

# Flow Way

Community Development District

*Meeting Agenda*  
*July 16, 2026*

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

## FLOW WAY

Community Development District

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

**DATE:** July 16, 2026

**TIME:** 1:00 PM

## MEETING AGENDA

### Board of Supervisors

**Zack Stamp, Chairman**  
**Ronald Miller, Vice Chairman**  
**Tom Kleck, Assistant Secretary**  
**Bart Bhatla, Assistant Secretary**  
**Mark Scimio, Assistant Secretary**

**James P. Ward, District Manager**  
**2301 N.E. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**wardj@pfm.com**  
**Phone: (954) 658-4900**

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

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

Meeting Link: <https://pfmcdd.webex.com/pfmcdd/j.php?MTID=mb08cd6a0841c26a7aa81b289fb17934f>

✓ Phone: (844) 621-3956 Code: 2536 268 6590; Event Password Jpward

## JULY, 2026

M	T	W	T	F	S	S
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27	28	29	30	31		

# AGENDA

1. Call to Order & Roll Call.

2. Public Comments.

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

3. Minutes:

I. June 18, 2026 - Public Hearings and Regular Meeting.

**Pages 5-22**

4. Discussion on Lake 11 Improvement Plan.

**Pages 23-27**

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

6. Staff Reports.

I. District Engineer - Calvin, Giordano & Associates

a) Engineer's Report

I. Purpose.

II. Current Asset Updates.

1. Landscaping Maintenance.

2. Entrance Maintenance.

3. Lake Maintenance.

4. Irrigation Pump House.

5. External Preserves.

III. Capital Projects

IV. Future Asset Maintenance Items.

V. Engineer's Report Complete.

II. District Manager

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

I. Next Meeting: **Thursday, August 20, 2026 - Regular Meeting.**

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

b) Financial Report for the Period Ending June 30, 2026 (unaudited).

**Pages 28-61**

7. Supervisors' Requests.

# AGENDA

## 8. Public Comments.

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

## 9. Adjournment.

**Meeting Schedule - FY 2026**

**Thursday, October 23, 2025**

**Thursday, November 20, 2025**

**Thursday, December 18, 2025**

**Thursday, January 15, 2026**

**Thursday, February 19, 2026**

**Thursday, March 19, 2026**

**Thursday, April 16, 2026**

**Thursday, May 21, 2026**

**Thursday, June 18, 2026**

**Thursday, July 16, 2026**

**Thursday, August 20, 2026**

**Thursday, September 17, 2026**

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

Item 3: Minutes - June 18, 2026 - Public Hearings and Regular Meeting.

Item 4: Discussion on Lake 11 Improvement Plan.

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

Item 6: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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**MINUTES OF MEETING  
FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was held on Thursday, June 18, 2026 at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119. It began at 1:00 p.m. and was presided over by Zack Stamp, Chairperson, and James P. Ward as Secretary.

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**Present and constituting a quorum:**

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Manmohan "Bart" Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary
Mark Scimio	Assistant Secretary

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39  
40  
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42

**Also present were:**

James P. Ward	District Manager
Jimmy Messick	District Engineer
Michael Pawelczyk	District Counsel

43  
44  
45  
46  
47  
48

**Audience:**

Mary Garcia	Jerry & Kye Keller
Diane	Bob & Mary Olson
Charlie Machac	Jerry Cashman
Lisa Colleran	Daniel Kaufmann
Call In User 1	Suzanne Sanders
Call In User 2	Tom Sanders
Michael	Karen Vetrano
Doris Winkler	Pat B.
Jerry Peters	Suzy Y.
Val Broderick	Mike & Joanne Kwiatkowski
Yolanda Giovanniello	Niki O'Connor
Cheryl Chapman	Steve D'Orio (ph)
Michelle Jackson	

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, constituting a quorum.

Chairperson Stamp reviewed public comment protocols.

49 **SECOND ORDER OF BUSINESS** **Notice of Advertisement**

50

51 **Notice of Advertisement of Public Hearings and Regular Meeting**

52

53 Mr. Ward reviewed the notice of advertisement.

54

55

56 **THIRD ORDER OF BUSINESS** **Public Comments**

57

58 Chairperson Stamp reviewed public comment rules and protocols.

59

60

61 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

62

63 **May 21, 2026 - Regular Meeting Minutes**

64

65 Chairperson Stamp asked if there were any additions, corrections, or deletions to the  
66 Minutes; there were none.

67

**On MOTION made by Tom Kleck, seconded by Mark Scimio,  
and with all in favor, the May 21, 2026 Regular Meeting  
Minutes were approved.**

68

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70

71

72

73 **FIFTH ORDER OF BUSINESS** **Discussion**

74

75 **Discussion of Lake 11 Improvement Plan**

76

77 *Chairperson Stamp: Lake 11. I want to spend a little of time of why and how we got here and I*  
78 *think this is obviously a Board decision. Nonetheless, there is an old saying - never ask a*  
79 *barber if you need a haircut. The same way you never ask a landscape engineer if they have a*  
80 *landscaping engineering plan. We asked for this a few months ago because we have come up*  
81 *with some ideas internally that we wanted to make sure we as a CDD we were not overlooking*  
82 *something obvious, that there wasn't some silver bullet out there, something we could do*  
83 *better or cheaper. In presenting a plan, because one (1) we said that we would do it and told*  
84 *you from the beginning that we would release it and when it came back, it was not an*  
85 *indication of support or an indication of reporting on what we got back. Also, if we didn't*  
86 *report it, hiding it would be worse, it would cause more suspicion and two (2) it would cause*  
87 *some legal liability for violating the Sunshine Law. Personally, I am very disappointed with*  
88 *what came back. I was really expecting at the time and what the toll is, that they would come*  
89 *back with three or four very innovative ideas, as I expected there would be a high, and as well*  
90 *as a low and middle range. We really didn't get that. That's one plan. It's like buying a car. You*  
91 *get white or black. You get a hard top or you get a convertible. They really didn't, to me, there*  
92 *was a total lack of creativity on their part and they were totally oblivious to the cost. Their*  
93 *cheapest proposal would take the entire CDD budget for next year. I was very disappointed in*  
94 *that. Personally, I got to take some of the blame. I didn't oversee it like I should have probably*  
95 *to get some reports to see where they were going to see if I can steer them in a different*  
96 *direction. We didn't want to interfere because we thought they had creativity and we didn't*

97 *want to prejudge anything and this is the price to pay. I should have done better. All right. The*  
98 *process today is going to be that I will ask if any member wants to make a motion to adopt this*  
99 *plan, get a motion, if anybody wants to second.*

100  
101 Mr. Ron Miller suggested the Board should discuss the plan.

102  
103 Mr. Tom Kleck agreed

104  
105 Chairperson Stamp stated if no Board Members wished to adopt the plan he felt it would be  
106 a waste of time even discussing the plan if we are going to do any of them. He noted the  
107 cheapest option was \$2.6 million dollars, the other options only got more expensive.

108  
109 Mr. Bart Bhatla stated he would like to discuss the matter next month; he had not reviewed  
110 the plans yet.

111  
112 Mr. Mark Scimio stated he felt it would be irresponsible for the Board to approve a \$2.6  
113 million dollar project. He said he thought the Board was considering spending up to  
114 \$150,000 dollars maximum which would basically be landscaping along the road to hide the  
115 lake. He agreed it did not need to be discussed; the Board should discuss what could be  
116 done for a lot less.

117  
118 Mr. Tom Kleck agreed. He said most of the residents wanted to hide the view of Lake 11 from  
119 the road with landscaping.

120  
121 Mr. Ron Miller agreed these potential plans were disappointing. He agreed landscaping  
122 should be discussed for approval.

123  
124 Chairperson Stamp stated there was no motion or second to approve the proposed \$2.6  
125 million dollar plan or its options; therefore, the plan was dead. He stated the Board could  
126 now discuss other options. He indicated before the CDD decided to engage an outside firm  
127 to come up with options, he and Jimmy were considering using existing water lines to install  
128 sprinklers and plant littorals which would have a much better chance of survival with  
129 irrigation. He stated the cost of installing irrigation was about \$30,000 dollars.

130  
131 Discussion ensued regarding new irrigation; whether the new irrigation would be subject to  
132 water restrictions during a drought (yes); where the water would be coming from (the same  
133 source as current irrigation); and irrigation installation increasing the odds of plant survival.

134  
135 Chairperson Stamp stated \$30,000 dollars was just for irrigation installation; additional  
136 landscaping would cost more, perhaps \$60,000 dollars. He stated it might be wise to put in  
137 new irrigation and see if it worked before installing additional landscaping; perhaps  
138 additional landscaping would not be needed.

139  
140 Mr. Scimio asked if \$30,000 dollars would need to be added to the fiscal year 2027 budget.

141  
142 Mr. Ward stated there was enough money in the budget for installation. He said there was  
143 even some money left over in the fiscal year 2026 budget which could be used.

144

145 Mr. Bhatla stated he would like an engineer to present options to the Board and discuss the  
146 options, including pros, cons, operation costs, etc. He said he worried the Board would end  
147 up wasting money if this was not done.

148  
149 Mr. Scimio stated he did not feel that Mr. Messick's plan to spend \$67,000 dollars on  
150 irrigation and landscaping needed to be reviewed with pros and cons.

151  
152 Mr. Bhatla stated if the landscaping failed next year it would be a waste of money.

153  
154 *Mr. Ward: We started a couple of months ago and we came up with this idea because we were*  
155 *bantering back and forth. We asked another firm to take a look and see what the solutions*  
156 *were for Lake 11, which would totally solve the problem for everyone. That came back at the*  
157 *\$2.6 million dollar number, which is ridiculous and will not happen. But we also know that*  
158 *there are no other solutions for Lake 11 other than the ones Jimmy has presented to you today*  
159 *with respect to some landscaping around the perimeter and putting some irrigation in to try to*  
160 *keep whatever littorals we have going. This lake sits high. Its elevation is high. At the end of*  
161 *the day, you are not going to keep water in this lake unless you do the \$2.6 million dollar plan.*  
162 *We all know we don't want to do the \$2.6 million dollar plan and there is no other solution to*  
163 *the \$2.6 million dollar number other than adding littorals, putting in the irrigation, maybe*  
164 *adding some fountains to the only part of the lake that is a little lower, that if we weren't in a*  
165 *drought we could probably put some littorals in with a fountain and maybe add something to*  
166 *it. If you want to stay under the \$150,000 dollar mark, this is it. This is the solution we have*  
167 *been able to come up with. There is nothing more to add to Lake 11 other than this or going*  
168 *to the big number which is out of the question.*

169  
170 *Mr. Scimio: Can we do the irrigation for \$30,000 dollars now, out of our 2026 budget? What is*  
171 *the other number going to be?*

172  
173 *Mr. Ward: Yes, we can do the irrigation. I think we say \$200,000 to \$250,000 dollars is going*  
174 *to be the range. In that range is what we are going to end up spending on Lake 11. That's*  
175 *about all we can get away with in terms of there is nothing more to do. At the high end we will*  
176 *be at the \$250,000 dollar mark. I don't think we should spend that off the bat. I think we*  
177 *should put in some irrigation to start with. Let's take this slow. Once we get that done maybe*  
178 *we can add other elements to Lake 11, whether we call it landscaping or we call it littorals or*  
179 *we call it a fountain or whatever, but let's do step one first. I think irrigation is step one. Let's*  
180 *see how that works and then we can take it to step two. It is not an easy solution to all of Lake*  
181 *11, but there are no other solutions.*

182  
183 *Mr. Scimio: Is step two a part of the 2027 budget? Is it in the budget now?*

184  
185 *Mr. Ward: No, but I will make sure we can get that done for you. I think we need to cost out*  
186 *correctly what we know about it. We know about what the irrigation will cost, we know about*  
187 *what the littorals or other plantings are going to be, but we need to take it incrementally, cost*  
188 *it out, get it in the ground and then take the next step. From a budget perspective, if we are*  
189 *under the \$100,000 dollar mark totally, between what we are going to do now and then, I'm*  
190 *good with that. If we go over that, I'm going to tell you we have to move things around a little*  
191 *bit.*

192

193 Mr. Miller stated \$30,000 dollars for irrigation was not a problem, but installing irrigation will  
194 not cover the view. He said he was not in favor of the \$2.6 million dollar plan, but he wanted  
195 the ugly view to disappear. He stated he was in favor of spending \$200,000 dollars on  
196 landscaping as soon as possible; he did not want to wait a year to install landscaping.

197  
198 Mr. Bhatla asked if this was the alternative which was acceptable to the Board and the public.

199  
200 Chairperson Stamp stated he would take public comments shortly. He stated he did not  
201 believe moving forward with the landscaping at this time was the wisest decision; he felt  
202 irrigating the existing littorals to see how they fared was the better option. He stated if the  
203 littorals thrived it would take away much of the ugliness. He noted the next topic for  
204 discussion was the beautification of all the lakes.

205  
206 Mr. Bhatla asked if the engineer had any comments.

207  
208 Mr. Jimmy Messick stated the proposed alternative to the \$2.6 million dollar plan was not just  
209 \$30,000 dollars for irrigation plus \$60,000 dollars for landscaping. He noted there would also  
210 be costs for soil rehabilitation and such; these numbers were available if Mr. Bhatla wished to  
211 see them.

212  
213 Mr. Bhatla asked how much it would cost in total for the landscaping and irrigation option.

214  
215 Mr. Messick responded it would cost anywhere between \$100,000 and \$150,000 dollars.

216  
217 *Mr. Ward: This plan we developed a year ago to see if it would work. It was a test idea. One of*  
218 *the problems is we don't know what is going to work here because of the hydrology of the*  
219 *lake. It's just complicated. We did a lot of plantings last year, the water levels dropped and we*  
220 *lost them. So, we have got to test this out to see what's going to work in this system. I*  
221 *understand wanting to cover up all of lake 11 or at least the boulevard side of it, but at the end*  
222 *of the day we have to go slow. I don't want to say the number is \$100,000 dollars or \$150,000*  
223 *dollars or \$200,000 dollars. We have to go slow and take baby steps here. Jimmy can't give*  
224 *you a number, but I can say we can start with the irrigation, we can start with a little bit of*  
225 *landscaping and take it from there. There is not a solid solution to this problem.*

226  
227 Mr. Scimio asked if a solid number for the cost of landscaping to hide it all could be obtained.

228  
229 Mr. Ward responded in the affirmative; that was a number he could obtain. He stated  
230 anything above the water level was easy; landscaping on the lake bank was easy to do.

231  
232 Chairperson Stamp stated if the irrigation lines were installed and it did not help keep the  
233 littorals alive then another solution would need to be considered. He stated going slow was  
234 imperative. He noted it was possible the lake would become too full to do anything with  
235 during the next rainy system. He stated he wanted a solution which would help during the  
236 next dry season and that was potentially the irrigation system.

237  
238 Mr. Tom Kleck suggested installing landscaping to hide the lake rather than irrigation for the  
239 littorals which sounded like it may or may not work.

240

241 Mr. Miller agreed with Mr. Kleck; he wanted landscaping installed immediately; however, he  
242 was not opposed to installing irrigation as well.

243  
244 Mr. Scimio stated the Board agreed the lake would not be excavated, so the only solution left  
245 was to grow something to hide the lake; however, water was needed to grow anything. He  
246 stated as such installing irrigation was important and he was in favor of starting by spending  
247 \$30,000 dollars to install irrigation.

248  
249 Chairperson Stamp agreed with Mr. Scimio.

250  
251 Discussion continued regarding installing landscaping as well as irrigation; and obtaining an  
252 easement from the HOA to plant landscaping.

253  
254 Chairperson Stamp stated he was in favor of spending \$30,000 dollars on irrigation and  
255 \$60,000 dollars on landscaping. He opened the floor for public comment.

256 Mr. Jerry Cashman stated whatever the CDD chose to plant, it was important for irrigation to  
257 be in place first, otherwise the landscaping would die. He asked for the CDD to create a  
258 spreadsheet illustrating the costs associated with this plan. He stated communication with the  
259 homeowners was important. He said he was in favor of improving lake 11, but it was  
260 important to have a firm understanding of what the costs were so the project did not run out  
261 of funding.

262  
263 Mr. Charlie Machac stated he was in agreement with Mr. Ward that there was no better  
264 solution at this time. He stated he also agreed with Mr. Miller; he was tired of seeing the  
265 ditch. He recommended moving forward with the irrigation system and full planting right  
266 away even if the assessment rate had to be increased a bit.

267  
268 Ms. Karen Vetrano stated littorals needed more water than typical landscaping and she did  
269 not feel irrigation would work to keep the littorals alive. She recommended sodding the lake  
270 bank and planting the littorals lower down on the slope. She asked if some sort of screen  
271 could be added to the lake to hide the ugliness but still allow a view of the lake when the  
272 water came back. She stated the landscaping should be planted at the start of wet season;  
273 there was no point in adding landscaping now during a drought. She asked if the community  
274 could petition the County or SFWMD for additional water to irrigate the residential  
275 landscaping.

276  
277 Chairperson Stamp responded yes the CDD could petition the County or SFWMD for  
278 additional irrigation water, but he did not believe the CDD would be successful.

279  
280 Mr. Messick agreed.

281  
282 Ms. Niki O'Connor stated she agreed with adding irrigation. She stated she did not want to  
283 simply cover the lake up; if the lake had water it would be very pretty. She stated something  
284 needed to be done to Lake 11 for the entire community. She asked if the engineering firm  
285 the CDD hired was given any parameters regarding the potential proposals. She asked if the  
286 CDD could ask the engineering firm to provide cost estimates for the landscaping plan.

287

288 Mr. Ward stated the CDD gave fairly strict parameters to the engineering firm. He stated he  
289 was shocked at the numbers the engineering firm provided. He stated Lake 11 was a  
290 problem and the only way to solve the problem was to dig it out, so a significant part of the  
291 cost was to make the lake deeper. He explained when you took away the possibility of  
292 making the lake deeper, landscaping and irrigation was the only thing left.

293  
294 Discussion ensued regarding the cost of digging the lake out; sandblasting the lake was not  
295 an option because of potential damage to surrounding homes.

296  
297 Ms. Cheryl Chapman agreed Lake 11 was an eyesore. She agreed irrigation was important  
298 and if the CDD needed to spend more than \$30,000 dollars to make sure the area was well  
299 irrigated she approved. She said it was important to do it right the first time.

300  
301 Mr. Messick stated \$30,000 dollars for irrigation was not a ballpark amount, it was an estimate  
302 from a contractor.

303 Ms. Chapman asked if the irrigation would be enough. She said perhaps \$60,000 was  
304 needed to ensure the entire area was well irrigated. She recommended getting accurate  
305 quotes and doing the job right, so it would not have to be revisited in a year or two.

306  
307 Chairperson Stamp noted the next item on the Agenda was discussion of a five-year plan to  
308 beautify the lake system. He stated he planned to recommend installation of fountains in the  
309 lakes, and perhaps fountains could be installed in Lake 11.

310  
311 Mr. Pat Bronner (indecipherable).

312  
313 *Chairperson Stamp: Taylor Morrison got this approved by the County. Whether it should have  
314 been approved or not, they got it approved. It's built to standards as far as we know other than  
315 the issue with the drain. As far as the CDD, every door in this development pays exactly the  
316 same operation and maintenance. So, they pay exactly the same operation and maintenance  
317 as you do. They do not pay a bond payment because the CDD, when the residents took  
318 control, they would not hand Taylor Morrison a check for \$1.3 million dollars to reimburse  
319 them for putting in the roads and sewer system. Whether they pay that or not does not affect  
320 what you, I, or anyone else pays.*

321  
322 Mr. Steve D'Orio (ph) asked if the view from the sidewalks would also be shrouded.

323  
324 Chairperson Stamp responded this was a two-part proposal, one part was to irrigate the  
325 littorals down in the pit and the other part was to hide the view.

326  
327 Mr. D'Orio asked for the irrigation and landscaping to be done in tandem.

328  
329 Mr. Charlie Machac agreed with Ms. Cheryl Chapman; the CDD should find the money to go  
330 big and do it right the first time. He suggested increasing the assessment rate to get this  
331 project done right and fully all at once.

332  
333 Ms. Yolanda Giovanniello asked if grasses surrounded by sand could be planted in the lake.

334  
335 Mr. Messick explained the grasses would die during wet season, so that was not an option.

336 Mr. David Barnett asked what would happen after the irrigation lines were run if there was an  
337 irrigation ban due to a water shortage.

338  
339 Chairperson Stamp responded that the plants would die just like everything else if there was  
340 an irrigation ban.

341  
342 Mr. Messick explained the littorals might not thrive with irrigation alone, but the idea was to  
343 help the littorals survive during a dry season. He explained the littorals would survive as long  
344 as the roots had access to water.

345  
346 Mr. Scimio stated the CDD had the ability to raise the assessment rate from the current  
347 \$1,845 dollars to \$2,214 dollars, which would add \$436,000 dollars to the budget.

348  
349 Mr. Ward stated the CDD approved the budget for fiscal year 2027 with an assessment rate  
350 of \$1,845 dollars; the CDD could not increase the assessment rate at this point. He explained  
351 the CDD could raise the assessment rate for the fiscal year 2028 budget, but not fiscal year  
352 2027 because the CDD already approved the 2027 budget. He noted the CDD could reduce  
353 the assessment rate, but it could not increase the assessment rate for fiscal year 2027.

354  
355 Ms. Michelle Jackson asked about the plantings.

356  
357 Chairperson Stamp explained littoral plantings were down in the lakebed. He stated the CDD  
358 was considering spending another \$60,000 dollars around the edge of the lake to block the  
359 view. He stated the CDD had enough flexibility in the budget to irrigate the littorals and then  
360 spend \$60,000 dollars on landscaping around the edge of the lake to block the view.

361  
362 Mr. Pat Bronner (Indecipherable).

363  
364 Chairperson Stamp stated the HOA could give the CDD money if it wished, but the CDD had  
365 no ability to bill the HOA.

366  
367 Ms. Giovanniello stated the CDD should not plant littorals during the dry season, the littorals  
368 would not survive.

369  
370 Discussion ensued regarding plants which did well in the dry season; and irrigating any new  
371 plants more often than normal until said plants were well established.

372  
373 Ms. Lisa Colleran stated if the CDD did not attempt to fix the pit with irrigation and littorals,  
374 and simply tried to cover up the view, \$60,000 dollars would not be enough money. She  
375 agreed installing irrigation and littoral plants along with landscaping to obscure the view was  
376 the best plan.

377  
378 Mr. Miller agreed. He stated \$60,000 dollars probably would not be enough to get the job  
379 done and the CDD should be prepared to spend more money. He stated many residents  
380 indicated the job should be done right the first time and he agreed, even if that meant  
381 spending \$200,000 dollars. He said the CDD had enough money in reserves to cover  
382 spending \$200,000 dollars if this was what it cost to do it right.

383

384 Ms. Colleran agreed.  
385

386 *Chairperson Stamp: Let me sum up where we have a consensus. We are going to do the*  
387 *irrigation portion, and we are going to do at least \$60,000 dollars on plantings and we will ask*  
388 *Jimmy and Jim to come back and see how much the HOA wants to block and where do they*  
389 *want to block, and maybe the number goes up. Ron is right, we can squeeze \$100,000 dollars*  
390 *plus out of this budget with no increase. We have enough contingencies and money we are*  
391 *not going to spend so we can do that. It's not a question of can we afford it; it's a question of*  
392 *how we want to proceed.*  
393

394 *Mr. Cashman: Does the HOA wanted to help fund the project, Lisa?*  
395

396 *Ms. Colleran: I have been working closely with Zack, and so has Niki O'Connor, and we have*  
397 *been trying to come up with solutions. It's all our money. Both pots of money are the same*  
398 *1,184 homes' money. So, if we take it from HOA or the CDD budget, it's relatively irrelevant,*  
399 *but it sounds like the CDD has the capital to do this, so I think we should let the CDD do it.*  
400 *There is work to be done together because of irrigation and the land and where it is HOA*  
401 *property, so we will work together on this very much.*  
402

403 *Chairperson Stamp: Another possible solution is we run another dedicated water line, but we*  
404 *have to start somewhere.*  
405

406 *Mr. Bhatla: It appears that everybody is upset because of the visuals, so it seems to me that*  
407 *screening should be the initial step and then inside the lake we can keep playing with the*  
408 *other things because if we don't screen it, everybody is going to be upset. He noted the Board*  
409 *did not have an alternative to this plan. He recommended screening the area effectively*  
410 *initially and then working on the lake itself.*  
411

412 *Chairperson Stamp stated the consensus seemed to be to screen the lake with landscaping*  
413 *and if Jimmy developed a better-looking landscaping plan that cost more than \$60,000*  
414 *dollars, then the CDD would spend a little more. He stated he also believed there was a*  
415 *consensus to install irrigation for the littorals. He asked if the Board concurred.*  
416

417 *Mr. Miller stated he agreed as long as the landscaping was excellent.*  
418

419 *Ms. Chapman said the CDD should communicate with the residents along Lake 11 about the*  
420 *landscaping.*  
421

422 *Chairperson Stamp stated the CDD now had a plan to move forward with; no motion was*  
423 *needed.*  
424

425

426

## **SIXTH ORDER OF BUSINESS**

## **Discussion**

427

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

428

429

430 *Chairperson Stamp stated the first five-year plan was completed; the first plan was aimed at*  
431 *structural items which needed to be addressed in the lake banks including Geotubing, lake*

432 banks, plantings, etc. He stated the CDD asked Mr. Messick to begin developing a second  
433 five-year plan aimed at beautification and maintenance. He noted this might include  
434 fountains, more plantings, additional riprap, etc.

435  
436 Mr. Kleck stated he liked fountains, but fountains were expensive to purchase, expensive to  
437 maintain and tended to break often. He stated bubblers might be the better option.

438  
439 Mr. Bhatla proposed planting 400 or 500 trees along the Flow Way Canal trail, between the  
440 canal and the walkway, to stabilize the slopes, improve the climate and beautify the area.

441  
442 Mr. Messick indicated he would add tree planting to the plan.

443  
444 Ms. Colleran stated she was a fan of a thorough five-year plan including the financials. She  
445 stated the ponds and lakes were included in the HOA's strategic plan. She said the HOA did  
446 not have the ability to do anything about the ponds and lakes but wanted to explore all the  
447 options for beautification which would include Mr. Bhatla's suggestion as well. She stated a  
448 joint beautification project between the CDD and HOA would be very beneficial. She stated  
449 she felt shared ideas and shared perspectives between the HOA and CDD while developing  
450 the five year plan would be wise.

451  
452 Chairperson Stamp stated his only hesitation was the CDD's collaboration potentially  
453 triggered Sunshine Laws which meant notice sent, minutes of meetings, etc., but he was  
454 willing to discuss the matter and perhaps work something out.

455  
456 Mr. Miller stated there were a couple ways to collaborate, for example, one CDD member  
457 could collaborate, or perhaps the Board could nominate a Member to be a liaison and work  
458 with the HOA and report back to the Board monthly.

459  
460 Mr. Ward stated nominating a liaison would also be a Sunshine Law issue.

461  
462 Mr. Michael Pawelczyk stated it would not be an issue if there were only one Supervisor there  
463 to discuss the matter outside of a CDD board meeting.

464  
465 Mr. Ward stated the law was pretty clear that the appointment of a liaison by a Board  
466 Member automatically created a Sunshine Law violation. He suggested discussing this matter  
467 offline.

468  
469 Mr. Pawelczyk agreed to discuss the matter offline.

470

471

472 **SEVENTH ORDER OF BUSINESS** **FISCAL YEAR 2027 BUDGET**

473

474 Mr. Ward noted this was the public hearing for the fiscal year 2027 budget. He discussed the  
475 public hearing process.

476

477 **I. Public Comment and Testimony**

478

479 Mr. Ward called for a motion to open the Public Hearing.

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**On MOTION made by Zack Stamp, seconded by Ron Miller, and with all in favor, the Public Hearing was opened.**

Chairperson Stamp asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget.

Ms. Colleran noted having a budget which had not increased in three years was quite an accomplishment; however, she was disappointed there was not an increase in the budget because there seemed to be many things which needed to be done in the community, such as fixing broken pipes. Chairperson Stamp stated he could not guarantee there would not be an increase next year. He asked if there were any additional comments; there were none. He called for a motion to close the public hearing.

**On MOTION made by Bart Bhatla, seconded by Ron Miller, and with all in favor, the Public Hearing was closed.**

## II. Board Comment

Chairperson Stamp asked if there were any Board questions or comments.

Mr. Miller stated he recognized that the majority of Board did not want to increase the budget this year. He stated he was disappointed because he wanted to increase the budget to the cap this year, but he would still approve the budget in support of the other Board Members.

Mr. Bhatla asked why Mr. Miller wanted to increase the budget to the cap.

Discussion ensued regarding why an increase in the budget was suggested and why the Board chose not to raise the budget this year.

Mr. Ward stated as the Manager he was sensitive to the assessment rate and worked to ensure the CDD had sufficient expenditures in the budget in a detailed fashion to ensure the CDD could maintain the level of services required for the community. He said in his mind, this was accomplished from a Staff perspective in providing the fiscal year 2027 budget. He stated the fiscal year 2027 budget would be able to provide the required level of services for the community and also add \$300,000 dollars to the reserve account; the overall cash balance would increase the reserve account to approximately \$1.4 million dollars by the end of next year. He said he was confident the fiscal year 2027 budget would meet the needs of the community for the next coming year.

Mr. Bhatla stated Mr. Ward did an excellent job preparing the budget.

526 **III. Consideration of Resolution 2026-7, a resolution of the Board of Supervisors**  
527 **adopting the Annual Appropriation and Budget for Fiscal Year 2027**  
528

529 Chairperson Stamp called for a motion to adopt the budget for Fiscal Year 2027.  
530

531 **On MOTION made by Bart Bhatla, seconded by Tom Kleck,**  
532 **and with all in favor, Resolution 2026-7 was adopted, and**  
533 **the Chair was authorized to sign.**

534  
535 **b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN**  
536 **ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR**  
537 **CONFLICT AND PROVIDING AN EFFECTIVE DATE**  
538

539 **I. Public Comment and Testimony**  
540

541 Chairperson Stamp called for a motion to open the Public Hearing.  
542

543 **On MOTION made by Tom Kleck, seconded by Bart Bhatla,**  
544 **and with all in favor, the Public Hearing was opened.**

545  
546 Chairperson Stamp asked if there were any members of the public present in  
547 person, or on audio or video with questions; there were none. He called for a  
548 motion to close the public hearing.  
549

550 **On MOTION made by Tom Kleck, seconded by Bart Bhatla,**  
551 **and with all in favor, the Public Hearing was closed.**

552  
553 **II. Board Comment**  
554

555 Chairperson Stamp asked if there were any questions from the Board; there were none.  
556

557 **III. Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors**  
558 **Imposing Special Assessments, Certifying an Assessment Roll**  
559

560 Chairperson Stamp called for a motion.  
561

562 **On MOTION made by Tom Kleck, seconded by Bart Bhatla,**  
563 **and with all in favor, Resolution 2026-8 was adopted, and**  
564 **the Chair was authorized to sign.**

565  
566  
567 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2026-9**  
568

569 **Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors**  
570 **designating dates, time, and location for regular meetings of the Board of Supervisors**  
571 **for Fiscal Year 2027**  
572

573 Mr. Ward noted the meeting dates would be the third Thursday of each month at 1:00 p.m. at  
574 the Esplanade Golf and Country Club. He noted the Resolution did not bind the Board to the  
575 use of these dates; it simply set the dates, time, and location; the dates, time or location  
576 could be changed and readvertised at the discretion of the Board. He asked if there were any  
577 questions; hearing none, he called for a motion.  
578

**On MOTION made by Tom Kleck, seconded by Bart Bhatla,  
and with all in favor, Resolution 2026-9 was adopted, and  
the Chair was authorized to sign.**

579  
580  
581

582  
583

#### 584 NINTH ORDER OF BUSINESS

#### 584 Consideration of Resolution 2026-10

585

#### 586 Consideration of Resolution 2026-10, a Resolution of the Policy of the Flow Way 587 Community Development District Board of Supervisors Authorizing the Adoption of the 588 Statewide Mutual Aid Agreement and Providing for an Effective Date 589

590 Mr. Ward stated in Florida the Division of Emergency Management allowed local  
591 governments, including Community Development Districts to cooperate in the event of an  
592 emergency to provide funding in the event of a natural disaster such as a hurricane. He  
593 explained it did not include funding inside the community because this was a gated  
594 community, but provided for funding outside the gates, such as the entranceway, fountains,  
595 landscaping along the front, and any damage inside the preserves. He stated the CDD may  
596 be able to secure funding from the Division of Emergency Management. He noted it was a  
597 very complicated and involved process to secure funding, but it might be worth it if there  
598 were enough damage. He said it was a good idea to have this agreement in place. He  
599 explained the agreement was voluntary, the CDD was not required to use the agreement  
600 unless it wished. He asked if there were any questions.

601

602 Mr. Miller asked if the funding which might be secured was considered grant money or a  
603 loan.  
604

605

605 Mr. Ward responded the funding would be grant money.  
606

606

607 Chairperson Stamp noted even though it was a Mutual Aid Agreement, the CDD would never  
608 be assessed by another entity; it was simply an opportunity for the CDD to potentially obtain  
609 government aid.  
610

610

**On MOTION made by Tom Kleck, seconded by Bart Bhatla,  
and with all in favor, Resolution 2026-9 was adopted, and  
the Chair was authorized to sign.**

611

612

613

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616

**617 TENTH ORDER OF BUSINESS Staff Items**

618

**619 I. District General Counsel - Billing Cochran, P.A.****620 a. Litigation updates****621 b. 2026 Florida Legislative Session Memorandum**

622

623 *Mr. Michael Pawelczyk: The Colosi litigation update: all the parties have filed their*  
624 *respective initial responses which I will refer to as answering affirmative defenses. Today,*  
625 *Colosi, through his attorney, objected to the affirmative defenses filed by your special*  
626 *counsel. I'm sure there will be a hearing on that. These are the preliminary stages of*  
627 *litigation. If something pivotal happens, I'll be sure to let you know. Also, attached in the*  
628 *Agenda package is a legislative update our office prepares and distributes at the same*  
629 *time every year. We got this out earlier than we should have because the governor has*  
630 *not signed some of these bills. Some of them were presented to him this week, but we*  
631 *had such pressure from other clients to get this out we wanted to start the process, and it*  
632 *just so happens you are one of the first meetings we've had since we distributed the*  
633 *memo. The first item ups the cap for sovereign immunity from \$200,000 dollars to*  
634 *\$350,000 dollars per incident and that would go up to \$500,000 dollars in a few years.*  
635 *The governor has not signed it yet. All indications are it will go forward. This would*  
636 *probably mean a higher insurance cost if it does go through. This affects all local*  
637 *governments and the State of Florida. He reviewed potential changes to legislation if the*  
638 *governor signed presented bills including changes to shade sessions, potential grants*  
639 *for cyber security, a means to remove supervisors from seats if necessary, contractor*  
640 *and vendor accountability changes, potential changes to how a CDD approved large*  
641 *projects during development, and a requirement to allow electronic forms of payment*  
642 *such as credit card payments. He noted most of these changes would not significantly*  
643 *affect the Flow Way CDD.*

644

**645 II. District Engineer - Calvin, Giordano & Associates****646 a. Engineer's Report****647 1) Purpose****648 2) Current Asset Updates:****649 1. Landscape Maintenance****650 2. Entrance Maintenance****651 3. Lake Maintenance****652 4. Irrigation Pump House****653 5. External Preserves****654 6. Cane Toads****655 3) Capital Projects****656 4) Future Asset Maintenance Items****657 5) Turf Renovation - Front Entrance****658 6) Engineer's Report Complete**

659

660 Mr. Jimmy Messick briefly reviewed his Report regarding community maintenance  
661 activities including landscaping, the entrance, lake shores, the fountain, lights,  
662 preserves, etc. He noted the cane toad program was ongoing with removal of 70,000  
663 tadpoles and 275 adult toads. He stated he continued to monitor the stormwater

664 management infrastructure during the dry season. He reported the external preserves  
665 were completed and in compliance.

666  
667 Chairperson Stamp asked about Lake 8.

668  
669 Mr. Messick stated the primary areas which needed Geotube, and riprap work were  
670 completed, but there were additional areas which would be done within the next week  
671 or two.

672  
673 Chairperson Stamp asked if Lake 14 was done.

674  
675 Mr. Messick responded in the affirmative. He stated the riprap was installed wherever  
676 there was downspout erosion.

677  
678 Chairperson Stamp noted there was a resident who felt additional riprap was needed.

679  
680 Mr. Messick stated Richard would reach out to the resident.

681 Mr. Bhatla asked about the status of Lake 22.

682  
683 Mr. Messick responded Lake 22 was completed. He said if Mr. Bhatla had concerns  
684 about Lake 22, he could take pictures and send him an email.

685  
686 Discussion continued regarding Geotube on Lake 8; riprap on Lake 7; exposed  
687 Geotube on Lake 8; and continued work on Lake 8.

688

### 689 **III. District Manager**

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

691 **i. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure**

692 **ii. Next Meeting: Thursday, July 18, 2026 - Regular Meeting**

693 **iii. Request to Move/Cancel August Meeting from 08/20/2026 or Move Meeting to**  
694 **08/27/2026**

#### 695 **b. Financial Report for the period ending May 31, 2026 (unaudited)**

696

697 Mr. Ward reminded the Board to file Form 1 by July 1 or be charged with penalties, and  
698 to check the box that the ethics training was completed last year. He asked the Board if  
699 it would be okay to move the August meeting from the 20<sup>th</sup> to the 27<sup>th</sup> or cancel the  
700 meeting. He asked if the July meeting might be cancelled as there was nothing which  
701 needed to be done in July.

702

703 The Board discussed the matter and chose to cancel the July meeting and move the  
704 August 20<sup>th</sup> meeting to August 27<sup>th</sup> with the possibility to cancel the August meeting as  
705 well.

706

707 Mr. Bhatla stated there was another party interested in filling Seat 1 (his seat) and as  
708 such he planned to withdraw his application to serve on the Board to allow this  
709 newcomer an opportunity to serve on the Board.

710

711 Chairperson Stamp asked about the bond refinancing.

712  
713 Mr. Ward stated terms were not favorable at this time so no refinancing would be  
714 attempted.

715  
716

717 **ELEVENTH ORDER OF BUSINESS** **Supervisor's Requests**

718

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

720

721 Mr. Kleck asked Mr. Messick to get another bid for the landscaping project including photos  
722 of the proposed materials.

723

724 Mr. Messick agreed.

725

726 Mr. Kleck asked if the screening materials were approved by the HOA.

727

728 Mr. Ward responded the CDD did not get approval from the HOA for any work done by the  
729 CDD. He noted the CDD would work with the HOA to make sure the materials were okay, but  
730 HOA approval was not required.

731

732 Mr. Scimio asked what the next step was for Lake 11 irrigation.

733

734 *Mr. Ward: It's a multiple step process. We have to get an easement from the HOA, so I will*  
735 *need to get Jimmy to prepare a legal description of the area that we will need an easement*  
736 *for. That will get sent to the HOA. I'm sure their attorney will want to review it. I'm guessing*  
737 *that will take more than a month. That's just typical. In the middle of that process, we will start*  
738 *working on a plan and as soon as that is ready to go we will bring that plan before you. We are*  
739 *not going to get cost estimates at first, we will do a plan in which we know relatively what they*  
740 *will cost, and then once we get the plan ready to go we will bring it before you.*

741

742 Mr. Miller stated if the CDD wished to raise the assessment rate in fiscal year 2028, it should  
743 put together a plan now, so there was a plan in place before the assessment rate was raised  
744 to fund said plan.

745

746 Chairperson Stamp agreed. He said this was why Mr. Messick was developing a five-year plan  
747 for lake beautification and maintenance.

748

749

750 **TWELFTH ORDER OF BUSINESS** **Public Comments**

751

752 Chairperson Stamp asked if there were any public comments.

753

754 Ms. Karen Vetrano stated the HOA was working on a five-year plan for groundskeeping which  
755 would be a good crossover with the CDD's five-year lake beautification plan. She asked if the  
756 CDD planned to maintain the landscaping it planted around Lake 11.

757

758 Mr. Ward responded in the affirmative.

759

760 Chairperson Stamp stated he thought the HOA maintained that landscaping.  
761  
762 Mr. Ward stated usually the CDD maintained whatever it planted in easements, but the  
763 matter could be discussed and worked out.  
764  
765 Discussion ensued regarding who maintained the existing landscaping and who should  
766 maintain any new landscaping.  
767  
768 Mr. (indecipherable) asked if the CDD was currently involved in the litigation with Taylor  
769 Morrison, and don't know the specifics of it (indecipherable on recording).  
770  
771 Chairperson Stamp stated the HOA could give the CDD money if it wished, but the CDD was  
772 not part of that litigation, and the HOA was not required to give anything to the CDD.  
773  
774 Mr. (indecipherable) stated it seems that it's all about Lake 11 and at one point, we've got to  
775 call Taylor Morrison because it has to stop, it seems that they should be more involved with  
776 (indecipherable on recording).  
777  
778 Mr. Ward stated the lakebed could not be raised because then it would lose volume, which  
779 was necessary for stormwater drainage.  
780  
781 Mr. Machac asked who was responsible for fixing the broken pipes feeding into the ponds.  
782 He noted there were many white PVC pipes which were cracked and broken.  
783  
784 *Chairperson Stamp stated let me give you two answers and I will let Jimmy give you another*  
785 *one. The CDD is not responsible but has taken this on as a responsibility. Taylor Morrison put*  
786 *those pipes in. They were permitted. We did not put them in, but the CDD had taken on as a*  
787 *responsibility to try to do the right thing and fix the pipes as a service to the community.*  
788  
789 Mr. Machac said it was nice the CDD took on responsibility for the pipes, but it seemed there  
790 was a lot of work to be done; there were many cracked and broken pipes in view.  
791  
792 Chairperson Stamp noted this was due to the low water levels. He said the broken pipes  
793 should be reported to the CDD, so it could go out and take a look.  
794  
795 Mr. Machac said that anybody walking around would see that there are a lot of broken pipes  
796 around. Thank you.  
797  
798  
799

800 **THIRTEENTH ORDER OF BUSINESS      Adjournment**

801

802 The meeting was adjourned at approximately 3:14 p.m.

803

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

806

807

808

Flow Way Community Development District

809

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811

812

813

814 \_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_

Zack Stamp, Chairperson

DRAFT



**Technical Memorandum**

- Fort Lauderdale Office** · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)
  - West Palm Beach Office** · 580 Village Boulevard · Suite 325 · West Palm Beach, FL 33409 · 561.684.6161(p) · 561.684.6360(f)
- \*backup provided as necessary

Date: 7/7/2026

To: Flow Way Community Development District – Board of Supervisors

From: Calvin, Giordano & Associates, Inc.

Subject: Lake 11 Improvements – Preliminary Investigation (Technical Memorandum)

Project: CGA Project No. 21-4271

CC: File

**Lake 11 Project – Proposed Improvements**

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

The project is intended to be completed in phases, allowing the District to manage costs while coordinating installation with seasonal conditions and lake water levels. Total project costs include a 10% construction contingency and 7.5% Construction Engineering and Inspection (CEI) services. Staff anticipates completing approximately \$108,100 of work during the end of Fiscal Year 2026, with the remaining approximately \$104,600 scheduled for the beginning of Fiscal Year 2027.

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

**Table 1: Rough Order of Magnitude Summary of Construction Costs**

Phase	Proposed Improvements	COSTS*
1	Irrigation System	\$27,000
2	Lake Bank Landscaping	\$65,000
3	Soil Rehab	\$22,000
4	Littoral Plantings	\$23,000
5	Fountain w/ Electrical Service	\$44,000
	Contingency & CEI (10% & 7.5%)	\$31,675
<b>TOTAL</b>		<b>\$212,675</b>



Estimated Total Project Cost: Approximately \$212,675

#### Phase 1 – Irrigation System

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

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

#### Phase 2 – Lake Bank Landscaping

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

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

#### Phase 3 – Soil Rehabilitation

If site conditions warrant, the District will perform soil rehabilitation prior to or during the planting phase. This work will improve soil quality by incorporating additional nutrients, reducing excessive organic material, and creating improved growing conditions for both shoreline and littoral vegetation.

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

#### Phase 4 – Littoral Plantings

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

Proposed flowering species include:

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

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

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

#### Phase 5 – Decorative Fountain

The final phase includes the installation of a decorative floating fountain with electrical service. Positioned within the open-water portion of Lake 11, the fountain will serve as the visual centerpiece of the lake while drawing attention away from the littoral shelf.

The fountain will provide daytime visual interest while incorporating nighttime illumination to further enhance the lake's appearance. In addition to its aesthetic value, the fountain will create movement and improve the overall presentation of the community entrance.



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

## Technical Memorandum

### Long-Term Maintenance

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

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

### Staff Recommendation

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

Staff recommends beginning with the installation of the irrigation system, as it is essential to support both the shoreline landscaping and future littoral plantings. Once irrigation is operational, staff recommends proceeding with the lake bank landscaping and decorative fountain as part of phase one. Phase two will be completing the soil rehabilitation and littoral plantings

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



# LAKE 11 BUFFER

- Conceptual Landscape Plan



## LEGEND

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

## PROJECT OVERVIEW

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

## KEY BENEFITS

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

## PANAMA ROSE (SHRUB)



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

## PROPOSED PLANT MATERIAL

### LAKE BANK PLANTS (UPLAND BUFFER)

#### 'Red' Copperleaf



Bold, tropical foliage provides rich color and contrast throughout the year.

#### 'Java White' Copperleaf



Variegated foliage adds brightness and contrast in the landscape.

#### Silver Buttonwood



Native, salt-tolerant shrub with silvery foliage. Excellent screening and structure.

#### Muhly Grass



Ornamental grass with beautiful pink blooms in fall. Adds softness and movement.

#### Cord Grass



Native shoreline grass that stabilizes banks and provides texture and height.

#### Panama Rose



Evergreen shrub with vibrant pink blooms nearly year-round. Excellent for mass plantings and screening.

### LITTORAL (AQUATIC) PLANTS

#### Pickerelweed



Purple flower spikes bloom spring through fall. Attracts butterflies and pollinators.

#### Golden Canna



Bright yellow tropical blooms add vibrant color and height in shallow water.

#### Duck Potato (Arrowhead)



White blooms and broad arrow-shaped leaves. Great for shoreline coverage.

#### Blue Flag Iris



Striking blue-purple blooms in spring. Hardy and effective in wet conditions.

#### Swamp Lily



Large white, fragrant flowers. Adds elegance and thrives in shallow water.

#### Spikerush



Forms dense clumps that provide texture and habitat for wildlife.

#### Bulrush



Tall vertical form provides screening, habitat and shoreline stabilization.

## ABOUT THE LITTORAL PLANTINGS

Approximately 22,000 littoral plants will be installed on the littoral shelf with a mix of flowering and non-flowering species. These plants help improve water quality by absorbing nutrients, provide habitat for fish and wildlife, stabilize shorelines, and create a vibrant natural appearance.

The irrigation system (Phase 1) will provide supplemental watering during dry periods to help ensure plant establishment and long-term success.



# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
July 2026**

**Board Meeting**

**July 16<sup>th</sup>, 2026**

Prepared For:

**Board of Supervisors**

Prepared By:



Calvin, Giordano & Associates, Inc.

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**A SAFEbuilt® COMPANY**

CGA Project No. 21-4271

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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**I. PURPOSE**

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

**II. CURRENT OPERATIONS**

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

1. Landscape Maintenance.....	4
2. Entrance Maintenance.....	7
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## **1. Landscape Maintenance**

- District staff completed routine landscape inspections throughout June and observed significant improvement across the community following the return of the summer rainy season.
- Seasonal annual flowers were installed during the second week of June, adding seasonal color and enhancing the overall appearance of the front entrance landscape.
- Several new landscape plantings were installed throughout the entrance and along the Immokalee Road berm to replace plant material that had declined during the dry season. With the return of regular rainfall, these new plantings are expected to establish quickly and improve the overall appearance of the community.



*(1) Turf Recovering*



*(2) Turf Recently Scalped*



*(3) Current Annual Conditions*



*(4) Newly Installed Annuals*



*(5) Newly Installed Annuals*

## **2. Entrance Maintenance**

- The front entrance Bermuda turf renovation was completed during the month. The turf was verticut and lightly scalped to remove accumulated thatch and encourage upright vertical growth, promoting a denser, healthier stand of turf with improved color. Following the renovation, the turf received a topdressing application of sand to help level low areas while improving soil conditions. An enhanced fertilization program was also applied to accelerate recovery and promote healthy growth. District staff will continue monitoring the turf throughout the rainy season as it continues to fill in and mature.



*(6) Current Annual Conditions*



*(7) Turf Recently Scalped*

### **3. Lake Maintenance**

- Lake and canal maintenance continued throughout June across the District's entire stormwater system, including all lakes, the Flow Way Canal System, and the 10.6-acre internal preserve.
- Routine maintenance focused on controlling shoreline vegetation, submerged aquatic weeds, chara algae, spatterdock, and emergent vegetation while maintaining overall water quality and preserving the aesthetic appearance of the waterways.
  - **During June:**
    - Lakes 1 through 4, 6, and the southern Flow Way Canal received treatments for torpedo grass, ragweed, and sedges.
    - Lakes 2, 7, 23, 14, and 25 received chara algae treatments.
    - Lakes 2, 5A, 8, 9, 10, and 13, along with both sides of the Flow Way Canal, received treatments for spatterdock.
    - Lakes 12, 14, 15A, 15B, 16, 17, and 23 through 25 received shoreline vegetation treatments for torpedo grass, dogfennel, and needlerush.
    - Lakes 13, 17, and 18/19 received submerged vegetation treatments by boat.
    - Routine trash and debris removal was completed throughout all lakes, canals, and preserve areas.
    - Littoral shelves were inspected and maintained throughout the community.
- Overall lake conditions remained stable throughout June. Water clarity remained good, vegetation management continued to be effective, and no significant water quality or structural concerns were identified. District staff and the aquatic maintenance contractor will continue monitoring chara algae, shoreline vegetation, and nuisance plant growth throughout the summer.
- Several washouts caused by recent heavy rainfall were repaired along portions of Lake 8 and in multiple areas adjacent to the golf course. District staff will continue monitoring shoreline conditions as additional rainfall may result in isolated erosion requiring future repairs.

- District staff also continues evaluating long-term enhancement options for Lake 11, including additional landscaping, expanded littoral plantings, irrigation improvements, and other aesthetic enhancements. Staff will continue developing recommendations for future Board consideration.

Installation of the new aesthetic fountain in lake 10 remains on schedule for the first week of July. All electrical infrastructure has been completed, and the fountain equipment is ready for installation. Once operational, the fountain will improve water circulation while providing an enhanced visual feature within the lake system.

## **Lake 11 Improvements**

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

## **Cane Toad**

- Cane toad activity remained relatively consistent during June, with localized breeding continuing around several shoreline areas throughout the community.
- Routine evening inspections identified additional larvae strands and moderate concentrations of tadpoles at previously active breeding locations. Adult cane toad movement remained steady throughout irrigated turf, landscaped areas, and shoreline transition zones.
- Continued monitoring and removal efforts helped limit larger breeding events while maintaining control at known activity locations.
- **June Program Totals**
  - Larvae Strands Removed: 22
  - Estimated Tadpoles Removed: Approximately 65,000+
  - Adult Cane Toads Removed: Approximately 265-285
  - District staff and the vendor will continue aggressive monitoring throughout the rainy season as breeding activity is expected to remain elevated during the summer months.

#### 4. Irrigation Pump House

- District staff continues monitoring the recharge well every other day to ensure it is operating at maximum capacity and supplying supplemental water to the lake system. These inspections will continue until seasonal rainfall is sufficient to naturally recharge the lakes and support irrigation demands without supplemental pumping.

#### IRRIGATION USE TABLE

FLOWAY /mg									
2026	PW-1	PW-2	PW-3	Total well draw	Rain	Total Irrigation Used	Golf Course SWP-3	Master Pump	SWP-1
Jan.	18.48	12.80		31.28	1.15	29.00		13.20	15.80
Feb.	21.96	10.77		32.73	0.50	27.97		9.60	18.37
March	26.24	14.84		41.08	2.17	34.95		15.47	19.48
April	20.17	14.31		34.48	2.62	29.59		17.02	12.57
May	28.35	10.05		38.40	7.35	28.43		13.74	14.69
June									
July									
August									
Sept.									
October									
November									
Dec									
	115.20	62.77		177.97	13.79	149.94		69.03	80.91
				Allocations:					
				*33.48/mo		*46.76/mo			
				*269.5/annual		*374/annual			

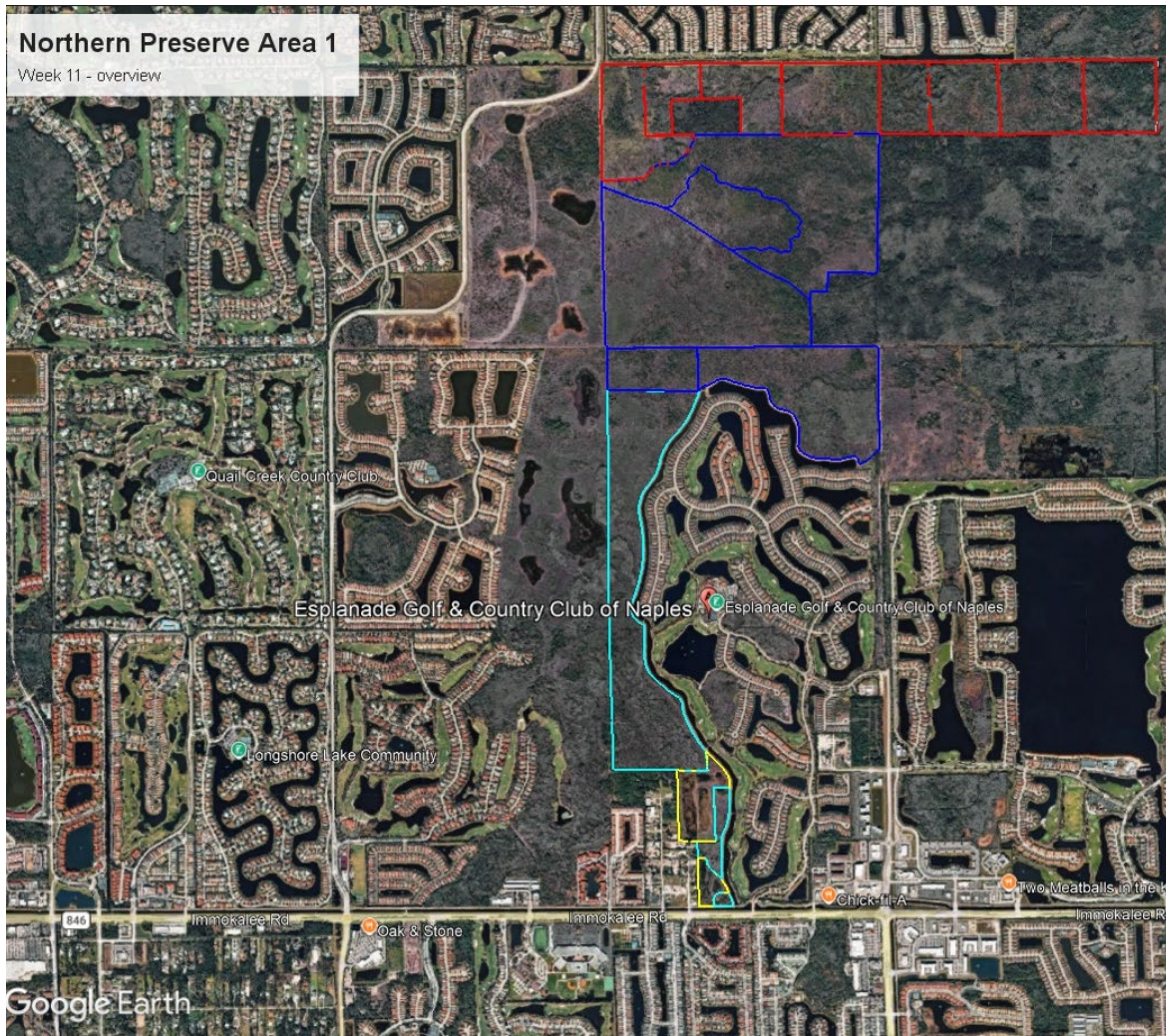
## **5. External Preserves**

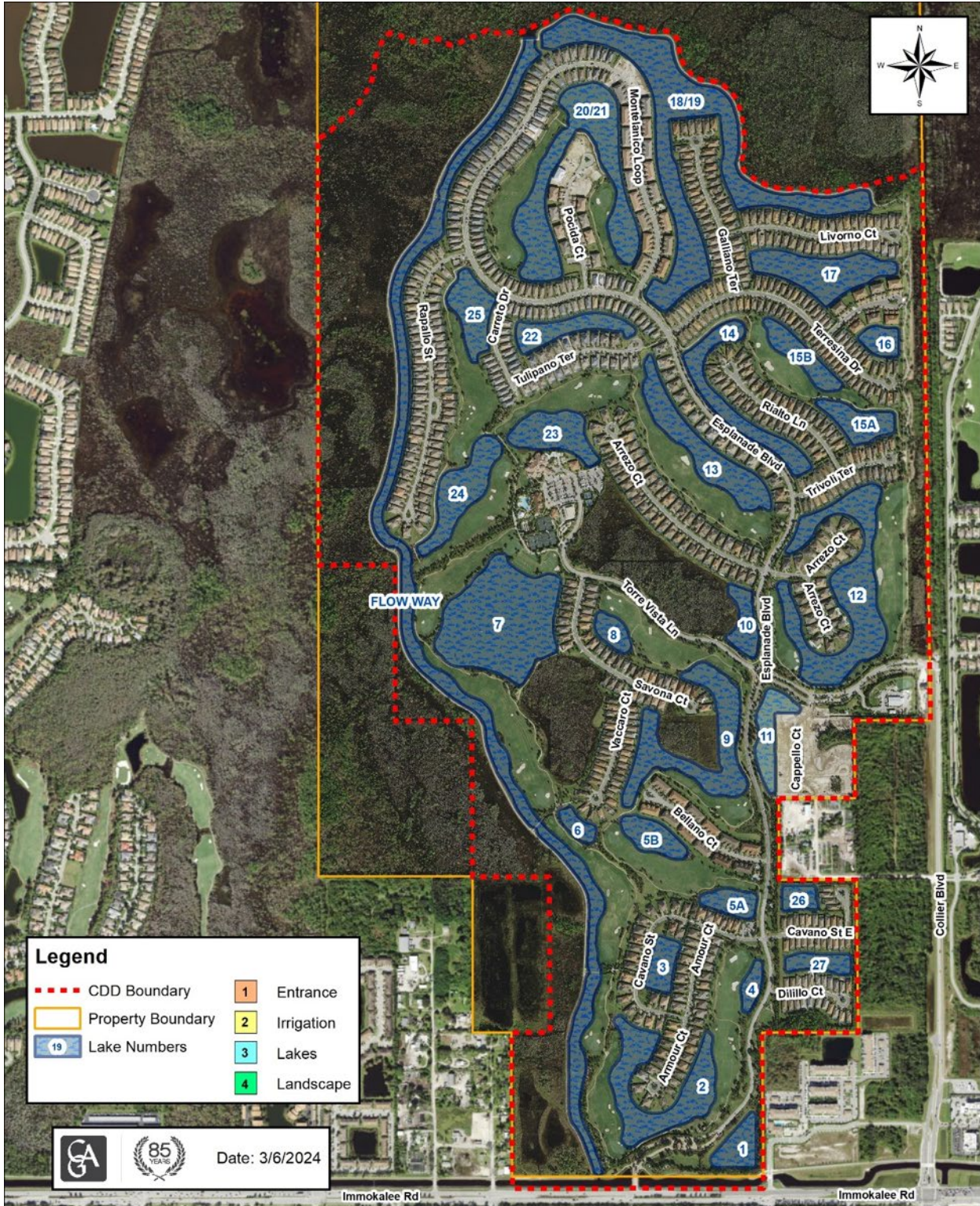
- Annual maintenance of the District's external preserve areas has been completed for Fiscal Year 2026.
- Quarterly non-native vegetation inspections and maintenance within the internal preserve remain on schedule, with the next inspection and treatment anticipated in early August.
- Districts consultant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

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

2026 Preserve Maintenance commenced on March 9<sup>th</sup>. Currently on pace to complete and report preserve work on schedule. The deadline for monitoring and reporting to South Florida Water Management District is July 31<sup>st</sup>, 2026.

- The **preserve vendor** has completed treatment on Northern Preserve Areas #1 & #2. Submittal of Monitoring Report to SFWMD expected to be complete before end of July 2026.





**Flow Way CDD - Engineer's Report Asset Map**



## **IV. FUTURE ASSET MAINTENANCE ITEMS**

### **1. Corrective Actions**

- Continue monitoring lake levels and adjusting for irrigation output as needed.
- FY 2026 capital coordination for Lake Bank restoration has been completed on lake all lakes
- Coordinate with the external preserve has begun, we continue to follow up with vendor on progress.
- Continue monitoring lake banks for erosion.
- Monitor the new littoral installation planned for this month
- Monitor oak tree health.
- Keep an eye on the newly ferritization of the turf at the entrance.
- Monitor fence line on east side of property.
- Newly installed annuals will need to be pinch in the next month.

## 2. PERMITTING

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

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

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

\*Additional Collier County permits completed, available upon request.

**V. ENGINEER'S REPORT COMPLETE**

By: \_\_\_\_\_

By: James Messick, P.E.  
District Engineer

State of Florida Registration No. 70870

# Flow Way

Community Development District

*Financial Statements*  
*June 30, 2026*

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

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**Flow Way Community Development District  
Balance Sheet  
Through June 30, 2026**

	General Fund	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)	
		Debt Service Funds						General Long Term Debt	General Fixed Assets		
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024			
<b>Assets</b>											
<b>Cash and Investments</b>											
<b>General Fund</b>											
Truist - Checking Account	\$ 216,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,773	
FMIT - Investment Account	1,487,201	-	-	-	-	-	-	-	-	1,487,201	
<b>Debt Service Fund</b>											
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	961,961	
Revenue	-	427,005	255,085	365,887	237,683	536,461	286,138	-	-	2,108,259	
Prepayment Account	-	493	192	866	1,615	200	-	-	-	3,366	
General Redemption Account	-	-	2,858	-	-	-	-	-	-	2,858	
Cost of Issuance	-	-	-	-	-	-	-	7	-	7	
<b>Accounts Receivable</b>	25,949	-	-	-	-	-	-	-	-	25,949	
<b>Due from Other Funds</b>											
General Fund	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	-	-	-	3,076,444	3,076,444	
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	-	-	-	22,503,556	22,503,556	
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	-	-	-	-	15,580,316	
<b>Total Assets</b>	<b>\$ 1,729,922</b>	<b>\$ 672,379</b>	<b>\$ 418,584</b>	<b>\$ 540,252</b>	<b>\$ 357,673</b>	<b>\$ 791,418</b>	<b>\$ 296,138</b>	<b>\$ 7</b>	<b>\$ 25,580,000</b>	<b>\$ 15,580,316</b>	<b>\$ 45,966,689</b>

**Flow Way Community Development District**

**Balance Sheet**

Through June 30, 2026

	Governmental Funds											Totals (Memorandum Only)		
	General Fund	Debt Service Funds					Capital Project Fund		Account Groups					
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets				
<b>Liabilities</b>														
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>														
<b>Current Portion (Due Within 12 Months)</b>														
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	90,000	-	-	90,000	-
Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	70,000	-	-	70,000	-
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	125,000	-	-	125,000	-
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	80,000	-	-	80,000	-
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	190,000	-	-	190,000	-
Series 2024	-	-	-	-	-	-	-	-	-	175,000	-	-	175,000	-
<b>Long Term</b>														
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	2,855,000	-	-	2,855,000	-
Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	2,570,000	-	-	2,570,000	-
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	4,305,000	-	-	4,305,000	-
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	3,005,000	-	-	3,005,000	-
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	7,320,000	-	-	7,320,000	-
Series 2024	-	-	-	-	-	-	-	-	-	4,795,000	-	-	4,795,000	-
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	-	152,054	-	-	-	152,054	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 152,054</b>	<b>\$ 25,580,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,732,054</b>	<b>\$ -</b>
<b>Fund Equity and Other Credits</b>														
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316	-
<b>Fund Balance</b>														
<b>Restricted</b>														
Beginning: October 1, 2025 (Unaudited)	-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	-	-	2,778,705	-
Results from Current Operations	-	35,002	18,534	18,458	24,321	36,037	16,540	(3,201)	-	-	-	-	145,691	-
<b>Unassigned</b>														
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>														
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	-	384,489	-
Extraordinary Capital/Operations	662,890	-	-	-	-	-	-	-	-	-	-	-	662,890	-
<b>Results from Current Operations</b>	682,544	-	-	-	-	-	-	-	-	-	-	-	682,544	-
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,729,922</b>	<b>\$ 672,379</b>	<b>\$ 418,584</b>	<b>\$ 540,252</b>	<b>\$ 357,673</b>	<b>\$ 791,418</b>	<b>\$ 296,138</b>	<b>\$ (152,048)</b>	<b>\$ -</b>	<b>\$ 15,580,316</b>	<b>\$ -</b>	<b>\$ 15,580,316</b>	<b>\$ 20,234,634</b>	<b>\$ -</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,729,922</b>	<b>\$ 672,379</b>	<b>\$ 418,584</b>	<b>\$ 540,252</b>	<b>\$ 357,673</b>	<b>\$ 791,418</b>	<b>\$ 296,138</b>	<b>\$ 7</b>	<b>\$ 25,580,000</b>	<b>\$ 15,580,316</b>	<b>\$ -</b>	<b>\$ 15,580,316</b>	<b>\$ 45,966,689</b>	<b>\$ -</b>

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest</b>				
Interest - FMIT	2,311	29,797	-	0%
Interest - FPL	-	146	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	17,803	2,113,655	2,184,483	97%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(87,378)	0%
<b>Contributions Private Sources</b>				
Master HOA Preserve Cost Share	-	-	122,450	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 20,114</b>	<b>\$ 2,143,597</b>	<b>\$ 2,219,555</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	800	7,800	12,000	65%
<b>Executive</b>				
Professional Management	3,767	33,900	45,200	75%
<b>Financial and Administrative</b>				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	13,125	17,500	75%
Assessment Roll Services	1,458	13,125	17,500	75%
Arbitrage Rebate Services	-	2,000	3,000	67%
<b>Other Contractual Services</b>				
Legal Advertising	1,362	1,919	3,500	55%
Trustee Services	-	17,388	25,993	67%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,590	15,500	230%
Bank Services	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	100	250	40%
Computer Services - Website Development	-	2,400	2,400	100%
<b>Insurance</b>				
	-	23,116	22,608	102%
<b>Printing &amp; Binding</b>				
	-	342	1,600	21%
<b>Subscription &amp; Memberships</b>				
	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	1,740	12,620	40,000	32%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	1,320	9,360	-	0%

Prepared by:

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Other General Government Services</b>				
Engineering Services - General Fund	9,236	26,892	57,000	47%
<b>Community Wide Irrigation System</b>				
<b>Professional Services</b>				
Asset Management	2,119	23,005	30,000	77%
Consumptive Use Permit Monitor	5,100	10,100	15,000	67%
<b>Utility Services</b>				
Electric - Pump Station	7,423	29,001	46,000	63%
Electric - Recharge Pumps	5,767	23,141	2,000	1157%
<b>Repairs and Maintenance</b>				
Pump Station and Wells	3,257	91,455	30,000	305%
Recharge Pumps	-	360	4,000	9%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
<b>Stormwater Management Services</b>				
<b>Preserve Area Maintenance</b>				
<b>Environmental Engineering Consultant</b>				
Task 2 - Monthly site visits	6,038	6,038	18,000	34%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
<b>Repairs and Maintenance</b>				
Wading Bird Foraging Areas	-	3,112	6,300	49%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	17,794	36,000	49%
Northern Preserve Area 1	25,949	31,886	63,800	50%
Northern Preserve Area 2	-	53,133	106,300	50%
Contingencies	-	3,671	4,900	75%
<b>Capital Outlay</b>				
Internal and External	-	-	9,000	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>				
<b>Professional Services</b>				
Asset Management	4,806	26,166	50,000	52%
NPDES Monitoring	-	-	1,800	0%
<b>Repairs &amp; Maintenance</b>				
Aquatic Weed Control	13,576	122,184	188,000	65%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	26,235	43,000	61%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	8,100	15,000	54%
Cane Toad Removal Program	6,075	40,725	35,000	116%
Littoral Shelf Maintenance	-	-	25,000	0%

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
Control Structures, Catch Basins & Outfalls	-	21,675	60,000	36%
Contingencies	-	-	15,840	0%
<b>Capital Outlay</b>				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	2,725	2,000	136%
Lake Bank Restorations	160,433	160,433	187,000	86%
Contingencies	2,982	11,669	32,470	36%
<b>Landscaping Services - Community Entrance</b>				
<b>Professional Services</b>				
Asset Management	2,640	29,001	40,000	73%
<b>Utility Services</b>				
Potable Water - Fountains	315	2,631	3,700	71%
<b>Repairs and Maintenance</b>				
Landscaping Maintenance	13,138	121,639	178,000	68%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	8,491	28,517	35,000	81%
Mulch Installation	-	9,997	33,000	30%
Annuals	-	67,530	80,000	84%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	2,792	19,229	20,000	96%
Irrigation System	-	6,231	6,000	104%
Bridge & Roadway - Main Entrance	263	5,534	18,000	31%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	666	1,652	4,200	39%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
<b>Capital Outlay</b>				
Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Landscaping	7,458	7,458	40,000	19%
Contingencies & CEI	366	3,326	16,150	21%
<b>Reserve Allocations</b>				
District Asset Restoration	17,556	158,002	210,670	75%
<b>Total Expenditures and Other Uses</b>	<b>\$ 321,264</b>	<b>\$ 1,461,054</b>	<b>\$ 2,219,555</b>	<b>66%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(301,150)</b>	<b>682,544</b>	<b>-</b>	
Fund Balance - Beginning	2,013,517	889,376	889,376	
Current Reserve Allocation	17,556	158,002	210,670	
<b>Fund Balance - Ending</b>	<b>\$ 1,729,922</b>	<b>\$ 1,729,922</b>	<b>\$ 210,670</b>	

Prepared by:

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	727	6,697	10,405	64%
Revenue Account	1,245	11,416	15,089	76%
Prepayment Account	1	13	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	2,172	257,813	273,784	94%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(17,911)	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 4,145</b>	<b>\$ 275,940</b>	<b>\$ 281,367</b>	<b>98%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
<b>Interest Expense</b>				
Series 2015 Bonds (Phase 3)	-	155,938	155,938	100%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 240,938</b>	<b>\$ 240,938</b>	<b>100%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>4,145</b>	<b>35,002</b>	<b>40,429</b>	
Fund Balance - Beginning	668,234	637,377	637,377	
<b>Fund Balance - Ending</b>	<b>\$ 672,379</b>	<b>\$ 672,379</b>	<b>\$ 677,806</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>		-		
Reserve Account	477	4,387	6,815	64%
Revenue Account	740	6,946	9,157	76%
Prepayment Account	1	5	-	0%
General Redemption Account	8	77	-	0%
Interest Account	-	-	123	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	1,838	218,213	231,388	94%
<b>Other Fees and Charges</b>		-		
Discounts for Early Payment	-	-	(15,046)	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 3,063</b>	<b>\$ 229,628</b>	<b>\$ 232,437</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
<b>Interest Expense</b>				
Series 2015 Bonds (Phase 4)	-	141,094	141,094	100%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 211,094</b>	<b>\$ 211,094</b>	<b>100%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>3,063</b>	<b>18,534</b>	<b>21,343</b>	
Fund Balance - Beginning	415,521	400,050	400,050	
<b>Fund Balance - Ending</b>	<b>\$ 418,584</b>	<b>\$ 418,584</b>	<b>\$ 421,393</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	515	4,744	7,390	64%
Revenue Account	1,059	10,146	13,263	76%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	2,971	352,688	374,564	94%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(24,504)	0%
<b>Intragovernmental Transfers In</b>	-	2,193	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 4,545</b>	<b>\$ 369,771</b>	<b>\$ 370,713</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
<b>Interest Expense</b>				
Series 2016 Bonds (Phase 5)	-	220,296	220,296	100%
<b>Intragovernmental Transfers Out</b>	-	11,017	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 351,313</b>	<b>\$ 340,296</b>	<b>103%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>4,545</b>	<b>18,458</b>	<b>30,417</b>	
Fund Balance - Beginning	535,708	521,795	521,795	
<b>Fund Balance - Ending</b>	<b>\$ 540,252</b>	<b>\$ 540,252</b>	<b>\$ 552,212</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 - (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	352	3,237	5,028	64%
Revenue Account	687	6,310	8,380	75%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	2,015	239,251	254,231	94%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(16,632)	0%
<b>Intragovernmental Transfers In</b>				
	-	11,017	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,054</b>	<b>\$ 259,814</b>	<b>\$ 251,007</b>	<b>104%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
<b>Interest Expense</b>				
Series 2017 Bonds (Phase 6)	-	153,300	153,300	100%
<b>Intragovernmental Transfers Out</b>				
	-	2,193	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 235,493</b>	<b>\$ 233,300</b>	<b>101%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>3,054</b>	<b>24,321</b>	<b>17,707</b>	
Fund Balance - Beginning	354,619	333,352	333,352	
<b>Fund Balance - Ending</b>	<b>\$ 357,673</b>	<b>\$ 357,673</b>	<b>\$ 351,059</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7 and Phase 8)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	757	6,965	10,822	64%
Revenue Account	1,552	14,570	18,090	81%
Prepayment Account	1	5	-	0%
Interest Account	-	-	7	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	4,374	519,339	551,562	94%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(36,083)	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 6,684</b>	<b>\$ 540,879</b>	<b>\$ 544,398</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
<b>Interest Expense</b>				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	319,843	319,843	100%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 504,843</b>	<b>\$ 504,843</b>	<b>100%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>6,684</b>	<b>36,037</b>	<b>39,555</b>	
Fund Balance - Beginning	784,734	755,381	755,381	
<b>Fund Balance - Ending</b>	<b>\$ 791,418</b>	<b>\$ 791,418</b>	<b>\$ 794,936</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

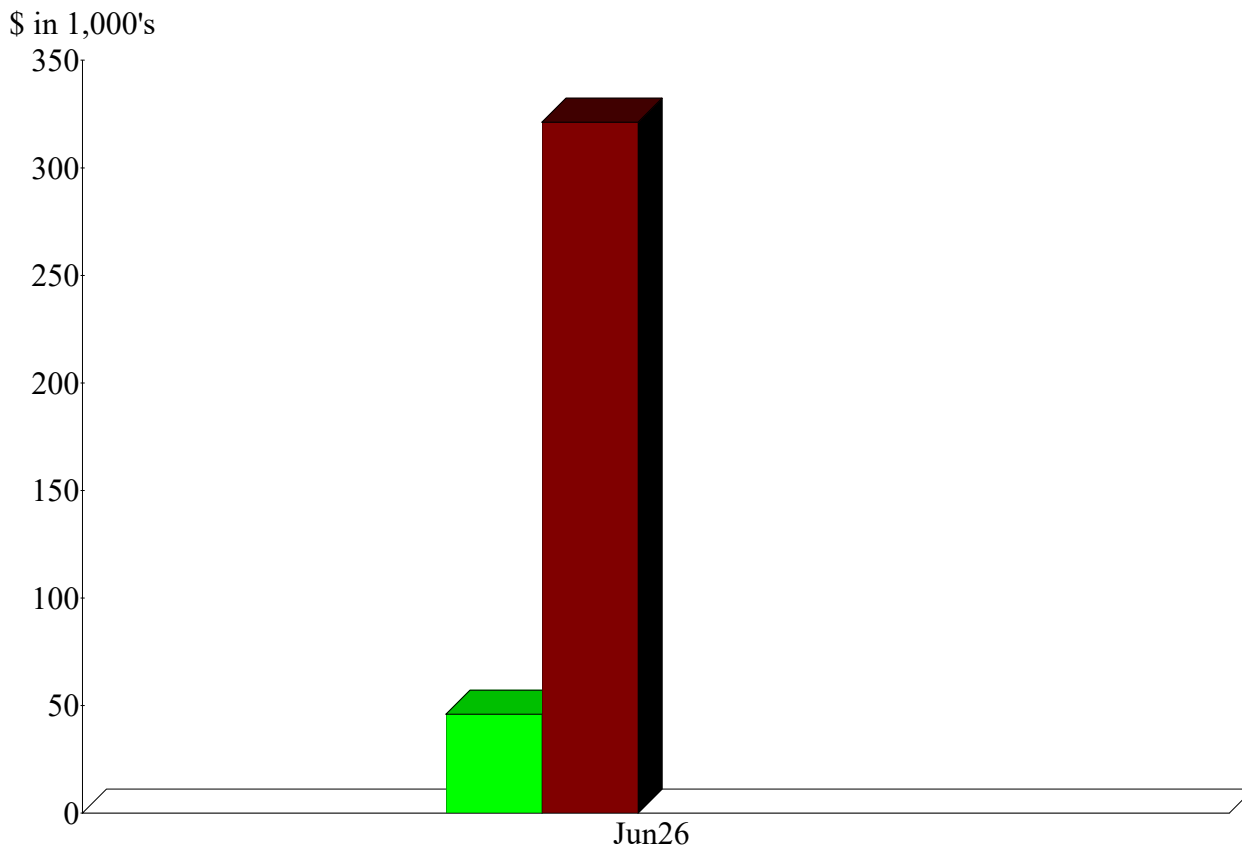
Description	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	30	273	300	91%
Revenue Account	820	10,737	5,000	215%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	3,572	424,051	450,337	94%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(29,461)	0%
<b>Intragovernmental Transfers In</b>				
	-	3,229	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 4,421</b>	<b>\$ 438,290</b>	<b>\$ 426,176</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	165,000	165,000	100%
<b>Interest Expense</b>				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	256,750	256,750	100%
<b>Intragovernmental Transfers Out</b>				
	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 421,750</b>	<b>\$ 421,750</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>4,421</b>	<b>16,540</b>	<b>4,426</b>	
Fund Balance - Beginning	291,717	279,598	279,598	
<b>Fund Balance - Ending</b>	<b>\$ 296,138</b>	<b>\$ 296,138</b>	<b>\$ 284,024</b>	

**Flow Way Community Development District**  
**Construction Project Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2026**

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

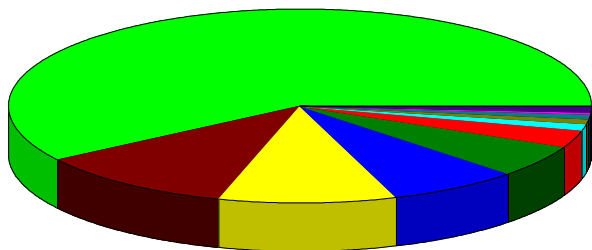
# Flow Way Community Development District

Income and Expense by Month  
June 2026



Expense Summary  
June 2026

5384650 · Lake,Lake Bank & Littoral She	59.39%
5790000 · Landscaping Services	11.25
5380000 · Stormwater Management	9.96
5370000 · Community Wide Irrigation Syst	7.37
9099000 · Reserve Allocations	5.46
5190000 · Other General Government Serv.	2.87
5120000 · Executive	1.17
5140000 · Legal Services	0.95
5130000 · Financial and Administrative	0.91
5133400 · Other Contractual Services	0.42
5110000 · Legislative	0.25
<b>Total</b>	<b>\$321,264.06</b>



By Account