Reports:

- Incident Report - 1/13 resident from 1534 Salamander called the guard house to report that a visitor was allowed access and was stalking her. Resident called the BCSO to file a report. Resident did not report the incident to the POA Office. Reminder sent to guards that visitor access should be verified with the owner/resident if they have not been preapproved.

Training/Discussion/Maintenance Items:

- Training meeting with guard captain (Alexis) on new log in procedures to capture all vehicles coming through the gate.
- Mr. Gate repaired the LED lights on the visitor gate
- Follow up meeting with guard captain (Alexis) on new log in procedures to capture all vehicles coming through the gate.
- Provided new contractor and guest passes
- Provided specific team golf tournament passes for 15th - 18th - reviewed procedures for guests coming for the tournament.
- Mr. Gate has ordered and will install a counter on the gate. This will track how many times the gate arm goes up.

December

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 WSC=35	2 WSC=2	3 WSC=43	4 WSC=2	5 WSC=12	6 WSC=2
7 WSC=4	8 WSC=39	9 WSC=2	10 WSC=16	11 WSC=9	12 WSC=58	13 WSC=42
14 WSC=52	15 WSC=26	16 WSC=20	17 WSC=67	18 WSC=51	19 WSC=81	20 WSC=38
21 WSC=62	22 WSC=50	23 WSC=67	24 WSC=58	25 WSC=1	26 WSC=87	27 WSC=87
28 WSC=159	29 WSC=42	30 WSC=37	31 WSC=136			
						Total = 1,387

January

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 WSC=125	2 WSC=112	3 WSC=65
4 WSC=100	5 WSC=119	6 WSC=42	7 WSC=54	8 WSC=97	9 WSC=98	10 WSC=123
11 WSC=43	12 WSC=24	13 WSC=16	14 WSC=74	15 WSC=29	16 WSC=76	17 WSC=156
18 WSC=36	19 WSC=42	20 WSC=13	21 WSC=27	22 WSC=63	23 WSC=51	24 WSC=118
25 WSC=49	26 WSC=10	27 WSC=8	28 WSC=22	29 WSC=30	30 WSC=40	31 WSC=16
						Total = 1,978

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

4

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

4A

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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2300 Glades RD
STE 410W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Panama City News Herald, published in Bay County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Bay County, Florida, or in a newspaper by print in the issues of, on:

PAN Panama City News Herald 12/14/2025, 12/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/21/2025

[Handwritten Signature]

Legal Clerk

[Handwritten Signature]

Notary, State of WI, County of Brown

[Handwritten Date: 3-7-27]

My commission expires

Publication Cost: \$799.53
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KAITLYN FELTY
Notary Public
State of Wisconsin



**LAKE POWELL RESIDENTIAL GOLF COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT METHODOLOGY; ADOPTION OF FISCAL YEAR 2026 AMENDED BUDGET; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR DISTRICT FISCAL YEAR BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Lake Powell Residential Golf Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time and location.

Date: January 9, 2026
 Time: 10:00 a.m. Central Time
 Location: POA Community Activity Room
 110 Prospect Promenade
 Panama City Beach, FL 32413

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed operation and maintenance assessment methodology ("O&M Methodology"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider (a) to receive public comment and objections on the District's proposed amended budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), (b) to consider the adoption of an O&M Assessments Cap for purposes of setting the maximum lien amount pursuant to Chapter 197, Florida Statutes, (c) to consider the adoption of an assessment roll, and (d) to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt an amended budget, levy O&M Assessments as finally approved by the Board, and determine an O&M Assessments Cap. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto.

The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Professional & Administrative Cost Benefit Allocation

Development Private Land Uses*	Total # of Units/Holes of Golf	ERU Factor per Unit/Hole of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/Hole of Golf**	Change in Annual Dollar Amount per Unit/Hole of Golf**
SF Detached	436	1.0000	\$233.72	\$233.72	\$0.00
SF Attached	161	1.0000	\$233.72	\$233.72	\$0.00
Golf Course	36	0.2056	\$48.04	\$48.04	\$0.00

*Your land use type is provided on page 1 of this notice.

**Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Operating Expenditures and Credit for Interest and Miscellaneous Revenue Cost Benefit Allocation

Development Private Land Uses*	Total # of Units/Holes of Golf	Trims per Unit/Hole of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/Hole of Golf**	Change in Annual Dollar Amount per Unit/Hole of Golf**
SF Detached	436	8.6789	\$1,440.61	\$1,261.29	(\$179.32)
SF Attached	161	6.5714	\$1,440.61	\$954.96	(\$485.65)
Golf Course	36	34.5556	\$296.13	\$4,639.83	\$4,343.70

*Your land use type is provided on page 1 of this notice.

**Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Combined Benefit Allocation

Product Type*	Total # of Units/Holes of Golf	Current Annual O&M Assessment per Unit/Hole of Golf**	Proposed Annual O&M Assessment per Unit/Hole of Golf**	Change in Annual Dollar Amount per Unit/Hole of Golf**
SF Detached	436	\$1,674.32	\$1,495.01	(\$179.32)
SF Attached	161	\$1,674.32	\$1,188.67	(\$485.65)
Golf Course	36	\$244.17	\$4,687.87	\$4,343.70

*Your land use type is provided on page 1 of this notice.

**Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Bay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2)(a), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(2)(a), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill during Fiscal Year 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

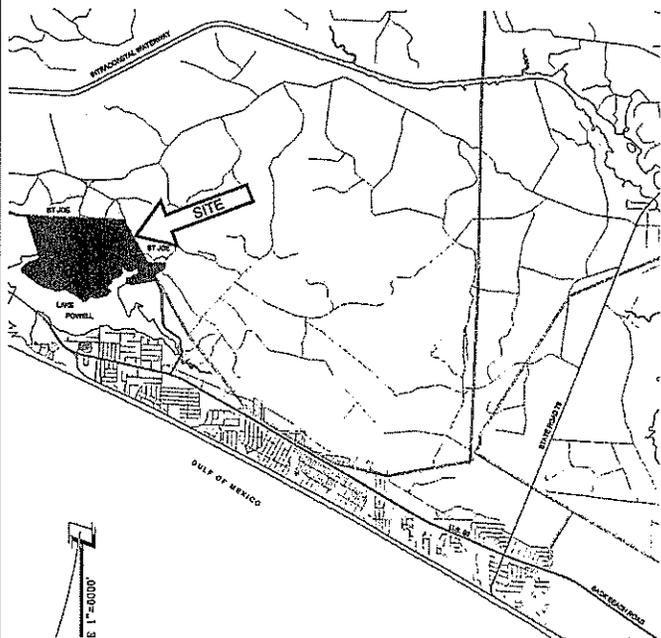
Additional Provisions

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the O&M Methodology, Amended Budget, Assessment Cap and agenda for the hearing and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://www.lakepowell.com>. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearing and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Lake Powell Residential Golf Community Development District ("**District**") an Amended budget ("**Amended Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager has prepared a Amended Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Amended Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Amended Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Amended Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Amended Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Amended Budget shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lake Powell Residential Golf Community Development District for the Fiscal Year Ending September 30, 2026."

- d. The Amended Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Amended Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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PASSED AND ADOPTED this 1st day of April, 2026.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Budget for Fiscal Year 2026

Exhibit A: Amended Budget for Fiscal Year 2026

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026**

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
SHARK'S TOOTH GOLF COURSE**

BOND-PAYING UNITS

	Units	Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Resident							
Unit type: SF 120' Reduced							
FY 2026 (adopted/amended)	73	\$ 1,674.32	\$ 769.01	\$ 2,443.33	\$ 1,616.83	\$ 769.01	\$ 2,385.84
FY 2025 (actual)	73	\$ 1,145.97	\$ 1,069.62	\$ 2,215.59	\$ 1,145.97	\$ 1,069.62	\$ 2,215.59
\$ Variance		\$ 528.35	\$ (300.61)	\$ 227.74	\$ 470.86	\$ (300.61)	\$ 170.25
% Variance		46.1%	-28.1%	10.3%	41.1%	-28.1%	7.7%
Unit type: SF 85' Full							
FY 2026 (adopted/amended)	52	\$ 1,674.32	\$ 1,089.37	\$ 2,763.69	\$ 1,616.83	\$ 1,089.37	\$ 2,706.20
FY 2025 (actual)	52	\$ 1,145.97	\$ 1,515.21	\$ 2,661.18	\$ 1,145.97	\$ 1,515.21	\$ 2,661.18
\$ Variance		\$ 528.35	\$ (425.84)	\$ 102.51	\$ 470.86	\$ (425.84)	\$ 45.02
% Variance		46.1%	-28.1%	3.9%	41.1%	-28.1%	1.7%
Unit type: SF 85' Reduced							
FY 2026 (adopted/amended)	106	\$ 1,674.32	\$ 544.69	\$ 2,219.01	\$ 1,616.83	\$ 544.69	\$ 2,161.52
FY 2025 (actual)	106	\$ 1,145.97	\$ 757.61	\$ 1,903.58	\$ 1,145.97	\$ 757.61	\$ 1,903.58
\$ Variance		\$ 528.35	\$ (212.92)	\$ 315.43	\$ 470.86	\$ (212.92)	\$ 257.94
% Variance		46.1%	-28.1%	16.6%	41.1%	-28.1%	13.6%
Unit type: SF 65' Reduced							
FY 2026 (adopted/amended)	74	\$ 1,674.32	\$ 417.04	\$ 2,091.36	\$ 1,616.83	\$ 417.04	\$ 2,033.87
FY 2025 (actual)	74	\$ 1,145.97	\$ 580.06	\$ 1,726.03	\$ 1,145.97	\$ 580.06	\$ 1,726.03
\$ Variance		\$ 528.35	\$ (163.02)	\$ 365.33	\$ 470.86	\$ (163.02)	\$ 307.84
% Variance		46.1%	-28.1%	21.2%	41.1%	-28.1%	17.8%
Unit type: SF 55' Full							
FY 2026 (adopted/amended)	31	\$ 1,674.32	\$ 640.73	\$ 2,315.05	\$ 1,616.83	\$ 640.73	\$ 2,257.56
FY 2025 (actual)	31	\$ 1,145.97	\$ 891.20	\$ 2,037.17	\$ 1,145.97	\$ 891.20	\$ 2,037.17
\$ Variance		\$ 528.35	\$ (250.47)	\$ 277.88	\$ 470.86	\$ (250.47)	\$ 220.39
% Variance		46.1%	-28.1%	13.6%	41.1%	-28.1%	10.8%
Unit type: SF 45' Full							
FY 2026 (adopted/amended)	34	\$ 1,674.32	\$ 640.73	\$ 2,315.05	\$ 1,616.83	\$ 640.73	\$ 2,257.56
FY 2025 (actual)	34	\$ 1,145.97	\$ 891.20	\$ 2,037.17	\$ 1,145.97	\$ 891.20	\$ 2,037.17
\$ Variance		\$ 528.35	\$ (250.47)	\$ 277.88	\$ 470.86	\$ (250.47)	\$ 220.39
% Variance		46.1%	-28.1%	13.6%	41.1%	-28.1%	10.8%
Unit type: SF 45' Reduced							
FY 2026 (adopted/amended)	49	\$ 1,674.32	\$ 320.37	\$ 1,994.69	\$ 1,616.83	\$ 320.37	\$ 1,937.20
FY 2025 (actual)	49	\$ 1,145.97	\$ 445.60	\$ 1,591.57	\$ 1,145.97	\$ 445.60	\$ 1,591.57
\$ Variance		\$ 528.35	\$ (125.23)	\$ 403.12	\$ 470.86	\$ (125.23)	\$ 345.63
% Variance		46.1%	-28.1%	25.3%	41.1%	-28.1%	21.7%
Unit type: Condo Full							
FY 2026 (adopted/amended)	76	\$ 1,674.32	\$ 512.47	\$ 2,186.79	\$ 1,280.91	\$ 512.47	\$ 1,793.38
FY 2025 (actual)	76	\$ 1,145.97	\$ 712.79	\$ 1,858.76	\$ 1,145.97	\$ 712.79	\$ 1,858.76
\$ Variance		\$ 528.35	\$ (200.32)	\$ 328.03	\$ 134.94	\$ (200.32)	\$ (65.38)
% Variance		46.1%	-28.1%	17.6%	11.8%	-28.1%	-3.5%
Unit type: Condo Reduced							
FY 2026 (adopted/amended)	78	\$ 1,674.32	\$ 256.54	\$ 1,930.86	\$ 1,280.91	\$ 256.54	\$ 1,537.45
FY 2025 (actual)	78	\$ 1,145.97	\$ 356.82	\$ 1,502.79	\$ 1,145.97	\$ 356.82	\$ 1,502.79
\$ Variance		\$ 528.35	\$ (100.28)	\$ 428.07	\$ 134.94	\$ (100.28)	\$ 34.66
% Variance		46.1%	-28.1%	28.5%	11.8%	-28.1%	2.3%
Golf							
FY 2026 (adopted/amended)	-	\$ 12,389.99	\$ -	\$ 12,389.99	\$ 100,798.45	\$ -	\$ 100,798.45
FY 2025 (actual)	-	\$ 8,480.18	\$ 8,914.59	\$ 17,394.77	\$ 8,480.18	\$ 8,914.59	\$ 17,394.77
\$ Variance		\$ 3,909.81	\$ (8,914.59)	\$ (5,004.78)	\$ 92,318.27	\$ (8,914.59)	\$ 83,403.68
% Variance		46.1%	-100.0%	-28.8%	1088.6%	-100.0%	479.5%

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
SHARK'S TOOTH GOLF COURSE**

PRE-PAID UNITS

	Units	Adopted Budget Assessments Per Unit			Amended Budget Assessments Per Unit		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
SF Detached							
FY 2026 (adopted/amended)	17	\$ 1,674.32	\$ -	\$ 1,674.32	\$ 1,616.83	\$ -	\$ 1,616.83
FY 2025 (actual)	17	\$ 1,145.97	\$ -	\$ 1,145.97	\$ 1,145.97	\$ -	\$ 1,145.97
\$ Variance		\$ 528.35	\$ -	\$ 528.35	\$ 470.86	\$ -	\$ 470.86
% Variance		46.1%	n/a	46.1%	41.1%	n/a	41.1%
SF Attached/Condominium							
FY 2026 (adopted/amended)	7	\$ 1,674.32	\$ -	\$ 1,674.32	\$ 1,280.91	\$ -	\$ 1,280.91
FY 2025 (actual)	7	\$ 1,145.97	\$ -	\$ 1,145.97	\$ 1,145.97	\$ -	\$ 1,145.97
\$ Variance		\$ 528.35	\$ -	\$ 528.35	\$ 134.94	\$ -	\$ 134.94
% Variance		46.1%	n/a	46.1%	11.8%	n/a	11.8%
Golf							
FY 2026 (adopted/amended)	1	\$ 12,389.99	\$ -	\$ 12,389.99	\$ 100,798.45	\$ -	\$ 100,798.45
FY 2025 (actual)	1	\$ 8,480.18	\$ -	\$ 8,480.18	\$ 8,480.18	\$ -	\$ 8,480.18
\$ Variance		\$ 3,909.81	\$ -	\$ 3,909.81	\$ 92,318.28	\$ -	\$ 92,318.28
% Variance		46.1%	n/a	46.1%	1088.6%	n/a	1088.6%

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

5



WILD HERON PROPERTY OWNERS ASSOCIATION, INC.

Guard House Report
CDD Meeting - April 1, 2026

On Site Visit/Meeting:

- POA Office weekly meetings with the Guard House

Daily Log Sheets Received:

- The POA Office receives the hard copies of the daily log sheets.
- Weekend traffic counts for WSC:
Friday 2/20 = 158; Saturday 2/21 = 210; Sunday 2/22 = 148 **TOTAL = 516**
Friday 2/27 = 132; Saturday 2/28 = 195; Sunday 3/1 = 121 **TOTAL = 448**
Friday 3/6 = 207; Saturday 3/7 = 230; Sunday 3/8 = 90 **TOTAL = 527**
Friday 3/13 = 132; Saturday 3/14 = 230; Sunday 3/15 = 154 **TOTAL= 516**

Incident or Other Reports:

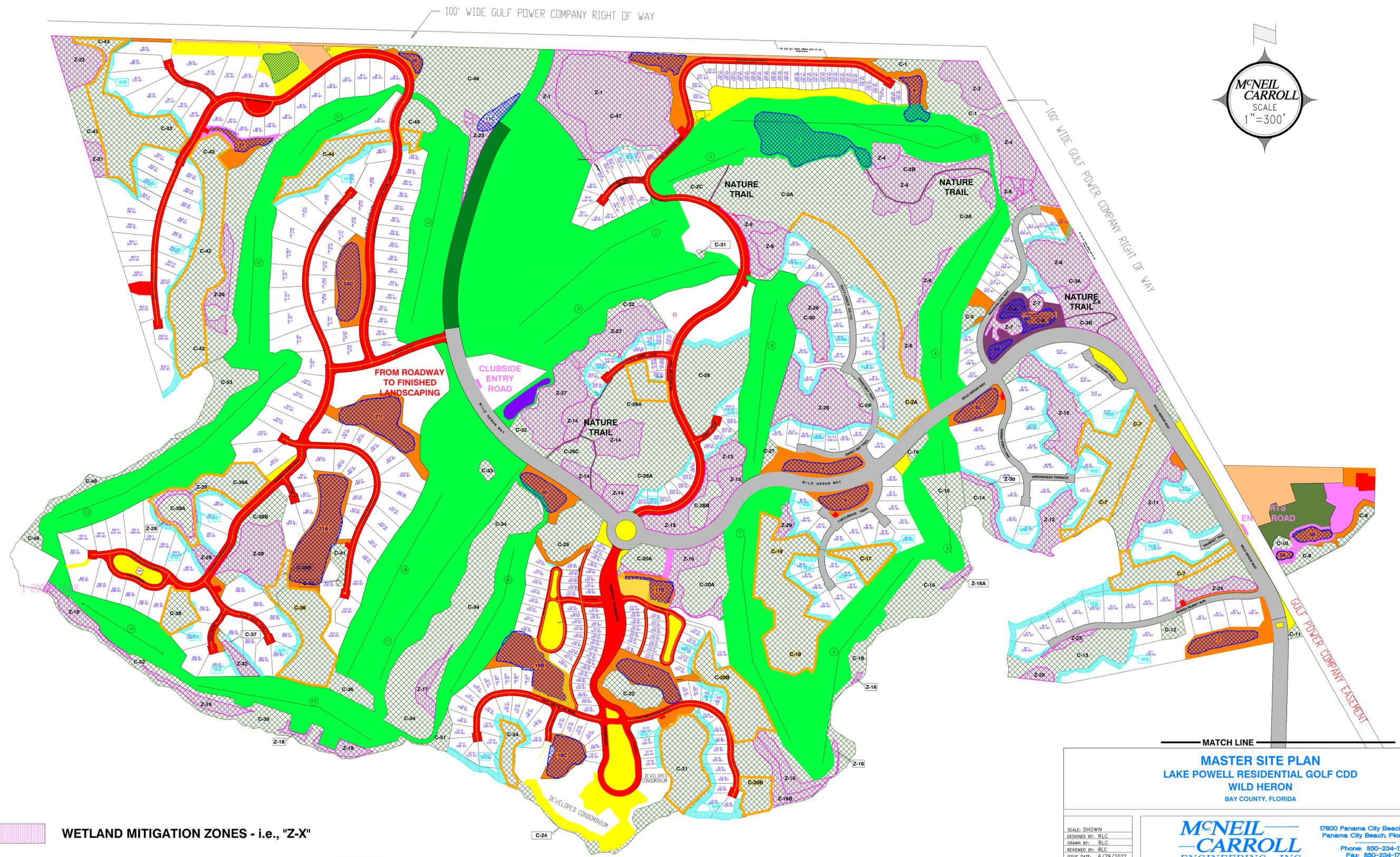
- Incident Report 2/26 - Owner gate hit by resident, knocked off the arm. Maintenance was able to secure back in place with no major damage. Vehicle was identified.
- Incident Report 3/20 - WSC member hit the visitor gate, knocked off the arm. Maintenance was able to secure back in place with no major damage.

Training/Discussion/Maintenance Items:

- New contractor and guest passes provided as requested.
- On Site Meeting with Guard Captain to review maintenance procedures for painting the exterior and interior of the guard house and the possibility of lane closures.
- Phone meeting with TriCorp district manager - no major issues to report.
- In review, the daily log sheets are being completed accurately.
- TriCorp has been notified of the damaged monitor (employee) with a request for replacement.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7



- WETLAND MITIGATION ZONES - i.e., "Z-X"
- WETLAND CONSERVATION - i.e., "C-X"
- WETLAND BUFFER - i.e., "WB"
- GOLF COURSE LIMITS
- POA ROADWAY
- CDD ROADWAY
- POA OWNERSHIP
- GOLF COURSE ROADWAY
- CDD OWNERSHIP

Conservation Areas outlines in orange are areas that were requested for future maintenance authorization

MASTER SITE PLAN
LAKE POWELL RESIDENTIAL GOLF CDD
WILD HERON
 BAY COUNTY, FLORIDA

SCALE: SHOWN
 DESIGNED BY: RLC
 DRAWN BY: RLC
 REVIEWED BY: RLC
 ISSUE DATE: 6/29/2022
 CF/D: 111801E01
 NOT RELEASED FOR CONSTRUCTION
 BY: []
 DATE: []



17800 Panama City Beach Parkway
 Panama City Beach, Florida 32413
 Phone: 850-234-1730
 Fax: 850-234-1731

Professional Engineering Consultants
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7288

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
 PROFESSIONAL ENGINEER
 FL LC # 49303

Robert L. Carroll, P.E.
 PROFESSIONAL ENGINEER
 FL LC # 67988

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**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

10

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

10F

WILD HERON DEVELOPMENT
WATER QUALITY MONITORING REPORT
Fall 2025
BAY COUNTY, FLORIDA



PREPARED FOR:

Lake Powell Community Development District (CDD)
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

PREPARED BY:



P.O. Box 16062
Panama City, Florida 32406
850-481-6824

TABLE OF CONTENTS

1.0 Introduction1
2.0 Project Location.....1
3.0 Methodology2
4.0 Summary of Findings.....2
5.0 Conclusion4

Appendices

- Appendix A Station Location Map
- Appendix B Analytical Laboratory Reports

2.0 PROJECT LOCATION AND DESCRIPTION

The project site is located north of US Highway 98, in the Wild Heron Residential Development, in Sections 29, 30, 31 and 32, Township 2 South, Range 17 West, within the local jurisdiction of the City of Panama City Beach, Bay County, Florida.

Monitoring Station Locations

Sample Location	Description	Latitude	Longitude	Sample Matrix		
				Surface Water	Ground Water	Sediment
SW1	Lake Powell Tributary	N30° 16.953	W85° 57.714	X		
SW2	Lake Powell	N30° 16.761	W85° 57.806	X		
SW3 / SED3	Lake Powell	N30° 16.890	W85° 59.096	X		X
SW4 / SED1	Irrigation Pond	N30° 17.264	W85° 58.189	X		X
SED2	Wetland 14	N30° 16.923	W85° 58.317			X
GW1	Monitoring Well 1	N30° 16.628	W85° 58.190		X	
GW2	Monitoring Well 2	N30° 16.640	W85° 58.648		X	
GW3	Monitoring Well 3	N30° 16.958	W85° 58.900		X	
GW4	Monitoring Well 4	N30° 17.328	W85° 58.148		X	

3.0 METHODOLOGY

Water quality samples were taken onsite by McGlynn Laboratories, Inc. and Cypress Environmental of Bay County, LLC staff. All samples were analyzed according to the Laboratory Accreditation Management System Accreditation/Certification (NELAC) by McGlynn Laboratories Inc. The water sampling was funded by the Lake Powell Residential Golf CDD.

Sampling and analysis follow Florida Department of Environmental Protection, Standard Operating Procedures 01-001, revised 2014: FC 1000-Field Decontamination; FD 1000-Documentation; FM 1000-Field Mobilization; FQ 1000-Quality Control; FS 1000-General Sampling; FS 2000-General Water Sampling; FS 2100-Surface Water Sampling; FS 2200-Groundwater Sampling; FS 3000-Soil Sampling; FS 4000-Sediment Sampling; FS 8100-Contaminated Surfaces Sampling; FS 8200-Clean Sampling for Trace Metals; FT 1000-Field Testing General; FT 1100-Field pH; FT 1200-Field Specific Conductance; FT 1300-Field Salinity; FT 1400-Field Temperature; FT 1500-Field Dissolved Oxygen; and FT 1600-Field Turbidity. All water quality parameters were investigated according to NELAC protocols and methods except for acephate; sulfosulfuron and metsulfuron-methyl for which no NELAC certification exists.

4.0 SUMMARY OF FINDINGS

This extensive water quality investigation found no violations of Florida water quality regulations. The water quality at the Lake Powell Residential Golf CDD site was found to be good, at the time of this study. Water quality measurements were satisfactory and did not violate the Florida Statute, 62-302.530, the Criteria for Surface Water Quality Classifications for Class III waters and the Numeric Nutrient Criteria for the water quality parameters investigated. Water quality parameters investigated were specifically: dissolved oxygen; specific conductance; temperature; pH; salinity; turbidity; alkalinity, chlorides, total dissolved solids; total suspended solids; nitrate; total phosphorus; acephate; sulfosulfuron and metsulfuron-methyl. All water quality parameters were investigated according to NELAC protocols and methods.

While the purpose of these reports is to report on the annual water quality results, it is evident, from the analysis of this decade of data, that this resort golf community is a good steward of this environment and has diligently protected Lake Powell and its watershed. This water quality investigation found no violations of Florida water quality regulations. The water quality at the Lake Powell Residential Golf CDD site was found to be good at the time of this study. Water quality measurements were satisfactory and did not violate the Florida Statute, 62-302.530, the Criteria for Surface Water Quality Classifications for Class III waters and the Numeric Nutrient Criteria for the water quality parameters investigated. Water quality parameters investigated were specifically: dissolved oxygen; specific conductance; temperature; pH; salinity; turbidity; alkalinity, chlorides, total dissolved solids; total suspended solids; nitrate; total phosphorus; acephate; sulfosulfuron and metsulfuron-methyl. All water quality parameters were investigated according to NELAC protocols and methods.

Summary of Analysis Results

Station ID	Collection		Date Received by Lab	Parameter	Temp	pH	SpCond	Salinity	DO	%DO
	Date	Time		MDL	EPA170.1	EPA150.1	EPA120.1	EPA120.1	EPA360.1	EPA360.1
				PQL	0.0	0.04	12.8	0.20	0.36	3.30
				Unit	°C	units	uS	uS	mg/L	mg/L
GW1	02/25/25	10:30	11/25/25		23.4	6.21	115.0	0.0	<2.0	<20%
GW2	02/25/25	11:00	11/25/25		24.3	5.75	113.0	0.0	<2.0	<20%
GW3	02/25/25	11:15	11/25/25		24.0	5.12	78.7	0.0	<2.0	<20%
GW4	02/25/25	9:45	11/25/25		24.7	6.52	456.0	0.2	<2.0	<20%
SW1	03/03/25	10:21	11/25/25		21.5	7.51	29851	19	7.55	87.9
SW2	03/03/25	10:00	11/25/25		22.4	7.73	34352	22	7.51	87.5
SW3	03/03/25	13:53	11/25/25		22.9	7.51	34352	22	7.47	87.0
SW4	02/25/25	10:21	11/25/25		24.5	7.11	275.0	0.1	8.50	114.2
SED1	02/25/25	8:30	11/25/25							
SED2	02/25/25	10:21	11/25/25							
SED3	03/03/25	9:45	11/25/25							
Station ID	Collection		Date Received by Lab	Parameter	Turbidity	Chloride	TSS	TDS	Nitrite	
	Date	Time		MDL	EPA180.1	EPA325.3	EPA160.2	EPA160.1	EPA354.1	
				PQL	0.6	0.4	1.2	7.6	0.001	
				Unit	NTU	mg/L	mgTSS/L	mgTDS/L	mg/L	
GW1	11/25/25	10:30	11/25/25		10.0	80.4	NA	97.8	0.006	
GW2	11/25/25	11:00	11/25/25		6.0	49.0	NA	96.1	0.009	
GW3	11/25/25	11:15	11/25/25		15.0	39.0	NA	66.9	0.001	
GW4	11/25/25	9:45	11/25/25		5.0	18.3	NA	387.6	0.000	
SW1	11/24/25	10:21	11/25/25		3.0	10627.7	62.0	NA	0.000	
SW2	11/24/25	10:00	11/25/25		3.0	12232.9	66.0	NA	0.000	
SW3	11/24/25	13:53	11/25/25		3.0	12232.9	61.7	NA	0.000	
SW4	11/25/25	10:21	11/25/25		3.0	162.5	6.7	NA	0.000	

Summary of Analysis Results (cont)

Station ID	Collection		Date Received by Lab	Parameter	Total P EPA365.2	Acephate SM8270	Sulfosulfuron SM 8270	Metsulfuron-methyl SM 8270
	Date	Time		MDL	0.002	0.10	0.09	0.18
				PQL	0.008	0.55	0.48	0.64
				Unit	mg/L	ug/L	ug/L	ug/L
GW1	11/25/25	10:30	11/25/25		0.044	0.021	0.008	0.013
GW2	11/25/25	11:00	11/25/25		0.023	0.011	0.022	0.028
GW3	11/25/25	11:15	11/25/25		0.105	0.021	0.025	0.021
GW4	11/25/25	9:45	11/25/25		0.007	0.009	0.024	0.021
SW1	11/24/25	10:21	11/25/25		0.011	0.012	0.023	0.006
SW2	11/24/25	10:00	11/25/25		0.002	0.025	0.025	0.021
SW3	11/24/25	13:53	11/25/25		0.007	0.021	0.035	0.024
SW4	11/25/25	10:21	11/25/25		0.034	0.025	0.030	0.024
SED1	11/24/25	8:30	11/25/25	Note: Sediments are in Mg/Kg, dry weight	87.4	0.024	0.035	0.003
SED2	11/25/25	10:21	11/25/25		3.31	0.041	0.011	0.054
SED3	11/25/25	9:45	11/25/25		0.247	0.011	0.021	0.014

5.0 CONCLUSIONS

All physical and chemical surface water and groundwater quality parameters measured were within an expected and/or historic range. No problems were found. The sediments/soils in the study area are mostly sand and have a very low organic content. Being such, the concentrations of phosphorus in the soils were rather depleted and low according to University of Florida IFAS Extension specifications. Organic herbicides, fungicides and pesticides analyzed were not detected in any of the samples. Surface water and groundwater parameters monitored showed relatively healthy levels of constituents with the general ecology of the limnetic community looking good. The groundwater at MW2 and MW4 had elevated nitrates, but they were well below the regulatory level of 10 mg/L. Surface waters in the site vary from saline to fresh.

The next monitoring event will be Fall 2026.

APPENDIX A

STATION LOCATION MAP



 **WATER QUALITY SAMPLE LOCATIONS**
 (GW = Groundwater, SW= Surface Water, SED = Sediment)

Image: 2007 NC

0 500 1,000 2,000 3,000 Feet

Map Scale: 1:12,000

This map and all data contained within are supplied as is with no warranty. Biological Research Associates expressly disclaims responsibility for damages or liability from any claims that may arise out of the use or misuse of this map. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a licensed surveyor, where required by law.

Water Quality Sampling Points Lake Powell Residential Golf CDD Bay County, Florida


 2420 Lakeshore Drive, Suite 100, Tallahassee, FL 32312 USA
 Phone (+1) 850-681-9700 Fax (+1) 850-681-9741
www.cardnoentrix.com

Preparation Date: xxxxxx Revision Date: 06/04/08 Project Manager: KM GIS Analyst: JPB Map Document: sample_points.mxd Project Number: 5544-004-Y010 PDF Document: sample_points.pdf Plot Size: 8.5 x 11

APPENDIX B

ANALYTICAL LABORATORY REPORTS



McGlynn Labs Inc

ENVIRONMENTAL LABORATORIES

For: Bethany Womack, Cypress Environmental LLC
Cypress Environmental of Bay County, LLC
P.O. Box 16062, Panama City, Florida 32406
Ph: 850-481-6824

From: McGlynn Laboratories Inc
MLI Laboratory Manager: Dr. Sean E. McGlynn
568 Beverly Court
Tallahassee, Fl. 32301
Phone: (850) 570-1476
Email: mcglynnlabs@gmail.com
NELAC ID# E81676

Data Set ID: WHO112525
Report Date: 01/31/26
Sampled by: McGlynn Laboratories, according to MLI SOP ver. 18
Analyzed by: McGlynn Laboratories, according to MLI SOP ver. 18
Sample Received: 11/25/25

Seán E. McGlynn
Laboratory Director
Phone: (850) 570-1476



The analytical results contained within this report meet all NELAP requirements for parameters for which NELAP accreditation is required or available. Any deviations from NELAP requirements are noted in this report. Pursuant to NELAP, this report may not be reproduced, except in full, without the written approval from McGlynn Laboratories Inc.

The quality of reagents and media used by MLI is appropriate for the test concerned.

The results in this report relate only to the samples in this report.



Nitrite as N, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD
Client: Bethany Womack, Cypress Environmental LLC
DataSetID: WHO112525

Lab ID #	Field Identification Information							Time of Analysis (HH:MM)	Nitrite as N SM 4500-NO2-B 0.001 0.004 mg/L	Data Qualifiers =LOD =LOQ	
	Station	Collection		Depth Code	Repetition	Container	Date received at Laboratory				
		Date	Time								
	SSStd								Pass		
	CC 1								Pass		
	Lab Blk 1								0.000	U	
	PQL Std								Pass		
1	24-1187	SW3	11/24/25	13:53	SW	1	50ml HDPE	11/25/25		0.000	U
2	24-1188	SW2	11/24/25	10:00	SW	1	50ml HDPE	11/25/25		0.000	U
3	24-1189	SW1	11/24/25	10:21	SW	1	50ml HDPE	11/25/25		0.000	U
4	24-1190	SW4	11/25/25	10:21	SW	1	50ml HDPE	11/25/25		0.000	U
5	24-1191	MW4	11/25/25	9:45	GW	1	50ml HDPE	11/25/25		0.000	U
6	24-1192	MW1	11/25/25	10:30	GW	1	50ml HDPE	11/25/25		0.006	
7	24-1193	MW2	11/25/25	11:00	GW	1	50ml HDPE	11/25/25		0.009	
8	24-1194	MW3	11/25/25	11:15	GW	1	50ml HDPE	11/25/25		0.001	I
9											
10											
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	50ml HDPE	11/25/25		0.000	
	CC 2									Pass	
12											
13											
14											
15											
16											
17											
18											
19											
20	Matrix Spike	SW3	11/24/25	13:53	SW	2	50ml HDPE	11/25/25		0.048	
21	Matrix Duplicate	SW3	11/24/25	13:53	SW	3	50ml HDPE	11/25/25		0.000	U
	CC 3									Pass	
	Lab Blk 2									0.000	U

Do not: burn, spindle or mutilate!

Analyst: HW
 Date: 11/25/25



Nitrate+Nitrite as N, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD										Nitrate+Nitrite as N		Data Qualifiers	Nitrate as N calc	Data Qualifiers
Client: Bethany Womack, Cypress Environmental LLC										SM				
DataSetID: WHO112525										4500-NO3-E		=LOD	0.016	=LOD
Field Identification Information										0.016				
Lab ID #	Station	Collection			Depth Code	Repetition	Container	Date received at Laboratory	Time of Analysis (HH:MM)	mg/L	=LOQ	0.055 mg/L	=LOQ	
		Date	Time											
	SSStd									Pass		N/A		
	CC 1									Pass		N/A		
	Lab Blk 1									0.00	U	0.00	U	
	PQL Std									Pass		N/A		
1	24-1187	SW3	11/24/25	13:53	SW	1	50ml HDPE	11/25/25		0.00	U	0.00	U	
2	24-1188	SW2	11/24/25	10:00	SW	1	50ml HDPE	11/25/25		0.00	U	0.00	U	
3	24-1189	SW1	11/24/25	10:21	SW	1	50ml HDPE	11/25/25		0.00	U	0.00	U	
4	24-1190	SW4	11/25/25	10:21	SW	1	50ml HDPE	11/25/25		0.01	T	0.01	T	
5	24-1191	MW4	11/25/25	9:45	GW	1	50ml HDPE	11/25/25		1.74		1.74		
6	24-1192	MW1	11/25/25	10:30	GW	1	50ml HDPE	11/25/25		0.02	T	0.01	T	
7	24-1193	MW2	11/25/25	11:00	GW	1	50ml HDPE	11/25/25		4.34		4.33		
8	24-1194	MW3	11/25/25	11:15	GW	1	50ml HDPE	11/25/25		0.28	I	0.28	I	
9														
10														
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	50ml HDPE	11/25/25		0.00	U	0.00	U	
	CC 2									Pass		N/A	N/A	
12														
13														
14														
15														
16														
17														
18														
19														
20	Matrix Spike	SW3	11/24/25	13:53	SW	2	50ml HDPE	11/25/25		0.50		N/A	N/A	
21	Matrix Duplicate	SW3	11/24/25	13:53	SW	3	50ml HDPE	11/25/25		0.00	U	N/A	N/A	
	CC 3									Pass		N/A	N/A	
	Lab Blk 2									0.00	U	0.00	U	

Do not: burn, spindle or mutilate!

Analyst	HW
Date	11/25/25



Ortho-Phosphorus as P, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD
Client: Bethany Womack, Cypress Environmental LLC
DataSetID: WHO112525

Lab ID #	Field Identification Information								Time of Analysis (HH:MM)	O-PO4 as P SM 4500-P-E 0.002 0.005 mg/L	Data Qualifiers =LOD =LOQ
	Collection		Repetition		Date received at Laboratory		Depth Code				
	Station	Date	Time	Container	Repetition	Date	Code	Code			
	SSStd									Pass	
	CC 1									Pass	
	Lab Blk 1									0.000	U
	PQL Std									Pass	
1	24-1187	SW3	11/24/25	13:53	SW	1	50ml HDPE	11/25/25		0.000	U
2	24-1188	SW2	11/24/25	10:00	SW	1	50ml HDPE	11/25/25		0.000	U
3	24-1189	SW1	11/24/25	10:21	SW	1	50ml HDPE	11/25/25		0.000	U
4	24-1190	SW4	11/25/25	10:21	SW	1	50ml HDPE	11/25/25		0.000	U
5	24-1191	MW4	11/25/25	9:45	GW	1	50ml HDPE	11/25/25		0.000	U
6	24-1192	MW1	11/25/25	10:30	GW	1	50ml HDPE	11/25/25		0.008	
7	24-1193	MW2	11/25/25	11:00	GW	1	50ml HDPE	11/25/25		0.009	
8	24-1194	MW3	11/25/25	11:15	GW	1	50ml HDPE	11/25/25		0.002	I
9											
10											
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	50ml HDPE	11/25/25		0.000	U
	CC 2									Pass	
12											
13											
14											
15											
16											
17											
18											
19											
20	Matrix Spike	SW3	11/24/25	13:53	SW	2	50ml HDPE	11/25/25		0.109	
21	Matrix Duplicate	SW3	11/24/25	13:53	SW	3	50ml HDPE	11/25/25		0.000	U
	CC 3									Pass	
	Lab Blk 2									0.000	U

Do not: burn, spindle or mutilate!

Analyst	HW
Date	11/25/25



Chloride, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD								Chloride SM 4500-CL-C 0.24 0.81 mg/L	Data Qualifiers =LOD =LOQ	
Client: Bethany Womack, Cypress Environmental LLC										
DataSetID: WHO112525										
Field Identification Information										
Lab ID #	Station	Collection		Depth Code	Repetition	Container	Date received at Laboratory			
		Date	Time							
	SSStd							Pass		
	CC 1							Pass		
	Lab Blk 1							0.0	U	
	PQL Std							Pass		
1	24-1187	SW3	11/24/25	13:53	SW	1	250ml HDPE	11/25/25	12232.9	
2	24-1188	SW2	11/24/25	10:00	SW	1	250ml HDPE	11/25/25	12232.9	
3	24-1189	SW1	11/24/25	10:21	SW	1	250ml HDPE	11/25/25	10627.7	
4	24-1190	SW4	11/25/25	10:21	SW	1	250ml HDPE	11/25/25	162.5	
5	24-1191	MW4	11/25/25	9:45	GW	1	250ml HDPE	11/25/25	18.3	
6	24-1192	MW1	11/25/25	10:30	GW	1	250ml HDPE	11/25/25	80.4	
7	24-1193	MW2	11/25/25	11:00	GW	1	250ml HDPE	11/25/25	49.0	
8	24-1194	MW3	11/25/25	11:15	GW	1	250ml HDPE	11/25/25	39.0	
9										
10										
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	250ml HDPE	11/25/25	0.0	U
	CC 2								Pass	
12										
13										
14										
15										
16										
17										
18										
19										
20	Matrix Spike	N/A							N/A	
21	Matrix Duplicate	SW3	11/24/25	13:53	SW	2	250ml HDPE	11/25/25		
	CC 3								Pass	
	Lab Blk 2								0.0	U

Do not: burn, spindle or mutilate!

Analyst	SEM
Date	12/03/25



TSS, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD								TSS SM	Data Qualifiers	
Client: Bethany Womack, Cypress Environmental LLC										
DataSetID: WHO112525								2540-D 0.64 2.13 mgTSS/L	=LOD =LOQ	
Field Identification Information										
Lab ID #	Station	Collection		Depth Code	Repetition	Container	Date received at Laboratory			
		Date	Time							
	SSStd							N/A		
	CC 1							N/A		
	Lab Blk 1							0.0	U	
1	24-1187	SW3	11/24/25	13:53	SW	1	1/2 gal HDPE	11/25/25	61.7	
2	24-1188	SW2	11/24/25	10:00	SW	1	1/2 gal HDPE	11/25/25	66.0	
3	24-1189	SW1	11/24/25	10:21	SW	1	1/2 gal HDPE	11/25/25	62.0	
4	24-1190	SW4	11/25/25	10:21	SW	1	1/2 gal HDPE	11/25/25	6.7	
5	24-1191	MW4	11/25/25	9:45	GW	1	1/2 gal HDPE	11/25/25	18.3	
6	24-1192	MW1	11/25/25	10:30	GW	1	1/2 gal HDPE	11/25/25	17.7	
7	24-1193	MW2	11/25/25	11:00	GW	1	1/2 gal HDPE	11/25/25	6.0	
8	24-1194	MW3	11/25/25	11:15	GW	1	1/2 gal HDPE	11/25/25	82.7	
9										
10										
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	1/2 gal HDPE	11/25/25	0.0	U
	CC 2								N/A	
12										
13										
14										
15										
16										
17										
18										
19										
20	Matrix Spike	N/A							N/A	
21	Matrix Duplicate	SW3	11/24/25	13:53	SW	2	1/2 gal HDPE	11/25/25	61.5	
	CC 3								N/A	
	Lab Blk 2								0.0	U
Do not: burn, spindle or mutilate!								Analyst	SEM	
								Date	12/03/25	



TDS, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD
Client: Bethany Womack, Cypress Environmental LLC
DataSetID: WHO112525

Lab ID #	Field Identification Information							TDS SM 2540-C 0.56 1.85 mgTDS/L	Data Qualifiers =LOD =LOQ	
	Station	Collection		Depth Code	Repetition	Container	Date received at Laboratory			
		Date	Time							
	SSStd							N/A		
	CC 1							N/A		
	Lab Blk 1							0.0	U	
1	24-1187	SW3	11/24/25	13:53	SW	1	1/2 gal HDPE	11/25/25	not run	
2	24-1188	SW2	11/24/25	10:00	SW	1	1/2 gal HDPE	11/25/25	not run	
3	24-1189	SW1	11/24/25	10:21	SW	1	1/2 gal HDPE	11/25/25	not run	
4	24-1190	SW4	11/25/25	10:21	SW	1	1/2 gal HDPE	11/25/25	not run	
5	24-1191	MW4	11/25/25	9:45	GW	1	1/2 gal HDPE	11/25/25	387.6	
6	24-1192	MW1	11/25/25	10:30	GW	1	1/2 gal HDPE	11/25/25	97.8	
7	24-1193	MW2	11/25/25	11:00	GW	1	1/2 gal HDPE	11/25/25	96.1	
8	24-1194	MW3	11/25/25	11:15	GW	1	1/2 gal HDPE	11/25/25	66.9	
9										
10										
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	1/2 gal HDPE	11/25/25	0.0	U
	CC 2								N/A	
12										
13										
14										
15										
16										
17										
18										
19										
20	Matrix Spike	N/A							N/A	
21	Matrix Duplicate	SW3	11/24/25	13:53	SW	2	1/2 gal HDPE	11/25/25	0.0	U
	CC 3								N/A	
	Lab Blk 2								0.0	U
Do not: burn, spindle or mutilate!								Analyst	SEM	
								Date	12/03/25	



Total Phosphorus as P, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf CDD
Client: Bethany Womack, Cypress Environmental LLC
DataSetID: WHO112525

Lab ID #	Field Identification Information							Total P	Data	Organic P	Data	
	Station	Collection Date	Collection Time	Depth Code	Repetition	Container	Date received at Laboratory	SM 4500-P-E 0.002 0.008 mg/L	Qualifiers =LOD =LOQ	calc 0.008 0.026 mg/L	Qualifiers =LOD =LOQ	
	SSStd							Pass		N/A		
	CC 1							Pass		N/A		
	Lab Blk 1							0.000	U	0.000	U	
	PQL Std							Pass		N/A		
1	24-1187	SW3	11/24/25	13:53	sw	1	50ml HDPE	11/25/25	0.007	I	0.007	T
2	24-1188	SW2	11/24/25	10:00	sw	1	50ml HDPE	11/25/25	0.002	I	0.002	T
3	24-1189	SW1	11/24/25	10:21	sw	1	50ml HDPE	11/25/25	0.011		0.010	I
4	24-1190	SW4	11/25/25	10:21	sw	1	50ml HDPE	11/25/25	0.034		0.034	
5	24-1191	MW4	11/25/25	9:45	gw	1	50ml HDPE	11/25/25	0.007	I	0.007	T
6	24-1192	MW1	11/25/25	10:30	gw	1	50ml HDPE	11/25/25	0.044		0.037	
7	24-1193	MW2	11/25/25	11:00	gw	1	50ml HDPE	11/25/25	0.023		0.014	I
8	24-1194	MW3	11/25/25	11:15	gw	1	50ml HDPE	11/25/25	0.105		0.103	
9												
10												
11	24-1195	Fld Blk	11/25/25	11:30	NA	1	50ml HDPE	11/25/25	0.000	U	0.000	U
	CC 2							Pass		N/A		
12												
13												
14												
15												
16												
17												
18												
19												
20	Matrix Spike	SW3	11/24/25	13:53	sw	2	50ml HDPE	11/25/25	0.115		N/A	N/A
21	Matrix Duplicate	SW3	11/24/25	13:53	sw	3	50ml HDPE	11/25/25	0.007		N/A	N/A
	CC 3							Pass		N/A		
	Lab Blk 2							0.000	U	0.000	U	
Do not: burn, spindle or mutilate!								Analyst	HW			
								Date	12/03/25			

*The data qualifiers below are used in chemical reports to address issues that might arise concerning the validity of this data. They are placed next to the data in the report as additional information pertaining to the test results they report nonstandard conditions that may compromise the test results.

*The uncertainty, unless otherwise indicated by a disclaimer meets or exceeds the NELAC standards for these analytical methods, 80% to 120% accuracy (%Rec) and +/-20% precision (%RSD)

*Physical conditions in the laboratory during the running of these tests in no way compromised these test results

Data Qualifiers

A: value reported is a mean of two or more samples

B: source method is modified to enhance accuracy

I: reported value is between the MDL and the PQL

J: estimated value, questionable QA/QC

K: off scale low

L: off scale high

N: this analysis is not NELAC certified

O: sampled but analysis lost or not performed

P: results not reported due to matrix interference

Q: sample held beyond the accepted holding time

T: reported value is less than the laboratory MDL

U: compound analyzed for but not detected

V: analyte was detected in both the sample and the blank

W: reported value failed some acceptance criteria but passed most QA/QC tests

Y: laboratory analysis was from an improperly preserved sample

Nitrite - QA/QC

The Ultimate Quality Assurance and Quality Control Documentation

Quality control for Nitrite- Standard Method 4500-NO2-B

All testing must meet acceptance criteria or the data will be flagged as questionable in our Report.

This test is run on an Oceanoptics Spectrometer, USB2000, Serial No. USB2E6742

Data Set Id.: WHO112525

	Conc. (ppm)	Abs.	Exp Conc (ppm)	
WS 1	0	0	0.000	
WS 2	0.005	0.015	0.006	
WS 3	0.05	0.125	0.048	
WS 4	0.200	0.525	0.201	
*WS 5	0.350	0.911	0.349	% Rec.
SSStd	0.092	0.225	0.086	93.9%
MRStd	0.046	0.122	0.047	102.0%
CC1	0.200	0.48	0.184	92.1%
CC2	0.200	0.495	0.190	95.0%
CC3	0.200	0.479	0.184	91.9%
LCSD 1			0.000	
LCSD 2			0.000	LOD
L Blk 1			0.000	0.001
F Blk			0.000	0.001
L Blk 2			0.000	0.001

SSStd Lot#	R101854
MRStd Lot#	R101855
CC (WS4) Lot#	R101847
Working Stds Lot#	R101847

Analyst: 45986
 Analysis Date: #REF!

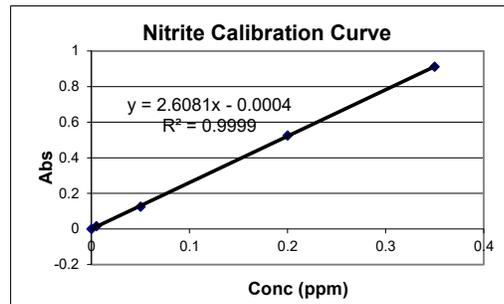
*Standard for high level analysis, leave blank for low level analysis

yes/no	
yes	Holding Time must be less than 48 hours
yes	R-squared must be greater than 0.995
yes	SSStd recovery must be between 80% and 120%
yes	CC recovery must be between 90% and 110%
yes	MRStd recoveries 80% and 120%
yes	Matrix spike recoveries must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Blks, all must be less than MDL (except equipment blank)
yes	Duplicates must have a %RSD between +/- 20%

All QA/QC samples (listed above) were analyzed consecutively within this sample set between the beginning, end times and date listed on the laboratory bench sheet.

Slope	Intercept	R-Squared
2.608135482	-0.000384393	0.99992456
Matirx Spike Check		
	Abs.	Exp Conc.(CoPt)
Station: 1st sample	0	0.000
Spike: WS 3	0.125	0.048
Matrix Spike Recovery:	95.85%	

first sample	% RSD
LCSD 1	0.0%
LCSD 2	



Reagents

NED Hydrochloride: R101880
 Sulfanilamide: R101804

McGlynn Laboratories, Inc.
 568 Beverly Ct.
 Tallahassee, FL 32301

Nitrate - QA/QC

The Ultimate Quality Assurance and Quality Control Documentation
 Quality control for Nitrate - Standard Method 4500-NO3-E

All testing must meet acceptance criteria or the data will be flagged as questionable in our Report.

This test is run on an Oceanoptics Spectrometer, USB2000, Serial No. USB2E6742

Data Set Id.: WHO112525

	Conc. (ppm)	Abs.	Exp Conc (ppm)	
WS 1	0	0	0.000	
WS 2	0.13	0.04	0.122	
WS 3	0.53	0.162	0.495	
WS 4	1.07	0.356	1.088	
WS 5	2.03	0.697	2.130	
WS 6	2.70	0.859	2.625	% Rec.
SSStd	1.02	0.343	1.048	102.8%
MRStd	0.51	0.155	0.474	92.9%
CC1	0.53	0.166	0.507	95.7%
CC2	0.53	0.168	0.513	96.9%
CC3	0.53	0.167	0.510	96.3%
LCSD 1			0.000	
LCSD 2			0.000	LOD
L Blk 1			0.000	0.016
F Blk			0.000	0.016
L Blk 2			0.000	0.016
SSStd Lot#	R101853			
MRStd Lot#	R101853A			
CC (WS3) Lot#	R101861			
Working Stds Lot#	R101861			

Analyst: **HW**
 Analysis Date: **11/25/25**

*Standard for high level analysis, leave blank for low level analysis

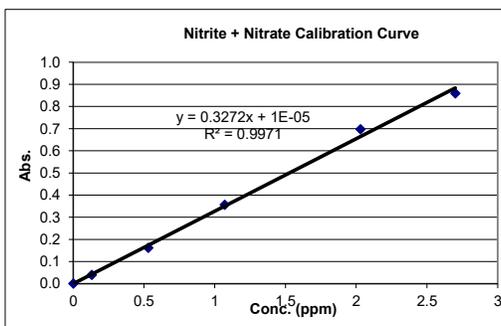
yes/no	
yes	Holding Time must be less than 48 hours
yes	R-squared must be greater than 0.995
yes	SSStd recovery must be between 80% and 120%
yes	CC recovery must be between 90% and 110%
yes	MRStd recoveries 80% and 120%
yes	Column Efficiency must be between 80% and 120%
yes	Matrix spike recoveries must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Duplicates must have a %RSD between +/- 20%

All QA/QC samples (listed above) were analyzed consecutively within this sample set between the beginning, end times and date listed on the laboratory bench sheet.

Slope	Intercept	R-Squared
0.327230856	1.47782E-05	0.997089524
Matirx Spike Check		
Abs.	Exp Conc.(CoPt)	
Station: 1st sample	0	0.000
Spike: WS 3	0.16	0.501
Matrix Spike Recovery:	94.56%	

first sample	% RSD
LCSD 1	0.0%
LCSD 2	

	Abs	Exp. Conc	efficiency
33.3% Nitrite WS5	0.303363	0.116461509	
Nitrate Standard 2	0.04	0.1221927	104.92%



Reagents

NED Hydrochloride: R101880
 Sulfanilimade: R101804
 Cadmium Column (Reduction Reagent): R101768
 Dilution Solution: R101862

McGlynn Laboratories, Inc.
 568 Beverly Ct.
 Tallahassee, FL 32301

Reactive Phosphorus or Ortho-Phosphate - QA/QC

The Ultimate Quality Assurance and Quality Control Documentation

Quality control for Ortho-Phosphates- Standard Method 4500-P-E

All testing must meet acceptance criteria or the data will be flagged as questionable in our Report.

This test is run on an Oceanoptics Spectrometer, USB2000, Serial No. USB2E6742

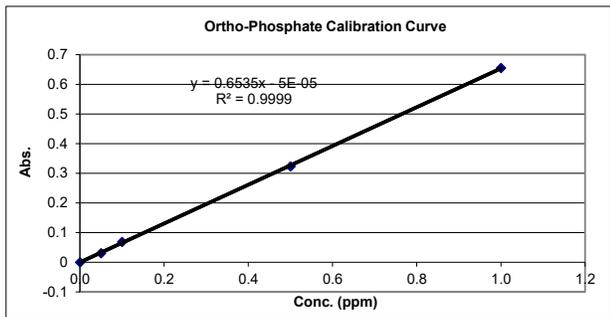
Data Set Id.: WHO112525

	Conc. (ppm)	Abs.	Exp Conc (ppm)	
WS 1	0.00	0	0.000	
WS 2	0.05	0.031	0.048	
WS 3	0.10	0.069	0.106	
WS 4	0.50	0.323	0.494	% Rec.
*WS 5	1.00	0.655	1.002	
SSStd	0.371	0.225	0.344	92.8%
MRStd	0.190	0.112	0.171	90.2%
CC1	0.10	0.065	0.100	99.5%
CC2	0.10	0.063	0.096	96.5%
CC3	0.10	0.064	0.098	98.0%
LCS D 1			0.000	
LCS D 2			0.000	LOD
L Blk 1			0.000	0.002
F Blk			0.000	0.002
L Blk 2			0.000	0.002
SSStd Lot#	R101853			
MRStd Lot#	R101853A			
CC (WS3) Lot#	R101851			
Working Stds Lot#	R101851			

Slope	Intercept	R-Squared
0.653495822	-5.36212E-05	0.999894262

Matrix Spike Check		
	Abs.	Exp Conc.(CoPt)
Station: 1st sample	0	0.000
Spike: WS 3	0.071	0.109
Matrix Spike Recovery:	108.65%	

first sample	% RSD
LCS D 1	0.0%
LCS D 2	



*Standard for high level analysis, leave blank for low level analysis

Analyst: HW
 Analysis Date: 11/25/25

yes/no	
yes	Holding Time must be less than 48 hours
yes	R-squared must be greater than 0.995
yes	SSStd recovery must be between 80% and 120%
yes	CC recovery must be between 90% and 110%
yes	MRStd recoveries 80% and 120%
yes	Matrix spike recoveries must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Blks, all must be less than MDL (except equipment blank)
yes	Duplicates must have a %RSD between +/- 20%

All QA/QC samples (listed above) were analyzed consecutively within this sample set between the beginning, end times and date listed on the laboratory bench sheet.

Reagents

Ascorbic Acid (0.01 molar): R101882
 Precombined Reagent: R101859
 Ammonium Molybdate: R101677
 Potassium Antimonyl Tartrate: R101678

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 568 Beverly Ct.
 Tallahassee, FL 32301

Total Dissolved and Suspended Solids - QA/QC

The Ultimate Quality Assurance and Quality Control Documentation

Quality control for TSS/TDS- Standard Method 2540-D and 2540-C

All testing must meet acceptance criteria or the data will be flagged as questionable in our Report.

The time between subsequent weights, the drying time must encompass at least an hour.

Data Set Id.:	WHO11252	Weight	Lot #
		0.05	72197
Total Suspended Solids:		0.5	MT-68165
		5	01-J56742-29

Initial	Actual Weight (g)	Weight (g)	% Rec.
SSStd	0.5	0.5	100.00%
CC1	0.05	0.05	100.00%
CC2	0.05	0.05	100.00%
CC3	0.05	0.05	100.00%

Final	Actual Weight (g)	Weight (g)	% Rec.
SSStd	0.5	0.5	100.00%
CC1	0.05	0.05	100.00%
CC2	0.05	0.05	100.00%
CC3	0.05	0.05	100.00%

TSS (mgTSS/L)		
Lab Blk 1	0.0	
Fld Blk	0.0	
Lab Blk 2	0.0	%RSD
LCSD 1	61.7	
LCSD 2	61.5	0.2%

	TSS (mgTSS/L)	LOD	Dup 1
Lab Blk	0	0.638	Dup 1
Fld Blk	0	0.638	Dup 2

Analyst: **SEM**
 Analysis Date: **12/03/25**

		Weight	Lot #
		0.05	72197
Total Dissolved Solids:		0.5	MT-68165
		5	01-J56742-29

Initial	Actual Weight (g)	Weight (g)	% Rec.
SSStd	5	5	100.00%
CC1	1	1	100.00%
CC2	1	1	100.00%
CC3	1	1	100.00%

Final	Actual Weight (g)	Weight (g)	% Rec.
SSStd	5	5	100.00%
CC1	1	1	100.00%
CC2	1	1	100.00%
CC3	1	1	100.00%

TDS (mgTDS/L)		
Lab Blk 1	0	
Fld Blk	0	
Lab Blk 2	0	%RSD
LCSD 1	0.0	
LCSD 2	0.0	0.0%

	TDS (mgTDS/L)	LOD	Dup 1
Lab Blk	0.0	0.555	Dup 1
Fld Blk	0.0	0.555	Dup 2

Analyst: **SEM**
 Analysis Date: **12/03/25**

TSS	Day 1	Day 1
	temp, time, initials	temp, time, initials
	temp 1	temp 2
Temp. Log, deg C	104.0, 0900, SM	104.0, 1000, SM

yes/no	
yes	Holding Time must be less than 7 days for initial weights
yes	SSStd and CC's must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Blks must be less than MDL
yes	Dups must be between +/- 10% (high level > 20 times the MDL)
yes	Dups must be between +/- 25% (low level < 20 times the MDL)
yes	Temperature must be 104 degrees +/- 0.5
yes	Drying time greater than an hour.

TDS	Day 1	Day 1
	temp, time, initials	temp, time, initials
	temp 1	temp 2
Temp. Log, deg C	180.0, 0900, SM	180.0, 1700, SM

yes/no	
yes	Holding Time must be less than 7 days for initial weights
yes	SSStd and CC's must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Blks must be less than MDL
yes	Dups must be between +/- 10% (high level > 20 times the MDL)
yes	Dups must be between +/- 25% (low level < 20 times the MDL)
yes	Temperature must be 180 degrees +/- 0.5
yes	Drying time greater than an hour.

All QA/QC samples (listed above) were analyzed consecutively within this sample set between the beginning, end times and date listed on the laboratory bench sheet
 McGlynn Laboratories, Inc., 568 Beverly Ct., Tallahassee, FL 32301

Total Phosphorus (TP) - QA/QC

The Ultimate Quality Assurance and Quality Control Documentation

Check, Total Phosphorus (TP)- Standard Method 4500-P-E

All testing must meet acceptance criteria or the data will be flagged as questionable in our Report.

This test is run on an Oceanoptics Spectrometer, USB2000, Serial No. USB2E6742, samples are digested at high temperature in a fume hood.

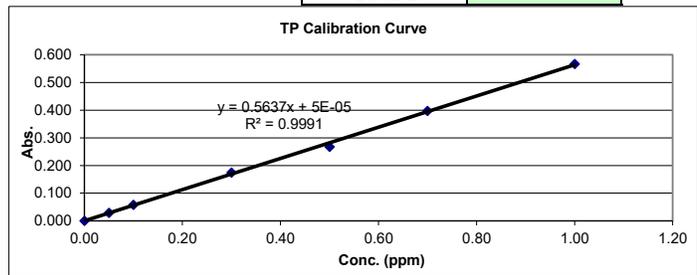
Data Set Id.: WHO112525

	Conc. (ppm)	Abs.	Exp Conc (ppm)	
WS 1	0.00	0.000	0.000	
WS 2	0.05	0.029	0.051	
WS 3	0.10	0.058	0.103	
WS 4	0.30	0.175	0.310	
WS 5	0.50	0.268	0.475	
WS 6	0.70	0.397	0.704	
WS 7	1.00	0.567	1.006	% Rec.
SSSTD	0.62	0.378	0.671	108.7%
MRStd	0.31	0.184	0.326	105.6%
CC1	0.10	0.059	0.105	104.6%
CC2	0.10	0.055	0.097	97.5%
CC3	0.10	0.057	0.101	101.0%
Org P Std	2.00	1.120	1.987	99.3%
LCSD 1			0.0070	
LCSD 2			0.0074	LOD
L Blk 1			0.000	0.002
F Blk			0.000	0.002
L Blk 2			0.000	0.002
SSStd Lot#		R101856		
MRStd(WS2) Lot#		R101857		
CC (WS3) Lot#		R101851		
Working Std Lot#		R101851		
Org P Std Lot#		R101775		

Slope	Intercept	R-Squared
0.563651064	4.6383E-05	0.999076299

Matrix Spike Check		
	Abs.	Exp Conc.(CoPt)
Station: 1st sample	0.004	0.007
Spike: WS 3	0.065	0.115
Matrix Spike Recovery:	108.22%	

first sample	% RSD
LCSD 1	3.5%
LCSD 2	



*Standard for high level analysis, leave blank for low level analysis

McGlynn Labs Digestion Log (Total Phosphorus)

Digested in fume hood in upper lab of MLI, 465 Beverly Court, Tallahassee FL
 Digested in aluminum blocks with temperature monitored with IR thermometer #3 max temp 380 degrees C

Date	Start Time	End Time	Tech.	Boiling Conditions
12/02/25	800	1000	SM	30 min. at a gentle boil.

Analyst: **HW**
 Analysis Date: **12/03/25**

yes/no	
yes	Holding Time must be less than 28 days
yes	R-squared must be greater than 0.995
yes	SSStd recovery must be between 80% and 120%
yes	CC recovery must be between 90% and 110%
yes	MRStd recoveries 80% and 120%
yes	Matrix spike recoveries must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Blks, all must be less than MDL (except equipment blank)
yes	Duplicates must have a %RSD between +/- 20%

Reagents

Ascorbic Acid (0.01 molar): R101882
 Precombined Reagent: R101859
 Ammonium Molybdate: R101677
 Potassium Antimonyl Tartrate: R101678
 NaOH (10 N):R101881
 pH test strips: Lot# 205423
 Phenolphthalein Indicator: R101693

All QA/QC samples (listed above) were analyzed consecutively within this sample set between the beginning, end times and date listed on the laboratory bench sheet.

McGlynn Laboratories, Inc.
 568 Beverly Ct.
 Tallahassee, FL 32301

Chain of Custody Form (COC)

Chain of Custody Record, Std. Water Quality Set



McGlynn Laboratories, Inc., 568 Beverly Court, Tallahassee, FL, 850-570-1476

Page 1 of 1

Project Name: Lake Powell Residential Golf CDD,
 Project Location: Bay County, Panama City
 Client: Cypress Environmental
 Data Set Id: WHO112525

Sampler: Seán McGlynn and Bethany Womack

Station	Date	Time	Matrix
SW3	11/24/25	1333	SW
Temperature upon arrival at McGlynn Laboratories, Inc.			
SW2	11/24/25	1000	SW
Temperature upon arrival at McGlynn Laboratories, Inc.			
SW1	11/24/25	1021	SW
Temperature upon arrival at McGlynn Laboratories, Inc.			
SW4	11/25/25	1021	SW
Temperature upon arrival at McGlynn Laboratories, Inc.			
PLD BR	11/25/25	1130	NA
Temperature upon arrival at McGlynn Laboratories, Inc.			

Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			

Transportation to Lab Description:

Relinquished By: SW Date: 11/25/25 Time: 1500
 Received By: SW Date: 11/25/25 Time: 1500

Follow all protocols in MLI SOP revision 18, 2023
 #6.1.1 Chain of Custody rev. 4 wild Heron

#6.1.1, Rev. 4, 11/20/20

reviewed approved by: KM, QAO

Requested Analysis/Preservation/Container	Field Pres. Check	Remarks
ice < 4°C/1/2 gal HDPE	✓	
Organics/Chlorophyll	✓	
ice < 4°C/1L Amber Glass	✓	
Turbidity, Cr, Alk, I	✓	
ice < 4°C/250ml HDPE	✓	
PO ₄ , NO ₂ , NO ₃ , Color	✓	
ice < 4°C, field filtered 0.45µ	✓	
Bacteria/ice < 4°C/100ml	✓	
poly Whittack	✓	
NH ₄ /3 drops H ₂ SO ₄ < pH 2	✓	
TKN/3 drops H ₂ SO ₄ < pH 2	✓	
TP/3 drops H ₂ SO ₄ < pH 2	✓	
50ml HDPE	✓	
Pesticides and	✓	
Herbicides/1L Amber	✓	

Notes:



McGlynn Laboratories, Inc.
Report of Analytical Results

For: Lake Powell Residential Golf Community Development District (CDD)
c/o Bethany Womack, Cypress Environmental LLC
Cypress Environmental of Bay County, LLC
P.O. Box 16062, Panama City, Florida 32406

McGlynn Laboratories Inc
MLI Laboratory Manager: Dr. Sean E. McGlynn
568 Beverly Court
Tallahassee, Fl. 32301
Phone: (850) 570-1476
Email: mcglynnlabs@gmail.com
NELAC ID# E81676

Data Set ID: WH022525-SED
Report Date: 03/18/24
Sampled by: McGlynn Laboratories, according to MLI SOP ver. 11
Sample Received: 11/25/25

Seán E. McGlynn
Laboratory Director
Email: mcglynnlabs@gmail.com



The analytical results contained within this report meet all NELAP requirements for parameters for which NELAP accreditation is required or available. Any deviations from NELAP requirements are noted in this report. Pursuant to NELAP, this report may not be reproduced, except in full, without the written approval from McGlynn Laboratories Inc.

The quality of reagents and media used by MLI is appropriate for the test concerned.

The results in this report relate only to the samples in this report.



Total Phosphorus as P, McGlynn Laboratories Inc, 568 Beverly Ct., Tallahassee, Florida

Task: Lake Powell Residential Golf Community Development District (CDD)
Client: Lake Powell Residential Golf Community Development District (CDD)
DataSetID: WH022525-SED

Lab ID #	Field Identification Information							Total P	Data	
	Station	Collection Date	Time	Depth Code	Repetition	Container	Date received at Laboratory	SM 4500-P-E 0.005 0.025 (dry) mg/L	Qualifiers =MDL =PQL	
	SSStd							Pass		
	CC 1							Pass		
	Lab Blk 1							0.000	U	
	PQL Std							Pass		
1	24-0620	sed 1	11/24/25	8:30	Sed	1	0.00	11/25/25	87.390	
2	24-0621	sed 2	11/25/25	10:21	Sed	1	0.00	11/25/25	3.310	
3	24-0079F	sed 3	11/24/25	9:45	Sed	1	0.00	11/25/25	0.247	
4										
5										
6										
7										
8										
9										
10										
11										
	CC 2								Pass	
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
	CC 3								NA	
	Lab Blk 2								0.000	U

Do not: burn, spindle or mutilate!

Analyst HW
Date 12/03/25

*The data qualifiers below are used in chemical reports to address issues that might arise concerning the validity of this data. They are placed next to the data in the report as additional information pertaining to the test results they report nonstandard conditions that may compromise the test results.

*The uncertainty, unless otherwise indicated by a disclaimer meets or exceeds the NELAC standards for these analytical methods, 80% to 120% accuracy (%Rec) and +/-20% precision (%RSD)

*Physical conditions in the laboratory during the running of these tests in no way compromised these test results

Data Qualifiers

A: value reported is a mean of two or more samples

B: source method is modified to enhance accuracy

I: reported value is between the MDL and the PQL

J: estimated value, questionable QA/QC

K: off scale low

L: off scale high

N: this analysis is not NELAC certified

O: sampled but analysis lost or not performed

P: results not reported due to matrix interference

Q: sample held beyond the accepted holding time

T: reported value is less than the laboratory MDL

U: compound analyzed for but not detected

V: analyte was detected in both the sample and the blank

W: reported value failed some acceptance criteria but passed most QA/QC tests

Y: laboratory analysis was from an improperly preserved sample

Total Phosphorus (TP) - QA/QC

The Ultimate Quality Assurance and Quality Control Documentation

Check, Total Phosphorus (TP)- Standard Method 4500-P-E

All testing must meet acceptance criteria or the data will be flagged as questionable in our Report.

This test is run on an Oceanoptics Spectrometer, USB2000, Serial No. USB2E6742, samples are digested at high temperature in a fume hood

Data Set Id.: WH022525-SED

	Conc. (ppm)	Abs.	Exp Conc (ppm)	
WS 1	0.00	0.000	-0.006	
WS 2	0.05	0.029	0.046	
WS 3	0.10	0.058	0.097	
WS 4	0.30	0.175	0.305	
WS 5	0.50	0.268	0.470	% Rec.
WS 6	0.70	0.397	0.699	99.8%
WS 7	1.00	0.567	1.000	100.0%
CC1	0.100	0.059	0.099	99.0%
CC2	0.100	0.055	0.092	91.9%
CC3	0.100	0.057	0.095	95.4%
L Blk 1			0.000	0.00398632
L Blk 2			0.000	0.00398632

Slope	Intercept	R-Squared
0.563651064	0.003212209	0.997324722

1.348

SSStd Lot#	R101417
PQLStd Lot#	R101415
CC Lot#	R101415
Working Std Lot#	R101415
LCSD Lot#	R101415

*Standard for high level analysis, leave blank for low level analysis

McGlynn Labs Digestion Log (Total Phosphorus)

Digested in LABCONCO orange and blue fume hood in upper lab of MLI, 465 Beverly Court, Tallahassee FL

Digested in aluminum blocks with temperature monitored with Total IMM thermometer max temp 400 degrees C

Date	Start Time	End Time	Tech.	Boiling Conditions	Test
12/02/25	800	1000	SM	30 min. at a gentle boil.	TP persulfate digestion, Standard Method 365.20

yes/no	
yes	Holding Time must be less than 28 days
yes	R-squared must be greater than 0.995
yes	SSStd recovery must be between 80% and 120%
yes	CC recovery must be between 90% and 110%
yes	PQLStd recoveries 80% and 120%
yes	Matrix spike recoveries must be between 80% and 120%
yes	LBlk 1 must be run before the samples in this set
yes	LBlk 2 must be run after the samples in this set
yes	Blks, all must be less than MDL (except equipment blank)
yes	Duplicates must have a %RSD between +/- 20%

Analyst:	SEM
Analysis Date:	12/03/25

Chain of Custody Form (COC)

Chain of Custody Record, Std. Water Quality Set

McGlynn Laboratories, Inc., 568 Beverly Court, Tallahassee, FL, 850-570-1476

Page 1 of 1



Project Name: Lake Powell Residential Golf CDD,
 Project Location: Bay County, Panama City
 Client: Cypress Environmental
 Data Set Id: WHO112525
 Sampler: Sean McGlynn and Bethany Womack

Station	Date	Time	Matrix
Sed 3	11/24/25	8:30	
Temperature upon arrival at McGlynn Laboratories, Inc.			
Sed 2	11/25/25	10:21	
Temperature upon arrival at McGlynn Laboratories, Inc.			
Sed 1	11/25/25	9:45	
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
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Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			
Temperature upon arrival at McGlynn Laboratories, Inc.			

Requested Analysis/Preservation/Container		Field Pres. Check	Remarks
TSS, TDS, BOD/ ice < 4°C/12 gal HDPE			
Organics/Chlorophyll ice < 4°C/1L Amber Glass			
Turbidity, Cl, Alk/ ice < 4°C/250ml HDPE			
PO ₄ , NO ₃ , NO ₂ , Color/ ice < 4°C, field filtered 0.45µ			
Bacteria/ice < 4°C/100ml poly whirpuck			
NH ₃ drops H ₂ SO ₄ < pH 2 /50ml HDPE			
TKN/3 drops H ₂ SO ₄ < pH 2 /50ml HDPE			
TP/3 drops H ₂ SO ₄ < pH 2 /50ml HDPE			
Herbicides/1L amber			
Pesticides and /50ml HDPE			

Notes:

Transportation to Lab Description: _____ Date: 11/25/25 Time: KOC

Relinquished By: SPW Date: 11/25/25 Time: 1:50

Received By: _____

Follow all protocols in MLI SOP revision 18, 2023
 #6-1-1 Chain of Custody rev-4 wild Heron
 #6.1.1, Rev. 4, 11/20/20
 reviewed approved by: KM, QAO

McGlynn Laboratories, Inc.
Certificate of Analysis

Organics
Pesticides and Herbicides
Analytical Report

McGlynn Laboratories, Inc.

Certificate of Analysis



For: Lake Powell Residential Golf Community Development District (CDD)
c/o Cypress Environmental of Bay County, LLC
P.O. Box 16062, Panama City, Florida 32406
Ph: 850-481-6824

From: McGlynn Laboratories Inc
MLI Laboratory Manager: Dr. Sean E. McGlynn
568 Beverly Court
Tallahassee, Fl. 32301
Phone: (850) 570-1476
Email: mcglynnlabs@gmail.com

Data Set ID: WHO112525
Report Date: 12/01/25
Sampled by: McGlynn Laboratories, according to Revision 18, Effective 10/01/23
Analyzed by: McGlynn Laboratories, according to Revision 18, Effective 10/01/23
Sample Received: 11/23/25 and 11/24/25

A handwritten signature in black ink that reads "Sean E. McGlynn".

Seán E. McGlynn
Laboratory Director
Phone: (850) 570-1476



McGlynn Laboratories, Inc.

Certificate of Analysis

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Pesticide and Herbicide Data Report

Project Name: Water Quality Assessment, Lake Powell Residential Golf Community Development District (CDD).

Laboratory ID: WHO112525

Lab ID	Sample ID	Matrix	Date Collected	Time Collected	Date Received
24-1187F	SW-3	Surface Water	11/25/25	16:00	11/25/25
24-1118F	SW-2	Surface Water	11/24/25	13:30	11/25/25
24-1189F	SW-1	Surface Water	11/24/25	17:10	11/25/25
24-1190F	SW-4	Surface Water	11/25/25	10:10	11/25/25
24-1191F	GW-4	Ground Water	11/25/25	9:45	11/25/25
24-1192F	GW-1	Ground Water	11/25/25	10:30	11/25/25
24-1193F	GW-2	Ground Water	11/25/25	11:00	11/25/25
24-1194F	GW-3	Ground Water	11/25/25	11:15	11/25/25
24-1195F	SED-1	Sediment	11/24/25	8:30	11/25/25
24-1196F	SED-2	Sediment	11/25/25	10:21	11/25/25
24-1197F	SED-3	Sediment	11/24/25	9:45	11/25/24

McGlynn Laboratories, Inc.

Certificate of Analysis

ANALYTICAL RESULTS

Analysis Method: EPA 8270
 Matrix: Ground Water
 Sample ID: **MW1**
 Date Collected: 11/25/25
 Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.021	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.008	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.013	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

Analysis Method: EPA 8270
 Matrix: Ground Water
 Sample ID: **MW2**
 Date Collected: 11/25/25
 Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.011	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.022	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.09	0.48	12/12/25, 11:08, SEM

Analysis Method: EPA 8270							
Metsulfuron-methyl	0.028	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

McGlynn Laboratories, Inc.

Certificate of Analysis

ANALYTICAL RESULTS

Analysis Method: EPA 8270
Matrix: Ground Water
Sample ID: **MW3**
Date Collected: 11/25/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.021	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.025	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270,							
Metsulfuron-methyl	0.021	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

Analysis Method: EPA 8270
Matrix: Surface Water
Sample ID: **MW4**
Date Collected: 11/25/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.009	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.024	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.021	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

McGlynn Laboratories, Inc.

Certificate of Analysis

ANALYTICAL RESULTS

Analysis Method: EPA 8270
Matrix: Surface Water
Sample ID: **SW1**
Date Collected: 11/24/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.012	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.023	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.006	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

Analysis Method: EPA 8270
Matrix: Surface Water
Sample ID: **SW2**
Date Collected: 11/24/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.025	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.025	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.021	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

McGlynn Laboratories, Inc.

Certificate of Analysis

ANALYTICAL RESULTS

Analysis Method: EPA 8270
Matrix: Sediment
Sample ID: **SW3**
Date Collected: 11/24/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.021	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.035	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	95		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.024	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

Analysis Method: EPA 8270
Matrix: Surface Water
Sample ID: **SW4**
Date Collected: 11/25/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.025	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.030	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.024	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

McGlynn Laboratories, Inc.

Certificate of Analysis

ANALYTICAL RESULTS

Analysis Method: EPA 8270
Matrix: Sediment
Sample ID: **SED1**
Date Collected: 11/24/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.024	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.035	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.003	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation

Analysis Method: EPA 8270
Matrix: Sediment
Sample ID: **SED2**
Date Collected: 11/25/25
Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.041	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	99		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.011	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.054	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	96		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation

McGlynn Laboratories, Inc.

Certificate of Analysis

ANALYTICAL RESULTS

Analysis Method: EPA 8270

Matrix: Sediment

Sample ID: **SED3**

Date Collected: 11/24/25

Date Received: 11/25/25

Parameter	Results	DQ	Units	DF	MDL	PQL	Analysis Date, Time, and Technician
SEMIVOLATILES							
Analysis Method: EPA 8270							
Acephate	0.011	U	ug/L	1	0.10	0.55	12/12/25, 11:08, SEM
Surrogate Spike	97		%	1	0.10	0.55	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Sulfosulfuron	0.021	U	ug/L	1	0.09	0.48	12/12/25, 11:08, SEM
Surrogate Spike	95		%	1	0.09	0.48	12/12/25, 11:08, SEM
Analysis Method: EPA 8270							
Metsulfuron-methyl	0.014	U	ug/L	1	0.18	0.64	12/12/25, 11:08, SEM
Surrogate Spike	98		%	1	0.18	0.64	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation

McGlynn Laboratories, Inc.

Certificate of Analysis

Quality Control Data for Acephate

Quality Assurance, Quality Control Data
 Parameter Analyzed: Acephate
 Analysis Method: EPA 8270

Parameter	Blank Result	DQ	Units	Analysis Date, Time, and Technician		
SEMIVOLATILES						
Method Blank Analysis Method: EPA 8270						
Acephate	0.0002	U	ug/L	12/12/25, 11:08, SEM		

Parameter	LCB Result	LCB % Rec	Spike Conc	Units	% Rec	Analysis Date, Time, Tec
SEMIVOLATILES						
Laboratory Control Sample Analysis Method: EPA 8270						
Acephate	0.502	108.8%	0.500	ug/L	80-120%	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

Quality Control Data for Sulfosulfuron

Quality Assurance, Quality Control Data
 Parameter Analyzed: Sulfosulfuron
 Analysis Method: EPA 8270

Parameter	Blank Result	DQ	Units	Analysis Date, Time, and Technician		
SEMIVOLATILES						
Method Blank Analysis Method: EPA 8270						
Sulfosulfuron	0.0001	U	ug/L	12/12/25, 11:08, SEM		

Parameter	LCB Result	LCB % Rec	Spike Conc	Units	% Rec	Analysis Date, Time, Tec
SEMIVOLATILES						
Laboratory Control Sample Analysis Method: EPA 8270						
Sulfosulfuron	0.499	98.8%	0.500	ug/L	80-120%	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

McGlynn Laboratories, Inc.

Certificate of Analysis

Quality Control Data for Metsulfuron-methyl

Quality Assurance, Quality Control Data
Parameter Analyzed: Metsulfuron-methyl
Analysis Method: EPA 8270

Parameter	Blank Result	DQ	Units	Analysis Date, Time, and Technician
SEMIVOLATILES				
Method Blank				
Analysis Method: EPA 8270				
Metsulfuron-methyl	0.0001	U	ug/L	12/12/25, 11:08, SEM

Parameter	LCB Result	LCB % Rec	Spike Conc	Units	% Rec	Analysis Date, Time, Tec
SEMIVOLATILES						
Laboratory Control Sample						
Analysis Method: EPA 8270						
Metsulfuron-methyl	0.500	100.0%	0.500	ug/L	80-120%	12/12/25, 11:08, SEM

PARAMETER QUALIFIERS

U: The compound was analyzed for but not detected.

I: The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

McGlynn Laboratories, Inc.

Chain of Custody

Page 1 of 1

McGlynn Laboratories, Inc., 568 Beverly Court, Tallahassee, FL, 850-570-1476

Chain of Custody Record, Std. Water Quality Set



Project Name: Lake Powell Residential Golf CDD,
Project Location: Bay County, Panama City
Client: Cypress Environmental
Data Set ID: WHO112525
Sampler: Sean McGlynn and Bethany Womack

Requested Analysis/Preservation/Container

Requested Analysis/Preservation/Container	Field Pres. Check	Remarks
TSS, TDS, BOD/ ice < 4°C/1/2 gal HDPE		
Organics/Chlorophyll ice < 4°C/1/2 Amber Glass		
Turbidity, Cr, Alk, ice < 4°C/250ml HDPE		
PO ₄ , NO ₂ , NO ₃ , Color ice < 4°C, field filtered 0.45u/		
Bacteria/ice < 4°C/100ml poly wrap pack		
NH ₄ /3 drops H ₂ SO ₄ < pH 2 /50ml HDPE		
TKN/3 drops H ₂ SO ₄ < pH 2 /50ml HDPE		
TP/3 drops H ₂ SO ₄ < pH 2 /50ml HDPE		
Pesticides and Herbicides/1L amber		

Station	Date	Time	Matrix	Temperature upon arrival at McGlynn Laboratories, Inc.	
SW3	11/24/15	1333	SW		
SW2	11/24/15	1000	SW		
SW1	11/24/15	1021	SW		
SW4	11/25/15	1021	SW		
PIG BR	11/25/15	1130	NA		
Temperature upon arrival at McGlynn Laboratories, Inc.					
Temperature upon arrival at McGlynn Laboratories, Inc.					
Temperature upon arrival at McGlynn Laboratories, Inc.					
Temperature upon arrival at McGlynn Laboratories, Inc.					
Temperature upon arrival at McGlynn Laboratories, Inc.					
Temperature upon arrival at McGlynn Laboratories, Inc.					
Transportation to Lab Description:					
Relinquished By:	SA	Date:	11/25/15	Time:	1500
Received By:	SA	Date:	11/25/15	Time:	1500

Follow all protocols in MLI SOP revision 18, 2023
 #6.1.1 Chain of Custody rev. 4 wild Heron
 #6.1.1, Rev. 4, 11/20/20
 reviewed approved by: KM, QAO

Chain of Custody

McGlynn Laboratories, Inc.

Chain of Custody

Page 1 of 1

McGlynn Laboratories, Inc., 568 Beverly Court, Tallahassee, FL, 850-570-1476

Chain of Custody Record, Std. Water Quality Set

McGlynn Labs Inc
ENVIRONMENTAL LABORATORIES

Project Name: Lake Powell Residential Golf CDD,
Project Location: Bay County, Panama City
Client: Cypress Environmental
Data Set Id: WHO112525
Sampler: Seán McGlynn and Bethany Womack

Requested Analysis/Preservation/Container

Station	Date	Time	Matrix
MW1	11/25/25	10:30	SW
MW2	11/25/25	11:00	SW
MW3	11/25/25	11:45	SW
MW4	11/25/25	12:45	SW
PIA BIK	11/25/25	11:30	MA

Temperature upon arrival at McGlynn Laboratories, Inc.
Temperature upon arrival at McGlynn Laboratories, Inc.

Requested Analysis/Preservation/Container

Requested Analysis/Preservation/Container	Field Pres. Check	Remarks
TSS, TDS, BOD/ ice < 4°C/12 gal HDPE		
Organics/Chlorophyll ice < 4°C/1 Amber Glass		
Turbidity, Cl, Alk, ice < 4°C/50ml HDPE		
PO ₄ , NO ₂ , NO ₃ Color ice < 4°C/field filtered 0.45µ		
Bacteria/ice < 4°C/100ml poly wrap/peck		
NH ₃ /3 drops H ₂ SO ₄ < pH 2 /50ml HDPE		
TKN/3 drops H ₂ SO ₄ < pH 2 /50ml HDPE		
TP/3 drops H ₂ SO ₄ < pH 2 /50ml HDPE		
Pesticides and Herbicides/1L amber		

Field Pres. Check

s: checked pH < 2 (sulfuric)
n: checked pH < 2 (nitric)
t: temperature check

Remarks

fms dsd msh

Notes:

Transportation to Lab Description: Date: 11/25/25 Time: 1800
Relinquished By: [Signature] Date: 11/25/25 Time: 1800
Received By: [Signature] Date: 11/25/25 Time: 1800

Follow all protocols in MLI SOP revision 18, 2023
#6.1.1 Chain of Custody rev. 4 w/ind Heron
#6.1.1, Rev. 4, 11/20/20
reviewed approved by: KM, QAO

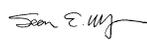
Chain of Custody

Well Sampling Logs

MLI Ground Water Well Log, Summary Data, GW-4

SITE NAME: Lake Powell Residential Golf CPD	SITE LOCATION: Bay County, Florida
WELL: GW-4	SAMPLE ID: GW-4
DATE: 11/25/25	

PURGING DATA

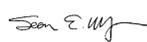
WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/8	TOTAL DEPTH TO WELL BOTTOM (ft): 19.5	STATIC DEPTH TO WATER (feet): 17.3	PURGE PUMP TYPE: ESP Pump							
WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH - STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable) $= (19.5 \text{ dry feet} - 17.5 \text{ dry feet}) \times 0.16 \text{ gallons/foot} = 0.32 \text{ gallons}$											
EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable) $= 0.1 \text{ gallons} + (0.006 \text{ gallons/foot} \times 90 \text{ feet}) + 0 \text{ gallons} = 0.054 \text{ gallons}$											
INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 18.5		FINAL PUMP OR TUBING DEPTH IN WELL (feet): 18.5		PURGING INITIATED AT: 9:30	PURGING ENDED AT: 9:45	TOTAL VOLUME PURGED (gallons): 5.0					
TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (µmhos/cm or µS/cm)	DISSOLVED OXYGEN (% saturation)	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
9:45	1.0	5.0	0.7	18.0	6.52	24.7	456	<6.2%	5.0	clear	none
SAMPLED BY (PRINT) / AFFILIATION: Sean McGlynn / McGlynn Labs Inc			SAMPLER(S) SIGNATURES: 				SAMPLING INITIATED AT: 9:45		SAMPLING ENDED AT: 10:00		
PUMP OR TUBING DEPTH IN WELL (feet): 18.5			SAMPLE PUMP (gpm x 3785) FLOW RATE (mL per minute): 2271				TUBING MATERIAL CODE: PE				
FIELD DECONTAMINATION: YES			FIELD-FILTERED: none FILTER SIZE: none Filtration Equipment Type: none				DUPLICATE: NONE				

NOTE: 5 well volumes were purged, the last three readings were stable according to the following criteria: pH ± 0.2 units; Temperature: ± 0.2 C; Specific Conductance ± 5%; Dissolved Oxygen all readings ≤ 20% saturation; Turbidity: all readings ≤ 20 NTU.

MLI Ground Water Well Log, Summary Data, GW-1

SITE NAME: Lake Powell Residential Golf CPD	SITE LOCATION: Bay County, Florida
WELL: GW-1	SAMPLE ID: GW-1
DATE: 11/25/25	

PURGING DATA

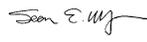
WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/8	TOTAL DEPTH TO WELL BOTTOM (ft): 17.0	STATIC DEPTH TO WATER (feet): 2.7	PURGE PUMP TYPE OR BAILER: ESP							
WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH - STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable) $= (17.0 \text{ feet} - 10.7 \text{ feet}) \times 0.16 \text{ gallons/foot} = 1.01 \text{ gallons}$											
EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable) $= 0.1 \text{ gallons} + (0.006 \text{ gallons/foot} \times 90 \text{ feet}) + 0 \text{ gallons} = 0.054 \text{ gallons}$											
INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 7		FINAL PUMP OR TUBING DEPTH IN WELL (feet): 7		PURGING INITIATED AT: 10:10	PURGING ENDED AT: 10:30	TOTAL VOLUME PURGED (gallons): 10.0					
TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (µmhos/cm or µS/cm)	DISSOLVED OXYGEN (% saturation)	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
10:30	2.0	10.0	0.70	4.2	6.21	23.4	115	<4.22%	10.0	clear	none
SAMPLED BY (PRINT) / AFFILIATION: Sean McGlynn / McGlynn Labs Inc			SAMPLER(S) SIGNATURES: 				SAMPLING INITIATED AT: 10:30		SAMPLING ENDED AT: 10:40		
PUMP OR TUBING DEPTH IN WELL (feet): 7			SAMPLE PUMP (gpm x 3785) FLOW RATE (mL per minute): 2271				TUBING MATERIAL CODE: PE				
FIELD DECONTAMINATION: YES			FIELD-FILTERED: none FILTER SIZE: none Filtration Equipment Type: none				DUPLICATE: NONE				

NOTE: 5 well volumes were purged, the last three readings were stable according to the following criteria: pH ± 0.2 units; Temperature: ± 0.2 C; Specific Conductance ± 5%; Dissolved Oxygen all readings ≤ 20% saturation; Turbidity: all readings ≤ 20 NTU.

MLI Ground Water Well Log, Summary Data, GW-2

SITE NAME: Lake Powell Residential Golf CPD	SITE LOCATION: Bay County, Florida
WELL: GW-2	SAMPLE ID: GW-2
DATE: 11/25/25	

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/8	TOTAL DEPTH TO WELL BOTTOM (ft): 19.6	STATIC DEPTH TO WATER (feet): 8.2	PURGE PUMP TYPE OR BAILER: ESP							
WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH - STATIC DEPTH TO WATER) X WELL CAPACITY only fill out if applicable) $= (19.6 \text{ feet} - 8.2 \text{ feet}) \times 0.16 \text{ gallons/foot} = 1.82 \text{ gallons}$											
EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable) $= 0.1 \text{ gallons} + (0.006 \text{ gallons/foot} \times 90 \text{ feet}) + 0 \text{ gallons} = 0.054 \text{ gallons}$											
INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 10		FINAL PUMP OR TUBING DEPTH IN WELL (feet): 10		PURGING INITIATED AT: 10:45	PURGING ENDED AT: 11:00	TOTAL VOLUME PURGED (gallons): 10.0					
TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (µmhos/cm or µS/cm)	DISSOLVED OXYGEN (% saturation)	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
11:00	2.0	10.0	0.70	9.2	5.75	24.3	113	<5.1%	6.0	clear	none
SAMPLED BY (PRINT) / AFFILIATION: Sean McGlynn / McGlynn Labs Inc			SAMPLER(S) SIGNATURES: 				SAMPLING INITIATED AT: 11:00		SAMPLING ENDED AT: 11:05		
PUMP OR TUBING DEPTH IN WELL (feet): 10			SAMPLE PUMP (gpm x 3785) FLOW RATE (mL per minute): 2271				TUBING MATERIAL CODE: PE				
FIELD DECONTAMINATION: YES			FIELD-FILTERED: none FILTER SIZE: none Filtration Equipment Type: none				DUPLICATE: NONE				

NOTE: 5 well volumes were purged, the last three readings were stable according to the following criteria: pH ± 0.2 units; Temperature: ± 0.2 C; Specific Conductance ± 5%; Dissolved Oxygen all readings ≤ 20% saturation; Turbidity: all readings ≤ 20 NTU.

MLI Ground Water Well Log, Summary Data, GW-3

SITE NAME: Lake Powell Residential Golf CPD	SITE LOCATION: Bay County, Florida
WELL: GW-3	SAMPLE ID: GW-3
DATE: 11/25/25	

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/8	TOTAL DEPTH TO WELL BOTTOM (ft): 19.1	STATIC DEPTH TO WATER (feet): 17.0	PURGE PUMP TYPE OR BAILER: ESP							
WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH - STATIC DEPTH TO WATER) X WELL CAPACITY only fill out if applicable) $= (19.1 \text{ feet} - 17.0 \text{ feet}) \times 0.16 \text{ gallons/foot} = 0.34 \text{ gallons}$											
EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable) $= 0.1 \text{ gallons} + (0.006 \text{ gallons/foot} \times 90 \text{ feet}) + 0 \text{ gallons} = 0.054 \text{ gallons}$											
INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 18		FINAL PUMP OR TUBING DEPTH IN WELL (feet): 18		PURGING INITIATED AT: 11:10	PURGING ENDED AT: 11:15	TOTAL VOLUME PURGED (gallons): 5					
TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (µmhos/cm or µS/cm)	DISSOLVED OXYGEN (% saturation)	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
11:15	1.0	5.0	0.70	17.5	5.21	24.0	78.5	<4.5%	15.0	clear	none
SAMPLED BY (PRINT) / AFFILIATION: Sean McGlynn / McGlynn Labs Inc			SAMPLER(S) SIGNATURES: 				SAMPLING INITIATED AT: 11:15		SAMPLING ENDED AT: 11:30		
PUMP OR TUBING DEPTH IN WELL (feet): 18			SAMPLE PUMP (gpm x 3785) FLOW RATE (mL per minute): 2271				TUBING MATERIAL CODE: PE				
FIELD DECONTAMINATION: YES			FIELD-FILTERED: none FILTER SIZE: none Filtration Equipment Type: none				DUPLICATE: NONE				

NOTE: 5 well volumes were purged, the last three readings were stable according to the following criteria: pH ± 0.2 units; Temperature: ± 0.2 C; Specific Conductance ± 5%; Dissolved Oxygen all readings ≤ 20% saturation; Turbidity: all readings ≤ 20 NTU.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS A**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS AI**

**ADDITIONAL SERVICES CONFIRMATION
AND CHANGE ORDER**

PURSUANT TO THE STANDARD FORM OF AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN
LAKE POWELL RESIDENTIAL GOLF CDD AND HALFF ASSOCIATES, INC. ("HALFF")
DATED 9/12/2025

In accordance with Article III Section h. of the Standard Form of Agreement for Professional Services by and between Halff and the Client referenced above (the "Agreement"), Client and Halff hereby mutually agree upon the terms set forth in this Additional Services Confirmation and Change Order (the "Change Order"). To the extent this Change Order conflicts with the Agreement, the Agreement shall control.

Project Information:

Project Name: Lake Powell CDD Trip Generation Study

Project Number (AVO): 62875.002

Additional Services:

Description of Additional Services to be performed by Halff:

Additional Services are anticipated to include, but not be limited to, review Client documents and correspondence, Client meetings, questions, and/or discussion regarding project trip generation and other related subject matter.

Additional Services Fee:

- Hourly Basis not to exceed \$2,000 without prior written authorization from the Client.
-

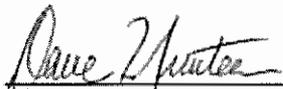
Schedule of Performance for Additional Services:

Start Date: 3/23/2026

End Date: N/A

Upon full execution of this Change Order by Client and Halff, Halff shall commence performance of the Additional Services described herein in accordance with the terms and conditions of the Agreement.

Halff Associates, Inc.



Signed by an **Authorized Representative**

Print Name: David Muntean, Jr. PE

Title: Associate Vice President

Date Signed: 3/19/2026

Lake Powell Residential Golf CDD



Signed by an **Authorized Representative**

Print Name: Cindy Cerbone

Title: District Manager

Date Signed: 3-20-2026

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS AII**

**ADDITIONAL SERVICES CONFIRMATION
AND CHANGE ORDER #2**

**PURSUANT TO THE STANDARD FORM OF AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN
LAKE POWELL RESIDENTIAL GOLF CDD AND HALFF ASSOCIATES, INC. ("HALFF")
DATED 9/12/2025**

In accordance with Article III Section h. of the Standard Form of Agreement for Professional Services by and between Halff and the Client referenced above (the "Agreement"), Client and Halff hereby mutually agree upon the terms set forth in this Additional Services Confirmation and Change Order (the "Change Order"). To the extent this Change Order conflicts with the Agreement, the Agreement shall control.

Project Information:

Project Name: Lake Powell CDD Trip Generation Study

Project Number (AVO): 62875.002

Additional Services:

Description of Additional Services to be performed by Halff:

Additional Services are to attend one (1) Board Meeting in Panama City Beach.

Additional Services Fee:

- Hourly Basis not to exceed \$1,500 without prior written authorization from the Client.

Schedule of Performance for Additional Services:

Start Date: 3/23/2026

End Date: N/A

Upon full execution of this Change Order by Client and Halff, Halff shall commence performance of the Additional Services described herein in accordance with the terms and conditions of the Agreement.

Halff Associates, Inc.

Lake Powell Residential Golf CDD





Signed by an **Authorized Representative**

Signed by an **Authorized Representative**

Print Name: David Muntean, Jr. PE

Print Name: Cindy Carbone

Title: Associate Vice President

Title: District Manager

Date Signed: 3/25/2026

Date Signed: 03-25-2026

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	General Fund	Debt Service Fund Series 2025	Total Funds
ASSETS			
Operating account			
Cash	\$ 1,951,099	\$ -	\$ 1,951,099
Investments			
Revenue	-	157,678	157,678
Revenue - B	-	120,313	120,313
Reserve	-	30,492	30,492
Cost of Issuance	-	5,361	5,361
Prepayment A	-	4,108	4,108
Interest	-	642	642
Due from general fund	-	43,161	43,161
Deposits	2,445	-	2,445
Total assets	\$ 1,953,544	\$ 361,755	\$ 2,315,299
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable on-site	9,419	-	9,419
Due to DSF 2025	43,161	-	43,161
Total liabilities	52,580	-	52,580
DEFERRED INFLOWS OF RESOURCES			
Unearned revenue	-	1,205	1,205
Total deferred inflows of resources	-	1,205	1,205
Fund balances:			
Committed			
Disaster	150,000	-	150,000
Restricted for:			
Debt service	-	360,550	360,550
Assigned to:			
3 months working capital	221,899	-	221,899
Unassigned	1,529,065	-	1,529,065
Total fund balances	1,900,964	360,550	2,261,514
 Total liabilities, deferred inflows of resources and fund balances	 \$ 1,953,544	 \$ 361,755	 \$ 2,315,299

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 63,656	\$ 742,834	\$ 971,483	76%
Interest & miscellaneous	1,807	10,022	1,000	1002%
Total revenues	<u>65,463</u>	<u>752,856</u>	<u>972,483</u>	77%
EXPENDITURES				
Administrative				
Supervisors	-	6,028	12,918	47%
Management services	2,596	12,980	31,153	42%
Accounting services	918	4,588	11,012	42%
Assessment roll preparation	1,209	6,046	14,510	42%
O&M assessment methodology	-	5,000	-	N/A
Audit	-	-	7,800	0%
Legal	-	1,621	12,000	14%
Engineering	-	6,470	13,280	49%
Postage	247	1,055	1,775	59%
Telephone	87	437	1,050	42%
Website maintenance	-	705	750	94%
ADA website compliance	-	-	210	0%
Insurance	-	8,802	9,768	90%
Printing and binding	125	625	1,500	42%
Legal advertising	217	1,886	2,500	75%
Other current charges	133	746	1,750	43%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	-	7,431	0%
EMMA software service	-	500	500	100%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	417	1,000	42%
ITE study	-	5,056	-	N/A
Total administrative	<u>5,615</u>	<u>63,137</u>	<u>132,782</u>	48%
Field Operations				
Security				
Security management services	18,608	82,430	220,932	37%
Total security	<u>18,608</u>	<u>82,430</u>	<u>220,932</u>	37%
Lake & wetlands monitoring				
Mitigation and monitoring				
Mitigation-prescribed burns/gyro	-	10,660	46,050	23%
Ecologist and operations management	-	11,460	57,980	20%
Upland mitigation area maintenance	-	1,063	-	N/A
Total wetland & upland monitoring	<u>-</u>	<u>23,183</u>	<u>104,030</u>	22%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
EXPENDITURES(continued)				
Roadway & landscape services				
Bridge repairs and maintenance	-	-	50,000	0%
Roadway repairs and maintenance	-	-	50,000	0%
Wild Heron Way landscape contract services	21,984	109,920	300,000	37%
Repairs and maintenance	-	500	-	N/A
Landscape irrigation agreement with POA/St. Joe	1,487	7,437	17,850	42%
Total roadway & landscape services	<u>23,471</u>	<u>117,857</u>	<u>417,850</u>	28%
Signage & lighting expense				
Street sign maintenance/replacement	-	1,823	-	N/A
Total signage & lighting expense	<u>-</u>	<u>1,823</u>	<u>-</u>	N/A
Stormwater management				
Operations	-	1,433	17,250	8%
Electricity - lift stations	-	-	900	0%
Pond aeration	841	2,843	10,000	28%
Stormwater system repairs	-	-	48,000	0%
Total stormwater management	<u>841</u>	<u>4,276</u>	<u>76,150</u>	6%
Other charges				
Feral swine removal	-	-	500	0%
Tax collector	1,273	7,367	20,239	36%
Total other charges	<u>1,273</u>	<u>7,367</u>	<u>20,739</u>	36%
Total expenditures	<u>49,808</u>	<u>300,073</u>	<u>972,483</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	15,655	452,783	-	
Fund balances - beginning	<u>1,885,309</u>	<u>1,448,181</u>	<u>1,226,172</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	75,000	75,000	75,000	
Road projects	200,000	200,000	200,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	250,447	250,447	250,447	
Outside counsel	100,000	100,000	100,000	
Unassigned	975,517	975,517	300,725	
Fund balances - ending	<u><u>\$1,900,964</u></u>	<u><u>\$1,900,964</u></u>	<u><u>\$1,226,172</u></u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date
REVENUES		
Assessment levy	\$ 19,943	\$ 232,730
Interest	495	2,419
Total revenues	20,438	235,149
Debt service		
Interest	-	36,198
Total debt service	-	36,198
Other charges		
Tax collector	398	2,308
Total other charges	398	2,308
Total expenditures	398	38,506
Excess/(deficiency) of revenues over/(under) expenditures	20,040	196,643
Net change in fund balances	20,040	196,643
Fund balance - beginning	340,510	163,907
Fund balance - ending	\$ 360,550	\$ 360,550

Lake Powell
 Community Development District
 Series 2025 Refunding

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2026	-	5.000%	38,650.00	38,650.00
05/01/2027	227,000.00	-	38,650.00	265,650.00
11/01/2027	-	5.000%	32,975.00	32,975.00
05/01/2028	238,000.00	-	32,975.00	270,975.00
11/01/2028	-	5.000%	27,025.00	27,025.00
05/01/2029	250,000.00	-	27,025.00	277,025.00
11/01/2029	-	5.000%	20,775.00	20,775.00
05/01/2030	263,000.00	-	20,775.00	283,775.00
11/01/2030	-	5.000%	14,200.00	14,200.00
05/01/2031	277,000.00	-	14,200.00	291,200.00
11/01/2031	-	5.000%	7,275.00	7,275.00
05/01/2032	291,000.00	-	7,275.00	298,275.00
11/01/2032	-	5.000%	-	-
Total	\$1,761,000.00	-	\$362,023.33	\$2,123,023.33

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
FEBRUARY 28, 2026**

Beginning balance		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
Invoice #60521/09	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Lake Powell Residential Golf Community Development District held a Continued Public Hearing and Regular Meeting on March 4, 2026 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413.

Present:

David Holt	Chair
David Dean	Vice Chair
Kenneth Black	Assistant Secretary
Thomas Balduf	Assistant Secretary
Joel Stephens	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Courtney Bolla	POA Community Association Manager
Chris Brown	Resident/Architectural Review Board (ARB)

Members of the public present:

Paul Fox	Terry Olson	Sandra Olson	Greg Dubs	Rebecca Ferris
Jeff Mills	David Fleet	Gaynelle Kahn	Paul Pishal	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:02 p.m., Central Time.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Cerbone announced that Ms. Womack is on leave. Emails were sent to the POA and the CDD advising that, until further notice, she and Mr. Carroll will both serve as points of contact.

40 Ms. Cerbone explained why Shark's Tooth representative Joe Brown was given additional
41 time to voice his comments at previous meetings, and stated, in today's meeting, residents who
42 request it, may be granted more than the allotted three minutes to make their public comments.

43 Resident Rebecca Ferris reminded the Board hiring an ITE Trip Engineer to count the
44 number of trips coming into the Shark's Tooth property, was prompted because their business
45 model changed from a small 18-hole golf course to an operation hub with multiple activities. She
46 discussed the Traffic Engineer's findings and voiced her opinion that ignoring some of those trips
47 and assessing homeowners for the benefit St. Joe is receiving is a breach of the Board's fiduciary
48 duty. She asked the Board to re-evaluate assessing homeowners for trips that they are not
49 making and to assess St. Joe since they have an operation hub and expanded their parking lot,
50 golf cart paths, buildings and their maintenance facility.

51 Resident Terry Olson stated the POA started two environmental projects with an outside
52 environmentalist. A bridge repair project that is underway had a few setbacks and the POA Board
53 advised him to proceed with another environmentalist, which is underway. A progress meeting
54 is slated for next week and that environmentalist will handle the DEP filings for a ruling, which
55 would allow repairs to both bridges. Tree and vine clearing projects are underway and the
56 environmentalist was asked to provide his opinion on those. In response to a question about the
57 environmentalist, Mr. Olson stated the POA has not hired the environmentalist yet; he will submit
58 a written proposal to handle environmental recommendations on POA property.

59 Resident Greg Dubs thinks it seems like a study was done with two golf courses and a
60 bigger operation. He thinks that, at the last meeting, the Board started to back off and opted to
61 go with one golf course due to a fear of lawsuits. He asked for District Counsel's opinion on the
62 risks of opting to go with a different option.

63 Mr. Dean believes Ms. Ferris' comment is valid that, if the Board defers or puts the
64 responsibility back on the homeowners for the \$68,000 difference between Options 1 and 2, that
65 is certainly not fair and proportional.

66 Mr. Balduf stated the Board examined this several different ways and, at the prior
67 meeting, there was mention of St. Joe benefitting from the second golf course, called "The Third,"
68 in a different county. He discussed changing the Operation and Maintenance (O&M) and the

69 threat of lawsuits from homeowners and from St. Joe and his hope that the Board does the right
70 thing for all of parties involved.

71 Mr. Dean stated O&M assessments have nothing to do with lawsuits. The Board must
72 fulfill its fiduciary duty in the most fair and proportional way in accordance with Florida Statutes
73 and within its authority by Chapter 190.

74 Mr. Holt stated, per District Counsel, the Board has done its due diligence to fulfill its
75 fiduciary duty. The Board is awaiting additional information from St Joe and once received, it will
76 be evaluated, compared with the CDD's numbers, and a final determination will be made.

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78 **THIRD ORDER OF BUSINESS**

**Continued Public Hearing on Adoption of
Fiscal Year 2025/2026 Amended Budget**

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A. Proof/Affidavit of Publication

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**B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and
Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

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Ms. Cerbone recalled that, at the last meeting, the Board approved an O&M Methodology using one golf course as the basis for updating the assessments for all property owners within the boundaries of the CDD and that methodology is effective, contingent upon the adoption of the amended budget. Also, at the last meeting, the Board granted St. Joe 60 days to report back with any applicable information that might be valid for consideration. As of today, nothing has been received but it has only been 29 days.

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Mr. Burke stated Mr. Brown advised that his team is still gathering information, that he will review the data with his clients and discuss whether to share it with the Board, and then follow up with Mr. Burke with an answer by next week. Mr. Burke stated there is no urgency to adopt the amended budget today because of the off-roll assessments. Depending on the final number, Staff will retroactively bill St. Joe and issue a refund to all homeowners who are owed a refund, and/or credit their taxes in the next fiscal year. Ms. Cerbone stated no refunds will be issued unless there is cash from St. Joe.

98 Discussion ensued regarding what was approved at the last meeting, St. Joe's position,
99 the Option 1 methodology, a successful outcome in the lawsuit, St. Joe challenging the CDD's
100 ITE/Trip Study, amenities outside of the CDD, public records requests, the private golf course
101 versus the public golf course, whether to open the public hearing and the next steps.

**On MOTION by Mr. Dean and seconded by Mr. Black, with Mr. Dean, Mr. Black
and Mr. Stephens in favor, and Mr. Holt and Mr. Balduf dissenting, the Public
Hearing was opened. (Motion passed 3-2)**

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106 Ms. Cerbone stated this public comment section is limited to the amended budget and its
107 components; the main components being the ITE Report that led to the District Engineer's
108 Report, which led to the methodology.

109 Ms. Ferris stated she recently submitted a public records request to the Supervisor of
110 Elections and, using the data she received, she was able to determine that the CDD is considered
111 as an over-55 community because 72% of residents are over 55 and 57.9% are over 62 years old.
112 She voiced her belief that, according to the Federal Highway Administration (FIA), who provides
113 guidance to the ITE/Trip Engineers and the ITE Manual, the CDD could be considered a senior
114 community and, under that evaluation, she would no longer have 9.3 trips for her home size. For
115 that reason, she thinks resident trips should be reduced by 40% to 60%. She asked the Board to
116 allow homeowners/residents to self-report information like it allowed St. Joe, so that residential
117 data can be re-evaluated and the trips can be reduced.

118 Resident David Fleet referenced a handout and stated, since 2007, St. Joe has paid 1.2%
119 but it changed when the golf course went public. He thinks CDDs must evaluate their assessment
120 methodologies annually but it did not occur until a third golf course was under construction,
121 which was the catalyst for homeowners filing a lawsuit against the CDD. He thinks Option 2
122 illegally and indefensibly shifts commercial costs to homeowners. He expressed opposition to the
123 "Option 2" O&M assessment methodology, 7.4.1 ERU ratio, trip count, ancillary roads, Option 1
124 versus Option 2 allocation comparison, traffic impact for residents and St. Joe, ITE/Trip data,
125 infrastructure usage cost allocation, changing the Assessment Methodology, and the
126 mathematical basis for the charts. He voiced his opinion that, if the Board knowingly assessed

127 homeowners for the benefit received by commercial owners, it breached its fiduciary by making
128 an arbitrary assessment and ignoring data. He thinks the Board should do what the data supports.

129 Ms. Cerbone stated the Board can either close the public hearing and go to vote or
130 continue the hearing to the next meeting, which is set for April 1, 2026.

131 Mr. Balduf asked if the data regarding the CDD being considered a senior community is
132 based off voter registration or homeowner lots. Ms. Ferris replied by voter registration.

133 Discussion ensued regarding the ITE Trip Manual, the number of registered voters residing
134 within the boundaries of the CDD, the number of vacant lots, and the Board consensus to allow
135 St. Joe 60 days to present additional data at the previous meeting.

On MOTION by Mr. Balduf and seconded by Mr. Black with all in favor, continuing the Amended Budget Public Hearing to April 1, 2026 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved.

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FOURTH ORDER OF BUSINESS

Update/Report: Guardhouse

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The March 4, 2026 Guardhouse Report was included for informational purposes.

144 Discussion ensued regarding the Report, if the POA provides the same information to St.
145 Joe, the Post Orders, the daily log sheet and resident/owner QR codes.
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FIFTH ORDER OF BUSINESS

Update: Security Services

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Mr. Cerbone stated the POA currently handles security services.

150 Discussion ensued regarding the Request for Proposals (RFP) package, contacting credible
151 established bidders, the bidding process, a pending agreement for reimbursement, which entity
152 determines the percentage and how best to bifurcate the security services costs.
153

154 Mr. Burke will confer with Ms. Bolla about the RFP package after the meeting.
155

156

SIXTH ORDER OF BUSINESS

Update: Walking Trails and Map

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158 Ms. Cerbone stated the walking trails map is on the agenda as a placeholder. This item
 159 will be explored further at upcoming meetings. Staff will need assistance from Ms. Womack as
 160 to how much to budget for the walking trails in Fiscal Year 2027.

161

162 **SEVENTH ORDER OF BUSINESS**

**District Engineer: Discussion/
 Consideration/Update/Ratification**

163

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165 **A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW**

166 Discussion ensued regarding the bridge repairs, a sinkhole on the approach to the bridge,
 167 and the boring on WHW.

168 Staff will add "Covington Bridge/Roadway Repair" as a discussion item on future agendas.

169 The Board and Staff discussed whether to keep the cost share for the red light at Highway
 170 98/WHW on the agenda, the need for a new POA point person/liaison for this item, the County,
 171 and re-engaging a property owner who previously agreed to contribute to the red light.

172 Mr. Carroll will contact the resident to see if he still wishes to participate in a cost-share
 173 related to the traffic signal.

174 This item will remain on the agenda.

175 **B. Update: Hydrant Reflectors**

176 This item will be removed from future agendas.

177

178 **EIGHTH ORDER OF BUSINESS**

**District Counsel: Discussion/Consideration
 /Update/Ratification**

179

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181 **A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98**

182 Mr. Burke stated the survey is pending.

183 **B. Update: Cease-and-Desist Letter to Homeowner Regarding Conservation Easement
 184 Violation**

185 Mr. Burke stated there has been no response from the homeowner and he has also not
 186 been advised that they did anything to violate the conservation easement.

187 **C. Status of Agreement with POA and Bay County Sheriff's Office**

188 Mr. Burke is awaiting direction from the County Attorney's office.

189 Discussion ensued regarding a Sheriff Corporal, the County Commission, a turnover to the
190 County, and Statutory requirements.

191

192 **NINTH ORDER OF BUSINESS**

**District Ecologist: Discussion/
Consideration/Update**

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195 Mr. Carroll received an email from Ms. Womack and provided the following updates:

196 **A. Discussion: Unmanaged Conservation Lands in Wild Heron**

197 **B. Update: Conservation Easement Swap - Survey & Legal Status**

198 DEP confirmation of the title commitment amounts is pending.

199 **C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol**

200 New Leaf completed trimming along the nature trail.

201 **D. Update: North Zone One Road**

202 Ms. Womack will meet with New Leaf to obtain a bid for the trimming of vines
203 encroaching into WHW right-of-way (ROW).

204 **E. Mitigation Zone Maintenance Status**

205 Ms. Womack sent information on mitigation cutting to the POA contractor and advised
206 him to send a proposal on February 17, 2026, which is pending.

207 Discussion ensued regarding the POA Board, the conservation area, the Firewise
208 contractor and clearing fire breaks.

209 Mr. Carroll will follow up with Ms. Womack and provide an update at the next meeting.

210 **F. Water Quality Report**

211 The Report is satisfactory with no issues worth noting. The February 24, 2026 Water
212 Quality Monitoring Report, was included for informational purposes.

213

214 **TENTH ORDER OF BUSINESS**

**Consideration of Request to USPS Adopt
Alternate Town Name Wild Heron**

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217 Wild Heron POA Chair Sandra Olson presented the request for the USPS to add “Wild
218 Heron” as an acceptable place/town name for Wild Heron. She stated Wild Heron has a unique
219 culture, has defined properties and commented that property values would increase by having a

220 “vanity” name. It is a way to identify the location as distinct from the broader Panama City Beach
221 location. To be considered, the request must come from elected officials responsible for a
222 municipality, such as the CDD Board.

223 Discussion ensued regarding whether there will be a cost to make digital changes, the
224 logo, the CDD and the request letter.

225 Ms. Cerbone stated the request letter will be reviewed by District Counsel.

On MOTION by Mr. Stephens and seconded by Mr. Black, with all in favor, asking the USPS adopt the alternate town name of Wild Heron, was approved.

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ELEVENTH ORDER OF BUSINESS

Continued Discussion: Speeding on WHW

230 Mr. Black reported that the POA proceeded with an agreement to purchase and install
231 touring cameras with an AI add-on for CDD roads. As part of that, the POA plans to purchase
232 another camera with solar and cellular features and install it near the radar signs.

233 Discussion ensued regarding notification of speed violations and speed limit enforcement.

236

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

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THIRTEENTH ORDER OF BUSINESS

Approval of February 4, 2026 Continued Public Hearings, Public Hearings and Regular Meeting Minutes

244 The following changes were made:

245 Lines 33, 124 and 128: Change “Kerns” to “Kerins”

246 Lines 34 and 158: Change “Schumer” to “Scheuer”

247 Line 45: Change “Brian Cord” to “Bryan Corr”

On MOTION by Mr. Black and seconded by Mr. Dean, with all in favor, the February 4, 2026 Continued Public Hearings, Public Hearings and Regular Meeting Minutes, as amended, were approved.

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257 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

258

259 **A. Ecologist/Operations: Cypress Environmental of Bay County, LLC**

260 **B. District Counsel: Burke Blue**

261 **C. District Engineer: McNeil Carroll Engineering, Inc.**

262 There were no Ecologist/Operations, District Counsel or District Engineer reports.

263 **D. District Manager: Wrathell, Hunt and Associates, LLC**

264 • **UPCOMING MEETINGS:**

265 ➤ **April 1, 2026 at 2:00 PM (Central Time)**

266 ➤ **May 6, 2026 at 2:00 PM (Central Time) [Presentation of FY2027 Proposed Budget]**

268 ○ **QUORUM CHECK**

269 • **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

271 • **Property Insurance on Vertical Assets**

272 • **Form 1 Submission and Ethics Training**

273

274 **FIFTEENTH ORDER OF BUSINESS**

Board Member Comments

275

276 • **Discussion: Additional Documents (Not Required Under FL Statutes) for CDD Website**

277 • **Discussion: Stormwater Pond and Landscape Maintenance**

278 These items will remain on the agenda.

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280 **SIXTEENTH ORDER OF BUSINESS**

Public Comment

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282 No members of the public spoke.

283

284 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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286 **On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, the**
287 **meeting adjourned at 4:07 p.m. (Central Time).**

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach, Florida 32413

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025 <i>rescheduled to October 8, 2025</i>	Regular Meeting	2:00 PM (Central Time)
October 8, 2025	Regular Meeting	2:00 PM (Central Time)
November 5, 2025	Regular Meeting	10:00 AM (Central Time)
November 6, 2025	Special Meeting	10:00 AM (Central Time)
December 2, 2025	Town Hall	6:30 PM (Central Time)
December 3, 2025	Regular Meeting	2:00 PM (Central Time)
January 9, 2026 <i>continued to February 4, 2026</i>	Public Hearings and Regular Meeting <i>Adoption of O&M Assessments & FY2026 Amended Budget</i>	10:00 AM (Central Time)
February 4, 2026 <i>continued to March 4, 2026</i>	Continued Public Hearings, Public Hearing and Regular Meeting <i>Adoption of O&M Assessments & FY2026 Amended Budget; Adoption of Rules Related to Parking and Parking Enforcement</i>	2:00 PM (Central Time)
March 4, 2026	Continued Public Hearing and Regular Meeting <i>Adoption of FY2026 Amended Budget</i>	2:00 PM (Central Time)
April 1, 2026	Continued Public Hearing and Regular Meeting <i>Adoption of FY2026 Amended Budget</i>	2:00 PM (Central Time)
May 6, 2026	Regular Meeting	2:00 PM (Central Time)

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<p align="center">June 3, 2026</p>	<p align="center">Regular Meeting <i>Presentation of FY2027 Proposed Budget</i></p>	<p align="center">2:00 PM (Central Time)</p>
<p align="center">August 5, 2026</p>	<p align="center">Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i></p>	<p align="center">2:00 PM (Central Time)</p>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2 Financial Reports

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

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Cindy Cerbone

District Manager

Cindy Cerbone

Print Name

01-09-2026

Date

David R. Dean

Chair/Vice Chair, Board of Supervisors

DAVID R. DEAN

Print Name

9 JAN 2026

Date