

Flow Way Community Development District

Collier County, FL

Meeting Agenda October 15, 2026

PFM Management Services LLC

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Flow Way Community Development District

www.flowwaycdd.org

Board of Supervisors

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Tom Kleck, Assistant Secretary
Bart Bhatla, Assistant Secretary
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Phone: (844) 621-3956 Code: **2537 467 4261**; Event Password: **Jpward**

OCTOBER 2026

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

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



The following is the agenda for the upcoming Meeting of the Board of Supervisors for the Flow Way Community Development District ("District"), scheduled to be held at **1:00 p.m.** on **Thursday, October 15, 2026**, at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119.

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. August 27, 2026 – Regular Meeting.

Pages 7-17
4. Discussion on the Five-Year Shoreline and Lake Improvement Master Plan.

Pages 19-146
5. Staff Reports.
 - I. District General Counsel – Billing Cochran, P.A.
 - a) Litigation Updates.
 - II. District Engineer – Calvin, Giordano & Associates
 - a) Engineer's Report
 - a) Purpose.
 - b) Current Asset Updates.
 - i. Landscaping Maintenance.
 - ii. Entrance Maintenance.
 - iii. Lake Maintenance.
 - iv. Irrigation Pump House.
 - v. External Preserves.
 - c) Capital Projects
 - d) Future Asset Maintenance Items.
 - e) Engineer's Report Complete.
 - III. District Manager
 - a) **Important Meeting Dates for the remainder of Fiscal Year 2027:**
 - I. Next Meeting: November 19, 2026, Regular meeting (Swear-in Seats 1, 2, & 4).
 - II. Change/Cancel December 17, 2026, Regular Meeting.
 - b) Commission on Ethics Required Annual Ethics Training Memorandum.
 - c) Financial Report for the period ending August 31, 2026 (unaudited).



d) Financial Report for the period ending September 30, 2026 (unaudited).

Pages 148-203

6. Supervisors' Requests.

7. Public Comments for Non-Agenda items.

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

8. Adjournment.

Meeting Schedule – FY 2027

Thursday, October 15, 2026

Thursday, November 19, 2026

Thursday, December 17, 2026

Thursday, January 21, 2027

Thursday, February 18, 2027

Thursday, March 18, 2027

Thursday, April 15, 2027

Thursday, May 20, 2027

Thursday, June 17, 2027

Thursday, July 15, 2027

Thursday, August 19, 2027

Thursday, September 16, 2027

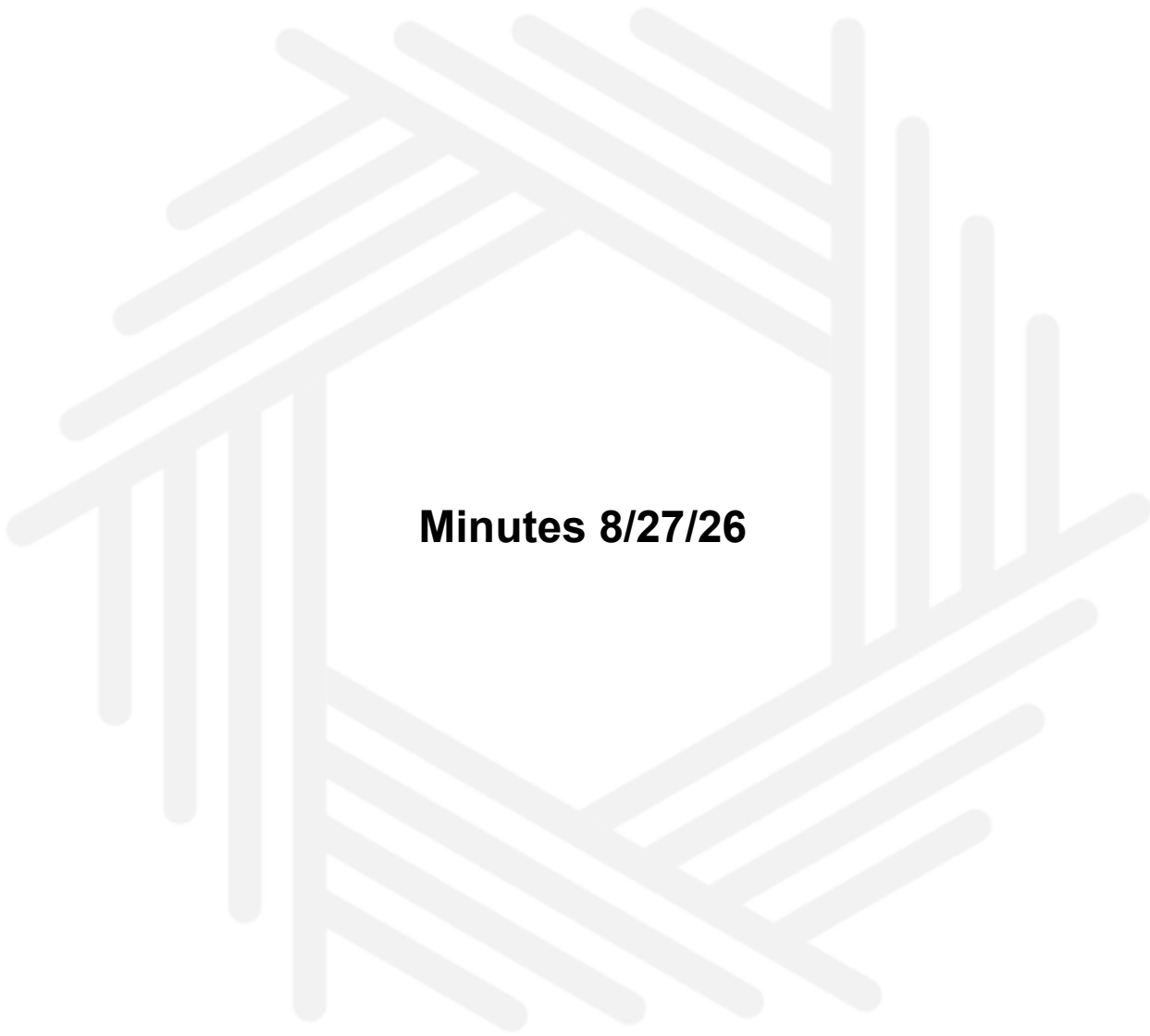


This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes – August 27, 2026 – Regular Meeting.

Item 4: Discussion on the Five-Year Shoreline and Lake Improvement Master Plan.

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



Minutes 8/27/26

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

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was held on Thursday, August 27, 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.

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

Also present were:

James P. Ward	District Manager
Michael Pawelczyk	District Counsel
Jimmy Messick	District Engineer
Richard Freeman	Asset Manager
Racheal Meade	District Manager, PFM
Vivian Carvalho	Senior District Manager, PFM

Audience:

Jim Murphy
Diane Ford
Lisa Colleran
JoAnne Glazer Toro
Jerry Peters
Jim Murphy
Charles Machac
Jjoanneg@aol.com
Susan Fishburn
Joe Stigliano
Suzanne & Tom Sanders
Steve Baker
Karen Vetrano
Fritz Riep
Niki O'Connor
Bart Potenzo
John Nicoson
Anthony & Teresa Scerbo

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.

SECOND ORDER OF BUSINESS**Public Comments**

Chairperson Stamp reviewed public comment rules and protocols.

THIRD ORDER OF BUSINESS**Consideration of Minutes****July 16, 2026 - Regular Meeting Minutes**

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

On MOTION made by Tom Kleck, seconded by Ron Miller, and with all in favor, the July 16, 2026 Regular Meeting Minutes were approved.

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

Ms. Susan Fishburn stated there were 71 homes which backed up to the Flow Way canal. She said she found it interesting improvement of the Flow Way canal was not being discussed. She stated her view of the canal was just as ugly as the view of Lake 11, and she had alligators. She noted there was a lack of water in the Flow Way canal. She stated she was concerned about the animals, and she was concerned the Flow Way canal was not being discussed.

Chairperson Stamp noted the Flow Way canal was included in the five-year plan which was on the agenda today. He noted a couple of weeks ago there was a lightning strike in the preserves which Ms. Fishburn reported. He thanked her for her report. He thanked the HOA for making David and Victor available to assist in creating the Lake 11 Improvement Plan. He thanked CDD staff, particularly Richard Freeman and Jim Ward for assisting. He stated he felt this was a good plan which balanced the needs of the community. He explained it was possible the plan would need adjustment as it was rolled out; it would take time to complete and was not an instant fix. He explained it would take time for the plants to grow, to see how well the irrigation worked, and the weather was always a consideration. He asked Mr. Richard Freeman to present the plan.

Mr. Ward noted Supervisor Bhatla would be leaving the meeting for approximately 10 minutes.

Mr. Bhatla left the meeting.

Mr. Richard Freeman reviewed the four-phase plan for Lake 11 improvements. He stated phase 1 included irrigation installation in five different zones which would be placed on a separate timer and would irrigate at a different time than the residential irrigation. He explained this was to ensure the irrigation did not impact residential irrigation. He noted the irrigation would only run during the dry season to supplement the lack of water. He stated phase 2 included top shelf shrub planting of additional buffer areas around Lake 11 to help hide the unsightly view of the barren littoral shelf. He stated phase 3 would be soil rehabilitation including tilling, the addition of activated charcoal and nutrients with removal of rocks and other unwanted material. He stated phase 4 would be littoral planting consisting of 22,000 new littorals irrigated with the new irrigation system. He stated the irrigation would extend halfway into the littoral shelves on both sides of the property, the resident side and the common area side. He stated phase 5 was an optional fountain installation in fiscal year 2028. He reported he met with HOA staff, discussed the plan, and HOA staff was on board and working closely with CDD staff on this project. He reported he received a proposal for the long term maintenance of Lake 11 from the vendor who maintained the front entrance. He stated he did not receive a proposal from the HOA vendor yet.

Chairperson Stamp asked if there were any Board comments or questions; there were none. He asked if there were any public comments or questions.

Mr. Joe Stigliano stated Lake 11 was actually two lakes and two problems, Lake 11A and Lake 11B. He stated Lake 11B had a vertical pipe with a wide opening which needed a grate over the top; someone could fall into the pipe. He stated Lake 11A had a 23-degree pitch which could be dangerous when the water level was low and the lake should have a fence around it to prevent evening walkers from falling in.

Ms. Niki O'Connor asked about the timing of the phases.

Mr. Freeman explained if the plan was approved, irrigation installation would begin August 31, 2026; irrigation would take a couple of weeks to complete. He said the planting of the top shelf shrubs would immediately follow the irrigation installation with a goal of having both phase 1 and phase 2 completed before the end of the fiscal year (September 30). He stated phase 3 and phase 4 would be reevaluated at that time; if the littoral shelf started to fill with water it would be almost impossible to till the soil and make the soil improvements, and the littorals could not be planted until the soil was improved.

Ms. O'Connor asked (indecipherable).

Mr. Freeman: The first two phases, if approved, are scheduled to go in within the next three to four weeks. After that we will evaluate the last two phases.

Mr. Ron Miller stated that sounded like a good action plan.

Ms. Suzanne Sanders noted she had seen the vertical pipe Mr. Stigliano mentioned. She asked about the vertical pipe.

Mr. Freeman: The pipe in lake 11B is exposed during rainy season. It is an outfall connected to your curb and gutter. That area, for some reason, they dug it so deep, and I think the plan was they planned on digging out that area, but then found out it was cap rock, so the outfall they installed is a lot deeper than the foundation. I agree it needs some type of grate over it to take away that safety concern, but that outfall is there to discharge your rainwater runoff in your neighborhood into Lake 11.

Discussion continued regarding the pipe in Lake 11B; how deep the pipe was (approximately 5 feet); and the diameter of the pipe (48 inches).

Ms. Susan Fishburn discussed the Habitat for Humanity project which was going up right next to the community and the need to put a grate over the pipe to prevent children from exploring. She said she understood the possibility of a fountain was removed from the plan.

Chairperson Stamp explained the fountain was in the plan only as an option for consideration in 2028; it was not in the plan being approved today.

Ms. Fishburn said she felt the irrigation should not be installed on the residential side of the lake. She asked if beautification was within the CDD's wheelhouse, because this was strictly a beautification project.

Chairperson Stamp responded in the affirmative; for example, the front gate area was a CDD beautification project.

Ms. Fishburn stated the Flow Way community had large preserve areas, and she felt the preserves should be the CDD's first priority. She said she did not want to spend her money on beautifying Lake 11.

Chairperson Stamp stated of all the community issues, the CDD received more comments and complaints about Lake 11 than everything else combined; therefore, it was obviously a community concern. He said he had no problem spending money on this project, but Ms. Fishburn was entitled to her opinion.

Mr. Bhatla rejoined the meeting.

Mr. Stigliano said the drainage pipe in Lake 11B was just for drainage. He asked if Lake 11A was connected to the rest of the lakes.

Mr. Freeman responded in the affirmative; Lake 11A was connected to the rest of the lakes in the stormwater system. *In Lake 12 there is a recharge well that recharges the entire system. In Lake 11 they have their own irrigation system that draws down from Lake 11A, so as they irrigate, they draw down from that pond. They are all interconnected and during the dry season the water levels all go down.*

Mr. Stigliano: So, are you going to use the irrigation pump to irrigate Lake 11B?

192
193 *Mr. Freeman: Yes, the Hatcher parcel pump will be the one that irrigates the surrounding*
194 *plantings and the littorals.*

195
196 Chairperson Stamp asked if there were any additional comments or questions; hearing none,
197 he called for a motion.

198
199 **On MOTION made by Ron Miller, seconded by Tom Kleck,**
200 **and with all in favor, the Lake 11 Improvement Plan was**
201 **approved.**

202
203
204 **FIFTH ORDER OF BUSINESS**

Consideration of Easement

205
206 **Consideration of Acceptance of a Grant of Easement from Esplanade Golf & Country**
207 **Club of Naples, Inc. to the Flow Way Community Development District for the Lake**
208 **Bank currently owned by the Master Association on Lake 11**
209

210 Mr. Mark Scimio asked if the easement grant was recorded yet.

211
212 Mr. Michael Pawelczyk responded in the affirmative.

213
214 Chairperson Stamp stated the CDD was a governmental body, and unlike the HOA it could
215 not spend governmental funds on property it did not own or have an easement on, so it was
216 important to get the HOA's easement. He thanked the HOA for granting the easement to the
217 CDD.

218
219 Mr. Tom Kleck asked when the fountain would be considered for approval for Lake 11.

220
221 Chairperson Stamp stated the fountain would be considered within the five year plan.

222
223 Mr. Kleck asked if the fountain in Lake 10 was lit at night. He said the fountain was beautiful.

224
225 Mr. Freeman responded the fountain in Lake 10 was illuminated at night.

226
227 Mr. Kleck asked if the fountain was a standard brand the CDD used on a regular basis.

228
229 Mr. Freeman explained the fountain was not the same fountain brand which the HOA golf
230 course and aqua range used, but it was a standard brand, and it had parts which were readily
231 available.

232
233 Mr. Kleck asked if the CDD planned to standardize the fountains it installed.

234
235 Mr. Freeman stated the goal was to standardize the brand, but not necessarily the design.

236
237 Mr. Steve Baker asked how it was decided to install a fountain in Lake 10.
238

Mr. Freeman responded it was in the capital plan to install a fountain. He explained he chose Lake 10 because he felt it would be the most visible throughout the community, as drivers came around the roundabout, it would be most impactful in Lake 10.

Mr. Baker asked if it was less expensive to install the fountain in Lake 10 because there was a power source close by.

Mr. Freeman responded in the affirmative; the nearby power source was also taken into consideration.

On MOTION made by Tom Kleck, seconded by Ron Miller, and with all in favor, the easement was accepted.

SIXTH ORDER OF BUSINESS

Discussion

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

Chairperson Stamp stated in the first five years the residents took over the CDD, the goal was to stabilize the lake banks throughout the community and bring the lakes up to permit standards. He noted the CDD installed rip rap, GeoTube and plants along the lake banks and would continue to maintain the lake banks at permit standard levels. He stated the CDD was not at a point where it needed to decide what it would like to do over the next five years, be it beautification, enhancements, or not. He stated CDD staff would develop a five-year plan likely to be presented in October or November illustrating staff recommendations. He said the HOA had a committee set up to develop the HOA's five-year plan, and it might be possible for the CDD and HOA to coordinate. He said the CDD had to decide what it would like to prioritize over the next five years. He stated this was where beautification of the canal banks could come in, and the preserves, although the CDD was very limited in what it could do within the preserves. He stated he welcomed input from residents. He stated the CDD would adopt the fiscal year 2028 budget in June or July of 2027 and fiscal year 2028 would include the first year of the new five-year plan. He said the five-year plan could include fountains. He indicated he thought a fountain between the Culinary Center and the fairway on 10 would be a nice addition. He asked for comments noting this was on the Agenda simply to inform the public of what was upcoming.

Mr. Ron Miller stated with respect to the lake banks the CDD did a good job from a technical standpoint. He noted all the work on the lake banks was done to improve structural integrity. He stated he was happy to hear this next five-year plan would include beautification alongside necessary improvements.

Chairperson Stamp noted it was important to keep in mind that the new rip rap looked nice and white now, but in three to five years would be darker and less attractive.

Ms. Karen Vetrano asked if there was a map showing the areas on the lake banks which needed to be addressed and in what order.

Chairperson Stamp responded in the negative; that was very subjective.

Mr. Freeman stated he had a plan up to fiscal year 2031 which identified the lakes which needed some restoration, but as he put together the new five-year capital plan, that would adjust. He said the five-year capital plan would identify the lakes which needed attention. Ms. Lisa Colleran commended the CDD for its efforts regarding Lake 11. She said she appreciated the CDD partnering with the HOA for the five-year plan. She stated the CDD and HOA working together would do great things for the community.

SEVENTH ORDER OF BUSINESS Staff Reports

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

a. Litigation updates

Mr. Michael Pawelczyk: It was very easy to work with our staff and the Association's Counsel to get this easement done. That easement is recorded at official records book 6623 page 941 of the public record. It's for Lake 11. It's called Landscape and Irrigation Buffer. The only other item I wanted to mention was a Colosi litigation update. Since the last meeting, the only thing that has been done is they scheduled some depositions for early and mid-September. I believe Mr. Colosi's deposition was scheduled in August, but that was cancelled and rescheduled for I think next week. I assume we will have more to report through special counsel at the September meeting.

Mr. Fritz Riep: There was a conclusion with the Taylor Morrison lawsuit with the HOA. And I thought the CDD was involved in the suit as well. Is that true?

Chairperson Stamp: That's been over for a couple of years.

Mr. Riep: So, there is no money there?

Chairperson Stamp: No.

II. District Engineer - Calvin, Giordano & Associates

a. Engineer's Report

1) Purpose

2) Current Asset Updates:

1. Landscape Maintenance

2. Entrance Maintenance

3. Lake Maintenance

4. Irrigation Pump House

5. External Preserves

3) Capital Projects

4) Future Asset Maintenance Items

5) Engineer's Report Complete

Mr. Richard Freeman provided a general overview of his report. He stated he continued to monitor and observe the landscaping as it recovered; flowers were being installed; entrance maintenance continued with replacement of the sign lighting as needed; pressure washing of the entrance signs; decorative fountain installed in Lake 10;

shoreline grasses installed along the lake banks; 8,000 littoral plants installed; new plantings were being monitored; a shoreline enhancement plan was being developed for presentation in September or October; working with the aquatic vendor regarding weeds and algae; lakes 1, 2, 3, 4, 7, 12 and 26 were treated for weeds; the Flow Way canal and lakes 18 and 19 were treated; inspection was done of all lakes; trash and debris was removed throughout the community; lakes 5, 9, 10, 12, 14, 15A, 15B, 16 and 17 were treated for emergent weeds; partial treatment of the northern Flow Way for weeds; lakes 14, 21, and 25 were treated for algae; routine trash and debris removal continued; heavy rainfall resulted in washouts which were being repaired; cane toad program was ongoing; larvae strands were removed from lake 19; 55,000 to 60,000 tadpoles were removed; approximately 240 adult cane toads were removed; invasives and nuisance vegetation were removed from the internal preserves; map illustrating the rainfall in the area was provided; irrigation pump maintenance continued; irrigation use table was provided; external preserve monitoring and reporting was submitted to South Florida Water Management District concluding the permit modification requirements; preserve monitoring was ongoing; capital projects were completed; the new capital plan was being developed; and the corrective actions continued to be monitored as well.

Chairperson Stamp stated to meet the preserves success criteria the CDD had been spending approximately \$250,000 dollars a year; this should drop to approximately \$50,000 dollars or \$75,000 dollars.

Mr. Freeman stated it dropped to less than half; the CDD was spending approximately \$100,000 dollars or so on preserve maintenance.

Mr. Joe Stigliano said he had two issues with the front entrance: his line of sight on exiting the community was poor and the sidewalk did not connect the Hatcher property to the high school. He stated there could be a big liability issue for the community and something needed to be done to better connect the community with the high school, either a crosswalk or crossing guard or something. He continued to discuss the difficulty with visibility when exiting the community.

Chairperson Stamp stated a few years ago the landscaping was changed to improve the line of sight at the community entrance and exit, and a speed bump was installed to slow down traffic. He noted the CDD would look at the front entrance again to see if more improvements were needed.

Mr. Freeman stated the landscaping was lowered to improve sight. He stated there used to be a mirror in place to provide more visibility, but it deteriorated and he received complaints about it, so it was taken down. He noted there was a crosswalk about 100 feet away from the entrance.

Discussion ensued regarding the line of sight at the entrance and the foot traffic to the high school.

III. District Manager**a. Goals and Objectives Requirements for CDD's for 2026****b. Important Meeting Dates for the Remainder of Fiscal Year 2026:****i. Discussion on canceling the September 17, 2026 meeting****c. Commission on Ethics Required Annual Ethics Training Memorandum****d. Financial Report for the period ending July 31, 2026 (unaudited)**

Mr. Ward stated the CDD had to establish goals and objectives at the beginning of the fiscal year and then report on the meeting of the goals and objectives at the end of the fiscal year. He stated the goals and objectives were very simple: public meeting requirements, public records access, budget development, financial audit, etc. He reported the CDD met its goals and objectives, and this was posted on the website as required. He called for a motion to approve the goals and objectives which were met for fiscal year 2026.

Mr. Bart Bhatla asked if the results of the goals and objectives were certified annually.

Chairperson Stamp responded in the affirmative; it was self-certification.

On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, the goals and objectives met for fiscal year 2026 were approved.

Mr. Ward reminded the Board about the ethics training requirements which needed to be completed by the end of this calendar year. He indicated reminders would continue until the end of the year. He asked if the Board was willing to cancel the September meeting as Chairperson Stamp was out of the country and he (Mr. Ward) would be traveling as well.

Mr. Kleck asked if there was anything which specifically needed to be addressed in September.

Mr. Ward responded in the negative; staff was still working on the plan for the lake banks, the capital plan, and it would not be ready for presentation until October.

Mr. Fritz Rief asked for an update on Lake 11 progress to be posted on the website if the CDD chose to cancel the September meeting.

Chairperson Stamp stated he planned to have staff take a lot of pictures and post them on Facebook as well as the CDD website. He suggested not officially cancelling the meeting, but notice could be sent out saying no meeting would be held.

The Board discussed the matter and agreed not to meet in September.

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

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

Mr. Kleck asked if the CDD could ask the HOA about what the legal award money would pay for. He said he would like to see specifics.

Chairperson Stamp responded in the affirmative.

An unidentified female audience member reported the legal award from the Taylor Morrison case would go into the HOA reserve account.

An unidentified female audience member reported the HOA approved \$500,000 dollars in capital expenditures.

Mr. Freeman stated the lakes and the canal were on two separate systems; the CDD had no control over the water level in the canal.

Mr. Mark Scimio asked if the 13 homeowners on Lake 11 would be notified about the work which was about to begin.

Mr. Freeman stated he would send out notice tomorrow.

Mr. Miller said he was happy to see beautification included in the new five-year plan. He stated the HOA could communicate much more freely than the CDD because of the Sunshine Law. He asked how the CDD could work with the HOA regarding the five-year plan. He asked if the CDD needed a committee or someone specific to work with the HOA.

Chairperson Stamp stated if the CDD appointed a Board Member to work with the HOA committee, then the HOA committee would be subjected to the Sunshine Law. He said if Mr. Miller wandered into the HOA meetings and observed then Mr. Miller would simply be another resident sitting and observing and he could report back to the CDD during a public meeting. He noted it was very awkward and complicated.

Mr. Miller stated he would like to ensure there were no surprises and ideas were vetted before coming before the Board.

Mr. Michael Pawelczyk stated information could be distributed; the Sunshine Law prohibited discussion. He said, for example, Chairperson Stamp could attend an HOA meeting and disseminate information to Mr. Ward for discussion at a future board meeting. He stated this was perfectly fine as long as there was no discussion between board members about the information.

Mr. Ward stated the Manager's Office would work closely with the HOA behind the scenes to work on issues before they came before the Board. He stated staff would handle communication with the HOA.

Discussion ensued regarding disseminating information to the Board prior to meetings; Board Members being welcome to contact CDD staff with questions; and staff working with the HOA regarding the five-year plan.

NINTH ORDER OF BUSINESS**Public Comments**

Chairperson Stamp asked if there were any public comments.

Mr. Joe Stigliano suggested monitoring the Flow Way canal banks for erosion in case a heavy storm event caused increased water flow. He noted the canal went along 70 homes, as well as the golf course. He suggested monitoring the structural integrity of the weir at the end of the canal.

Chairperson Stamp stated the CDD spent a lot of money on the structural integrity of that weir. He said Mr. Freeman's team monitored the weir routinely.

Mr. Freeman noted the CDD reinforced the weir a couple of years ago and it was holding up well.

TENTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:05 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson



Five-Year Shoreline and Lake Improvement Master Plan



FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Five-Year Shoreline & Lake Improvement Master Plan

Fiscal Years 2027 – 2031

Esplanade Golf & Country Club, Naples, Florida

Prepared by:

Calvin, Giordano & Associates



Calvin, Giordano & Associates, Inc.
A **SAFEbuilt** COMPANY

INTRODUCTION

Flow Way Community Development District

Five-Year Shoreline & Lake Improvement Master Plan

Fiscal Years 2027 – 2031

Background:

The District (herein after “District”) is committed to preserving and enhancing the long-term health, functionality, and appearance of its interconnected stormwater lake system. These lakes are critical infrastructure that provide flood protection, stormwater treatment, water quality enhancement, wildlife habitat, and recreational and aesthetic value for residents and visitors throughout the community.

As the District has matured, through our routine inspections we have identified opportunities to restore shoreline areas, improve native littoral vegetation, enhance stormwater infrastructure, and implement long-term capital improvements that will preserve these valuable assets for future generations. While routine maintenance has successfully maintained the operational performance of the lakes, many shoreline improvements require a more comprehensive and strategic approach than can be accomplished through annual maintenance activities alone.

This Five-Year Shoreline & Lake Improvement Master Plan has been developed to provide the Board of Supervisors with a practical framework for implementing shoreline restoration, improving water quality, protecting stormwater infrastructure, enhancing wildlife habitat, and prioritizing future capital expenditures. The Master Plan combines engineering mapping, field investigations, shoreline assessments, existing-condition photography, and operational experience into a single planning document intended to guide future improvements throughout the District.

Rather than addressing individual shoreline deficiencies as they occur, the Master Plan establishes a proactive, phased implementation strategy that coordinates restoration projects over multiple Fiscal Years. This approach allows the District to provide through our annual budget process a stable revenue stream each year, improve project efficiency, and ensure that future investments are directed toward the areas of greatest need.

The recommendations contained in this report are intended to remain flexible. Annual inspections, changing environmental conditions, and completed capital projects will continue to influence future priorities. As a result, this document should be viewed as a living planning document that will evolve as improvements are completed and new information becomes available.

Ultimately, the goal of this Master Plan is to preserve one of the District's most valuable community assets by improving shoreline stability, restoring native littoral vegetation, enhancing water quality, protecting existing infrastructure, and establishing a sustainable long-term management strategy for the District's water management system.

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APPENDICES

Appendix A – Engineer's Master Asset Map

Appendix B – Existing Lake Inventory & Identification Map

Appendix C – Permitted Littoral Shelf Map

Appendix D – FY2027–FY2031 Littoral Planting Schedule

Appendix E – FY2027–FY2031 Fountain & Aeration Master Plan

Appendix F – Lake-by-Lake Shoreline Photography

Appendix G – Native Littoral Plant Palette

Appendix H – Typical Shoreline Restoration Details

Littoral plantings have an expected service life of 10 to 20+ years; 1-gallon native grasses have an expected service life of 10 to 15+ years, after which supplemental or replacement planting should be anticipated.

Appendix I – Annual Inspection Forms & Maintenance Standards

Appendix J – Preliminary Capital Cost Estimates

EXECUTIVE SUMMARY

Purpose & Scope

This Five-Year Shoreline & Lake Improvement Master Plan was prepared by Calvin, Giordano & Associates, Inc. on behalf of the Flow Way Community Development District to provide the Board of Supervisors with a practical, data-driven framework for managing, restoring, and improving the District's lake system at Esplanade Golf & Country Club, Naples, Florida. The Plan covers Fiscal Years 2027 through 2031 and establishes a phased capital improvement program based on field inspections, engineering mapping, photographic documentation, and operational experience.

The Lake System

The District maintains 27 interconnected stormwater lakes plus the Flow Way Channel, totaling approximately 190 acres of water surface area. These lakes provide critical flood protection, stormwater treatment, water quality enhancement, wildlife habitat, and community aesthetics. Field assessments documented exposed littoral shelf areas, localized shoreline erosion, sparse native vegetation, exposed stormwater outfall pipes, and significant opportunities for ecological and aesthetic improvement across the system.

What This Plan Addresses

The Master Plan organizes improvements into five integrated program areas:

- **Littoral Restoration & Native Planting:** Native flowering plantings installed across all 27 permitted littoral shelf areas over the five-year period, using species such as Pickerelweed, Arrowhead, Golden Canna, Blue Flag Iris, Soft rush, Muhly Grass, and Cordgrass. Total five-year planting program: \$235,945.
- **Shoreline Stabilization & Erosion Repair:** Targeted stabilization of eroding shorelines using geotubes, erosion sox, riprap, and fill/grading. Approximately 2,865 linear feet of shoreline erosion has been identified across all 27 lakes requiring repair.
- **Stormwater Infrastructure Repair:** Repair and improvement of exposed rainwater leader outfall pipes and drainage structures throughout the District, scheduled in FY2028 through FY2031.
- **Fountain & Aeration Program:** A phased Fountain & Aeration Master Plan installing decorative fountains and bubbler/diffused aeration systems at priority lakes: FY2027 — Lakes 18 & 19 fountain; FY2028 — Lakes 1, 9, 24; FY2029 — Lakes 20 & 21; FY2030 — Lakes 17, 23, 25; FY2031 — Lake 5A bubbler.
- **Flow Way Channel Improvements:** Shoreline and littoral restoration along the Flow Way Channel connecting the lake system, scheduled in FY2028.

Five-Year Budget Summary

The total five-year capital improvement budget is \$1,717,570. Each annual total includes construction costs plus a 7% Certified Engineer Inspector (CEI) allowance for construction oversight and inspection.

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- **FY2027 — \$165,000:** Decorative fountain at Lakes 18 & 19; littoral plantings at Lakes 6, 4, 14, and 17. (Note: This year is intentionally reduced because Lake 11 improvements were completed prior to this plan period.)
- **FY2028 — \$385,200:** Littoral plantings at 9 lakes; fountain installations at Lakes 1, 9, and 24; rainwater leader repairs; Flow Way Channel improvements.
- **FY2029 — \$393,760:** Littoral plantings at Lakes 3, 7, 9, and 12; fountain installations at Lakes 20 and 21; rainwater leader repairs.
- **FY2030 — \$383,060:** Littoral plantings at Lakes 2, 5B, 13, 15A, and 24; fountain installations at Lakes 17, 23, and 25; rainwater leader repairs.
- **FY2031 — \$390,550 (estimated):** Littoral plantings at Lakes 16, 17, 18, and 19; bubbler installation at Lake 5A; final rainwater leader repairs.

For FY2028 through FY2031 — the four typical full-program years — the average annual capital budget is approximately \$388,000. Cost estimates are planning-level and will be refined annually through competitive bidding.

Key Unit Costs (Planning Level)

- Native littoral plantings (flowering species): \$1.25 per plant installed
- 1-gallon native grasses (Cordgrass, Fakahatchee, Muhly Grass): \$24.50 per plant installed
- Annual trimming maintenance (native grasses): \$1.40 per plant per year
- Geotubes (shoreline stabilization): \$85–\$105 per linear foot
- Erosion sox: \$95–\$115 per linear foot
- Riprap: \$12–\$18 per square foot
- Decorative fountain installation: \$30,000–\$40,000 each
- Bubbler / bottom diffused aeration system: \$15,000–\$25,000 each

Adaptive Management

This Master Plan is a living document. Annual field inspections, completed capital projects, and changing site conditions will influence project priorities and lake groupings on a year-by-year basis. FY2029 through FY2031 lake assignments are preliminary and subject to annual confirmation before each budget cycle. The Board should anticipate minor updates to the implementation schedule as the program advances.

How to Use This Report

Readers seeking a high-level overview should focus on Chapter 1 (Program Overview) and Chapter 8 (Five-Year Capital Improvement Program). Those interested in specific improvement types should refer to Chapters 3 through 6. The lake-by-lake field assessment for all 27 lakes and the Flow Way Channel is in Chapter 7. Conclusions and recommendations are in Chapter 9.

CHAPTER 1

Program Overview

1.1 Introduction

The District maintains an interconnected system of stormwater lakes that serves as critical public infrastructure for flood attenuation, stormwater treatment, water quality enhancement, wildlife habitat, and community aesthetics. In addition to their functional purpose, these lakes are among the District's most valuable visual assets and contribute significantly to the character and appearance of the community.

Routine maintenance has successfully preserved the operational performance of the lake system; however, our operational inspections of the system have identified opportunities to improve shoreline stability, restore permitted littoral shelves, enhance native vegetation, improve stormwater infrastructure, and establish a long-term capital improvement strategy for future restoration efforts.

This Five-Year Shoreline & Lake Improvement Master Plan provides a comprehensive framework for implementing those improvements through a phased capital program spanning Fiscal Years 2027 through 2031, organized into the nine chapters that follow.

1.2 Purpose & Program Objectives

The purpose of this Master Plan is to establish a long-term strategy for protecting and improving the District's shoreline and lake system through coordinated capital improvements and proactive maintenance practices. Specifically, the Master Plan is intended to:

- Restore permitted littoral shelf areas.
- Improve shoreline stability through targeted erosion control.
- Enhance native shoreline vegetation.
- Improve water quality through expanded littoral plantings.
- Enhance wildlife habitat.
- Improve the appearance of community lakes.
- Repair and improve stormwater drainage infrastructure, including exposed ADS outfall piping.
- Develop a long-term aeration strategy.
- Support the community's wildlife habitat and conservation goals, including progress toward Audubon Cooperative Sanctuary-caliber habitat, water quality, and wildlife management practices.
- Establish annual maintenance standards for littoral vegetation.
- Prioritize capital improvements over multiple fiscal years.

1.3 Existing Conditions Summary

As a part of our due diligence, District Staff performed shoreline inspections throughout the community to evaluate the overall condition of the water management system. These inspections identified recurring conditions including exposed permitted littoral shelf areas, localized shoreline erosion, sparse native littoral vegetation, exposed ADS (Advanced Drainage Systems) stormwater outfall pipes, and areas suitable for future stabilization and planting improvements. Although routine aquatic maintenance continues to effectively manage nuisance vegetation, these observations indicate that a coordinated capital improvement program is appropriate to preserve the long-term functionality and appearance of the District's lake system. The complete existing-conditions assessment, including the lake-by-lake inventory, is presented in Chapter 2.

1.4 Major Program Components

The Master Plan consists of several integrated initiatives designed to improve both the ecological function and long-term sustainability of the District's lake system:

- Existing shoreline condition assessments (Chapter 2).
- Littoral shelf restoration and the Five-Year Planting Program (Chapter 3).
- Shoreline stabilization, erosion control, and stormwater outfall piping repair (Chapter 4).
- Littoral and shoreline maintenance standards (Chapter 5).
- Fountain and aeration (Chapter 6).
- Lake-by-lake existing conditions and recommendations (Chapter 7).
- Five-Year Capital Improvement Program and budget (Chapter 8).

1.5 Five-Year Implementation Strategy

The implementation of this Master Plan is organized through a phased capital improvement program extending from Fiscal Year 2027 through Fiscal Year 2031. Projects have been prioritized based upon existing shoreline conditions, degree of shoreline erosion, existing littoral vegetation, stormwater infrastructure conditions, maintenance requirements, opportunities for water quality improvements, and overall community benefit.

District Staff through the District's annual implementation schedules will be coordinated with the District's Capital Improvement Program and annual budget process.

The table below summarizes the primary focus of each fiscal year; detailed lake lists and scopes are presented in Chapters 3, 4, and 8. Each Annual Total includes construction costs plus a 7% Certified Engineer Inspector (CEI) allowance for construction oversight and inspection.

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Fiscal Year	Primary Focus	Annual Total
FY2027	Decorative fountain at Lakes 18 & 19; littoral plantings at Lakes 6, 4, 14, and 17. Includes 7% Certified Engineer Inspector (CEI) cost of \$10,794.	\$165,000
FY2028	Littoral plantings and cordgrass enhancements at Lakes 1, 5A, 8, 10, 15B, 20, 21, 23, and 25; fountain installations at Lakes 1, 9, and 24; rainwater leader repairs; Flow Way Channel improvements. Includes 7% Certified Engineer Inspector (CEI) cost of \$25,200.	\$385,200
FY2029	Littoral plantings and cordgrass enhancements at Lakes 3, 7, 9, and 12; fountains at Lakes 20 and 21; rainwater leader repairs. Includes 7% Certified Engineer Inspector (CEI) cost of \$25,760.	\$393,760
FY2030	Littoral plantings and cordgrass enhancements at Lakes 2, 5B, 13, 15A, and 24; fountains at Lakes 17, 23, and 25; rainwater leader repairs. Includes 7% Certified Engineer Inspector (CEI) cost of \$25,060.	\$383,060
FY2031	Littoral plantings and cordgrass enhancements at Lakes 16, 17, 18, and 19; bubbler installation at Lake 5A; final rainwater leader repairs. Includes 7% Certified Engineer Inspector (CEI) cost of \$25,550 (estimated).	\$390,550

1.6 Expected Benefits

The implementation of the Master Plan is anticipated to provide significant long-term benefits to the District, including:

- Improved shoreline stability and reduced erosion.
- Improved water quality and enhanced wildlife habitat.
- Increased native vegetation and reduced long-term maintenance costs.
- Improved community aesthetics and better protection of District infrastructure.
- Improved capital planning and sustainable long-term management of the District's lake system.

1.7 Adaptive Management

The recommendations contained within this report are intended to and should remain flexible throughout the capital improvement plan period. Of importance is to take into considerations the need for annual inspections, changing environmental conditions, and completed capital projects will continue to influence future priorities. This document should be viewed as a living planning document that will evolve as improvements are completed and new information becomes available.

1.8 Chapter Summary

The Flow Way Community Development District has established a proactive, long-term approach to shoreline management through development of this Five-Year Shoreline & Lake Improvement Master Plan. Rather than addressing shoreline deficiencies individually as they occur, this Master Plan provides a comprehensive framework for prioritizing restoration efforts, coordinating annual capital expenditures, and improving the overall health, appearance, and sustainability of the District's interconnected lake system.

CHAPTER 2

Existing Conditions Assessment

2.1 Existing Lake System

The District maintains an interconnected stormwater management system consisting of lakes, control structures, drainage conveyance systems, littoral shelves, and associated shoreline improvements. Collectively, these facilities provide flood protection, stormwater treatment, groundwater recharge, wildlife habitat, and aesthetic amenities throughout the community.

As part of the development of this Master Plan, District Staff completed a comprehensive assessment of the lake system through on-site inspections, combining engineering mapping, on-site observations, photographic documentation, and operational experience, to document existing shoreline conditions, identify maintenance deficiencies, and establish baseline information and long-term capital improvement priorities.

2.2 Lake Inventory

In summary, the District's water management system consists of 23 interconnected lake systems, plus the Flow Way Channel that connects them, of varying size, shoreline configuration, and environmental characteristics. Each lake has been assigned a unique identification number that corresponds with the Engineer's Master Asset Map and serves as the basis for inspection records, maintenance activities, and future capital improvement planning. A complete existing-condition assessment and photo inventory has been completed for each of the following lake systems and the Flow Way Channel:

Lake System	Existing Assessment	Photo Inventory
Lake 1	Complete	✓
Lake 2	Complete	✓
Lake 3	Complete	✓
Lake 4	Complete	✓
Lake 5A	Complete	✓
Lake 5B	Complete	✓
Lake 8	Complete	✓
Lake 10	Complete	✓
Lake 11	Complete	✓
Lake 12	Complete	✓
Lake 13	Complete	✓
Lake 14	Complete	✓
Lake 15A	Complete	✓
Lake 15B	Complete	✓

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Lake System	Existing Assessment	Photo Inventory
Lake 16	Complete	✓
Lake 17	Complete	✓
Lakes 18/19	Complete	✓
Lakes 20/21	Complete	✓
Lake 22	Complete	✓
Lake 23	Complete	✓
Lake 24	Complete	✓
Lake 25	Complete	✓
Lake 26	Complete	✓
Lake 27	Complete	✓
Flow Way Channel	Complete	✓

2.3 Existing Shoreline Conditions & Assets

District Staff's completed a comprehensive shoreline inspections within the District using field observations, engineering mapping, and photographic documentation. Overall, the majority of lake systems remain structurally stable; however, varying degrees of shoreline deterioration and vegetation decline were observed. The shoreline system includes a variety of engineered and natural features that collectively support long-term performance, including permitted littoral shelf areas, native shoreline vegetation, stormwater outfall structures, existing riprap and hybrid shell stabilization (where applicable), native upland landscape plantings, existing fountains and aeration equipment, and lake bank turf and transition zones.

Common conditions documented during the assessment include:

- Exposed permitted littoral shelf areas resulting from seasonal water level fluctuations.
- Localized shoreline erosion.
- Sparse or declining native littoral vegetation requiring replacement.
- Exposed stormwater drainage outfalls, including ADS piping (see Chapter 4).
- Areas requiring shoreline stabilization.
- Opportunities to enhance wildlife habitat through additional native plantings.

Although these conditions generally do not affect the operational performance of the stormwater system, they reduce shoreline stability, diminish ecological function, and impact the overall appearance of the community. Routine inspection and maintenance of these assets is essential to preserving both the operational performance and visual quality of the lake system.

2.4 Littoral Shelf Assessment

One of the more important elements of the future plan includes the use of permitted littoral shelves which are essential components of the District's stormwater management system, and will be a key element in the restoration of the system. These shallow-water planting areas improve water

quality by filtering nutrients and suspended solids, reduce shoreline erosion through root stabilization, provide habitat for fish and wildlife, and enhance the overall appearance of the lakes.

District Staff's on-site inspections indicate that the existing permitted littoral shelves remain healthy, however they are partially established and some are non-existent due to environmental conditions. Several areas have experienced plant loss due to fluctuating water elevations, aging vegetation, or natural decline. Additional opportunities exist to expand native flowering littoral plantings within existing permitted shelf areas to improve ecological performance and visual character. Restoration of these shelves is a primary objective of this Master Plan and is addressed in detail in Chapter 3.

2.5 Shoreline Erosion

We noted localized shoreline erosion at several lakes throughout the District. While most erosion is currently minor, several locations exhibit bank sloughing, exposed soils, and shoreline instability that warrant corrective action. Observed erosion is generally associated with wave action, stormwater discharge, limited root establishment, sparse littoral vegetation, and seasonal water level fluctuations. Stabilization strategies and methods are presented in Chapter 4.

2.6 Stormwater Infrastructure

The shoreline assessment identified several exposed ADS stormwater outfalls and drainage structures throughout the District, including locations where corrugated pipe has separated at the joints and lies loose on the littoral shelf. Although most of these facilities remain functional, exposed pipe ends and outlet structures reduce the visual appearance of the shoreline and, where disconnected, can concentrate erosive discharge on unarmored banks. These conditions are documented in detail, with field photography, in Chapter 4.

2.7 Existing Vegetation

Existing shoreline vegetation consists primarily of Muhly Grass, Fakahatchee Grass, Cordgrass, existing littoral species, and native upland landscape plantings. While many areas contain healthy vegetation, several locations exhibit sparse planting densities, aging plant material, or isolated dead vegetation requiring replacement. Future improvements will focus on increasing plant diversity while emphasizing native Florida species that improve water quality, provide wildlife habitat, and require minimal long-term maintenance. The complete native plant palette is presented in Chapter 3.

2.8 Existing Maintenance Practices

The District has a robust periodic (monthly) and focused plan for non-routine aquatic work. The current plan is performed throughout the District to control nuisance vegetation, manage invasive species, maintain lake appearance, and preserve overall functionality, including aquatic herbicide applications, shoreline vegetation management, trash and debris removal, invasive vegetation control, annual inspections, and selective replacement of declining vegetation. While these efforts have maintained strong operational performance, long-term restoration of permitted littoral shelves and shoreline stabilization requires the coordinated capital improvement program

presented in the chapters that follow. The District's recommended long-term maintenance standards are presented in Chapter 5.

2.9 Chapter Summary

The District's lake system remains an effective stormwater management asset; however, this assessment identified numerous opportunities to improve long-term sustainability through strategic capital investment: restoration of permitted littoral shelves, expansion of native flowering vegetation, shoreline stabilization, stormwater outfall improvements, and long-term littoral maintenance. This inventory establishes the baseline documentation necessary to prioritize projects, develop annual capital budgets, monitor future conditions, and measure program success over time. The following chapters present the proposed improvement strategies, implementation schedule, and lake-specific recommendations developed to address these opportunities.

CHAPTER 3

Littoral Shelf Restoration & Planting Program

3.1 Introduction

Permitted littoral shelves are a fundamental and strongly recommended component of the District's stormwater management system. A littoral shelf is a shallow, gently sloping area constructed along the edge of a lake to support aquatic and emergent vegetation, improving water quality, stabilizing shorelines, providing wildlife habitat, and enhancing appearance. District Staff's inspections conducted as part of this Master Plan identified numerous opportunities to restore existing permitted littoral shelves that have experienced vegetation loss, reduced planting density, or seasonal exposure due to fluctuating water elevations along with numerous opportunities to add/improve parts of the water management system that are lacking or devoid of littoral areas.

This chapter establishes the District's long-term strategy for restoring and adding to these areas, with a strong and vibrant native plant palette to be used with as much color as possible, and the phased Five-Year Planting Schedule for Fiscal Years 2027 through 2031.

3.2 Benefits & Restoration Objectives

Littoral vegetation is one of the most important components of a healthy stormwater lake. Native plants perform numerous ecological and engineering functions that improve the long-term performance of the District's stormwater management system.

The objectives of the Five-Year Littoral Planting Program are to:

- Restore native littoral vegetation within designated permitted shelf areas.
- Improve water quality through nutrient uptake and natural filtration.
- Reduce shoreline erosion by strengthening root systems.
- Increase aquatic and terrestrial wildlife habitat.
- Improve the overall appearance of the District's lakes.
- Reduce long-term maintenance costs.
- Preserve compliance with the original stormwater management design.

By focusing improvements within the originally permitted littoral shelf areas, the District can restore ecological function while maintaining consistency with the community's approved stormwater management infrastructure.

Restoration activities will be coordinated with shoreline stabilization and stormwater infrastructure improvements (Chapter 4) whenever practical.

3.3 Native Littoral Plant Palette

Plant species have been selected based upon their adaptability to Southwest Florida conditions, shoreline stabilization characteristics, ecological value, maintenance requirements, and aesthetic appearance.

Species	Common Name	Role
<i>Pontederia cordata</i>	Pickernelweed	Flowering emergent; excellent nutrient uptake, dense root development, shoreline stabilization; attractive purple flower spikes.
<i>Sagittaria lancifolia</i>	Arrowhead (Bulltongue)	Flowering emergent; excellent nutrient uptake, dense root development, shoreline stabilization; attractive white flowers.
<i>Sagittaria latifolia</i>	White Arrowhead / Duck Potato	Flowering emergent; broad arrowhead-shaped leaves and white flowers; nutrient uptake and wildlife habitat.
<i>Canna flaccida</i>	Canna Lily (Golden Canna)	Flowering emergent; bright yellow blooms; shoreline stabilization and ecological diversity.
<i>Iris virginica</i>	Blue Flag Iris	Flowering emergent; showy blue-purple flowers; upper shelf and transition zone; nutrient uptake.
<i>Juncus effusus</i>	Soft Rush	Emergent shelf edge species; dense clumping habit; erosion control at the waterline.
<i>Panicum hemitomon</i>	Maidencane (where appropriate)	Emergent/wet-shelf grass; spreads via rhizomes to form dense stands; used selectively where a naturalized, marsh-like edge is desired.
<i>Spartina bakeri</i>	Cordgrass	Structural; primary bank-holding grass with dense fibrous root mass; tolerates fluctuating water levels.
<i>Tripsacum dactyloides</i>	Fakahatchee Grass	Structural; deep, aggressive root system; excellent on steeper bank sections; large architectural form.
<i>Muhlenbergia capillaris</i>	Muhly Grass	Transition/upper buffer band; strong seasonal aesthetic value (pink fall bloom).

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Figure 3-2a. Native Littoral Plant Palette — reference photos of the six species specified in Table 3.3, drawn from photographs already documented elsewhere in this Master Plan (Chapters 3 and 5).

Species selection for each lake will be adjusted based on water depth, existing vegetation, sunlight exposure, and shoreline configuration.

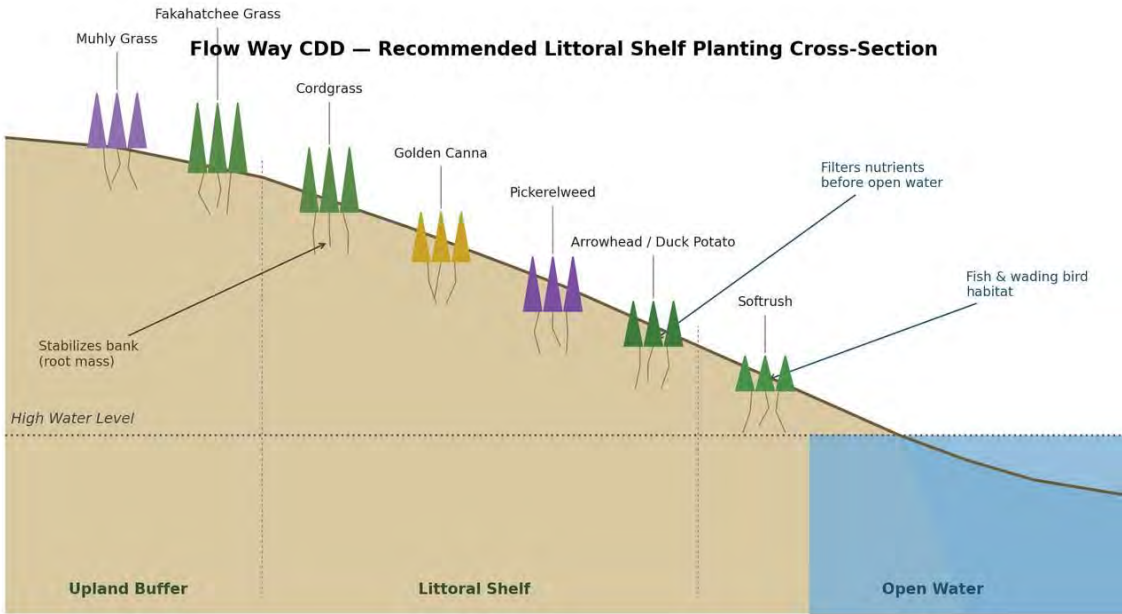


Figure 3-2. Recommended littoral shelf planting cross-section for Flow Way CDD, showing the upland buffer, littoral shelf, and open water zones with the species from Table 3.3 positioned by planting zone and their primary function (bank stabilization, nutrient filtration, and wildlife habitat).

3.3.1 Reference Photos — Target Condition for Restored Areas

The reference photographs below (not taken within the District) show the recommended species established and thriving under similar community conditions elsewhere.

They illustrate the target condition the District should aim for as restoration areas identified in the Five-Year Planting Schedule (Section 3.6) mature.

Beyond their engineering function, these species deliver significant aesthetic and ecological diversity. The palette spans four distinct bloom colors through the growing season — the golden-yellow of Golden Canna and Arrowhead, the deep purple blue of Pickerelweed and Blue Flag Iris, and the soft pink plumes of Muhly Grass in fall — layered against the year-round textural green of Cordgrass and Fakahatchee Grass. Rather than a uniform planting, this creates a shoreline that changes character across the seasons, provides continuous nectar and habitat value for pollinators and wading birds, and reads as a designed, high-quality community amenity rather than a utilitarian buffer strip.



*Figure 3-3. Reference photo (not Flow Way) of established Pickerelweed (*Pontederia cordata*) and Arrowhead (*Sagittaria lancifolia*), showing the dense, mixed-species stand this Master Plan targets for restored littoral shelves.*

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Figure 3-4. Reference photo (not Flow Way) of an established Golden Canna (Canna flaccida) planting, demonstrating the seasonal color and continuous coverage recommended for shelf restoration.



Figure 3-5. Reference photo (not Flow Way) of a mature Pickerelweed stand, illustrating the continuous, dense littoral coverage that improves water quality and bank stability.



Figure 3-6. Reference photo (not Flow Way) of an established Golden Canna shelf planting fronting a residential lake bank, an example of the target condition for restored areas under the Five-Year Planting Schedule.

3.3.2 Permitted Littoral Shelf Dimensions

The table below summarizes the permitted littoral shelf length, width, and area for each lake and the Flow Way Canal, as documented in the District's engineering plans. These dimensions represent the full permitted planting envelope available for restoration under this Master Plan and form the basis for the plant quantity estimates used in project budgeting.

Lake	Shelf Dimensions	Area (SF)
Lake 1	320 LF x 20 ft	6,400
Lake 2	1,260 LF x 20 ft	25,200
Lake 3	300 LF x 20 ft	6,000
Lake 4	220 LF x 20 ft	4,400
Lake 5A	310 LF x 20 ft	6,200
Lake 5B	470 LF x 20 ft	9,400
Lake 6	370 LF x 20 ft	7,400
Lake 7	490 LF x 20 ft + 500 LF x 20 ft	19,800
Lake 8	270 LF x 20 ft	5,400
Lake 9	1,500 LF x 20 ft	30,000
Lake 10	350 LF x 20 ft	7,000
Lake 11	220 LF x 20 ft	4,400
Lake 12	1,400 LF x 20 ft	28,000
Lake 13	900 LF x 20 ft	18,000
Lake 14	150 LF x 20 ft	3,000
Lake 15A	500 LF x 20 ft	10,000
Lake 15B	475 LF x 20 ft	9,500
Lake 16	250 LF x 20 ft	5,000

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Lake	Shelf Dimensions	Area (SF)
Lake 17	100 LF x 20 ft	2,000
Lakes 18 & 19	4,000 LF x 20 ft	80,000
Lakes 20 & 21	1,100 LF x 20 ft	22,000
Lake 22	No permitted shelf	0
Lake 23	800 LF x 20 ft	16,000
Lake 24	1,150 LF x 20 ft	23,000
Lake 25	300 LF x 20 ft	6,000
Flow Way Canal	9,350 LF x 20 ft	187,000

- **Total permitted shelf area, lakes only:** 354,100 SF.
- **Total permitted shelf area, lakes and Flow Way Canal combined:** 541,100 SF.

3.4 Planting Design & Installation Standards

Future littoral shelf restoration shall emphasize dense, natural groupings of native vegetation rather than isolated individual plants, arranged to appear natural while maximizing ecological function and shoreline stabilization. Design considerations include mass planting for continuous vegetative coverage, layered transitions from upland landscape to open water, spacing based on mature plant size, species selection matched to water depth, seasonal color variation, and preservation of important sight lines from adjacent homes and golf course areas.

Recommended installation procedures include verification of lake elevations prior to installation, removal of dead or invasive vegetation, minor grading where necessary, installation of healthy nursery-grown native plant material, initial watering where irrigation is available, monitoring during establishment, and replacement of failed plant material as required. District staff will coordinate installation timing with seasonal weather patterns and contractor availability.

3.5 Project Prioritization

Project priorities were established after evaluating existing shoreline condition, degree of shoreline erosion, existing littoral shelf establishment, visibility from residential areas and common amenities, opportunities to coordinate with shoreline stabilization projects, existing stormwater infrastructure conditions, future aeration and fountain improvements, and long-term maintenance requirements. This approach allows the District to maximize environmental benefits while distributing capital expenditures over multiple fiscal years.

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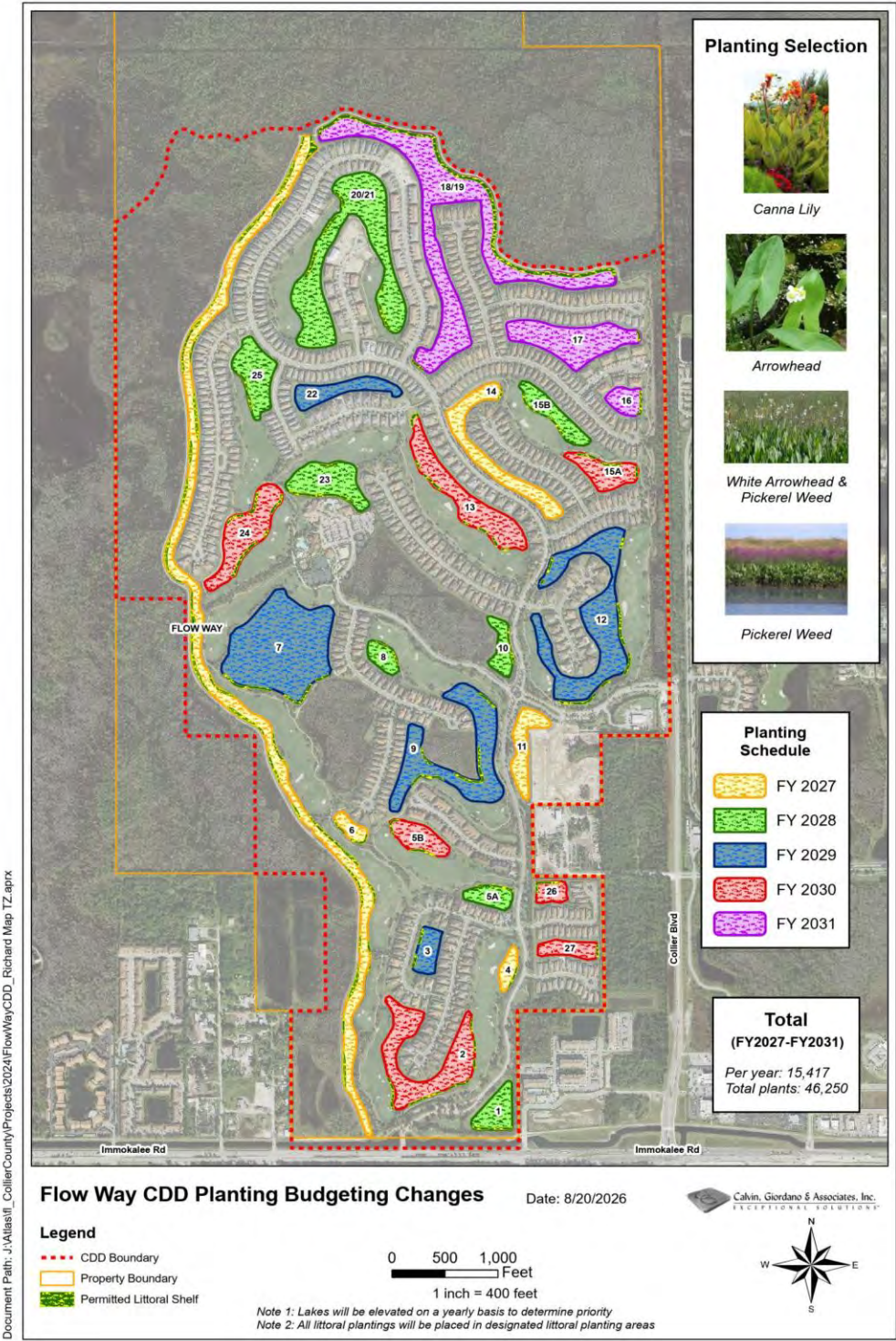


Figure 3-1. Flow Way CDD Planting Budgeting Changes Map, showing planned littoral planting areas by fiscal year (FY2027–FY2031), permitted littoral shelf boundaries, and the recommended planting selection palette. Date: 8/20/2026, Calvin, Giordano & Associates, Inc.

3.6 Five-Year Planting Schedule

3.6.1 Fiscal Year 2027

The initial year of the program establishes the standard of quality the remainder of the Five-Year Planting Schedule will follow, focusing littoral restoration and cordgrass enhancements on several priority lakes.

- **Primary Lakes:** Lake 6, Lake 4, Lake 14, Lake 17.
- **Estimated Littoral Planting Cost:** \$46,888.

3.6.2 Fiscal Year 2028

The second year expands restoration to the central lake system and the Flow Way Channel, emphasizing installation of native flowering littoral vegetation, cordgrass enhancements, and shoreline stabilization coordinated with rainwater leader repairs (Section 4.4.4).

- **Primary Lakes:** Lake 1, Lake 5A, Lake 8, Lake 10, Lake 15B, Lakes 20 & 21, Lake 23, Lake 25.
- **Estimated Littoral Planting Cost:** \$47,723.

3.6.3 Fiscal Year 2029

The third year continues restoration of the remaining northern and western lake system, integrating littoral plantings and cordgrass enhancements with new fountain installations at Lakes 20 and 21 (Section 6.3.1).

- **Primary Lakes:** Lake 3, Lake 7, Lake 9, Lake 12.
- **Estimated Littoral Planting Cost:** \$46,555.

3.6.4 Fiscal Year 2030

The fourth year completes restoration of the southern lakes, coordinating littoral plantings and cordgrass enhancements with new fountain installations at Lakes 17, 23, and 25.

- **Primary Lakes:** Lake 2, Lake 5B, Lake 13, Lake 15A, Lake 24.
- **Estimated Littoral Planting Cost:** \$47,556.

3.6.5 Fiscal Year 2031

The final year of the initial implementation cycle completes the remaining perimeter lakes, finishing the District-wide littoral enhancement program alongside the bubbler installation at Lake 5A and the final phase of rainwater leader repairs.

- **Primary Lakes:** Lakes 18 & 19, Lake 16, Lake 17.
- **Estimated Littoral Planting Cost:** \$47,223.

Total Five-Year Littoral Planting Program: \$235,945.

3.7 Adaptive Implementation

Although this Master Plan establishes a recommended implementation schedule, annual priorities may be modified based on lake water elevations, storm impacts, budget availability, shoreline conditions, construction coordination, and operational requirements. This adaptive management approach provides flexibility while maintaining the overall objectives of the Five-Year Shoreline & Lake Improvement Program.

3.8 Littoral Planting Cost Estimates

Planning-level unit costs for littoral restoration, based on current vendor pricing, are summarized below for use in developing annual capital budgets.

Description	Unit	Planning Cost
Littoral Plantings, General (Installed)	Each	\$1.25
Pickerelweed (Installed)	Each	\$1.25
Arrowhead / Bulltongue (Installed)	Each	\$1.25
White Arrowhead / Duck Potato (Installed)	Each	\$1.25
Golden Canna (Installed)	Each	\$1.25
Blue Flag Iris (Installed)	Each	\$1.25
Soft rush (Installed)	Each	\$1.25
Maidencane (Installed, where appropriate)	Each	\$1.25
1-Gallon Cordgrass (Installed)	Each	\$24.50
1-Gallon Fakahatchee Grass (Installed)	Each	\$24.50
1-Gallon Muhly Grass (Installed)	Each	\$24.50

Although this Master Plan establishes a recommended implementation schedule, annual priorities may be modified based on lake water elevations, storm impacts, budget availability, shoreline conditions, construction coordination, and operational requirements. This adaptive management approach provides flexibility while maintaining the overall objectives of the Five-Year Shoreline & Lake Improvement Program.

3.9 Chapter Summary

The restoration of permitted littoral shelves is one of the most important long-term investments identified in this Master Plan. By re-establishing native shoreline vegetation, improving ecological diversity, and coordinating restoration with shoreline stabilization and infrastructure improvements, the District will enhance the environmental performance and visual character of its lake system while reducing future maintenance requirements. Long-term maintenance standards for restored areas are presented in Chapter 5.

CHAPTER 4

Shoreline Stabilization, Erosion Control & Outfall Piping

4.1 Introduction

The stability of the District's lake banks is critical to the long-term performance of the District's stormwater management system. Stable shorelines reduce sediment transport, protect stormwater infrastructure, preserve water quality, and maintain the visual character of the community.

As part of the shoreline assessment completed for this Master Plan, District Staff identified several locations exhibiting varying degrees of shoreline erosion, along with multiple locations where stormwater outfall piping is exposed or disconnected on the lake bank. This chapter provides a comprehensive strategy for evaluating and restoring these areas through phased capital improvements coordinated with the District's annual budget and shoreline restoration program (Chapter 3).

4.2 Existing Conditions & Causes of Erosion

Field inspections identified shoreline erosion ranging from minor turf loss to localized bank failures, including localized shoreline sloughing, exposed soils, loss of turf along lake banks, sparse root systems, undercut shoreline edges, exposed drainage outfalls, and vegetation loss due to fluctuating water levels. Although many locations currently remain structurally stable, proactive stabilization is recommended before more extensive repairs become necessary.

Several factors contribute to shoreline erosion within the District's stormwater lakes: wave action generated by prevailing winds, concentrated stormwater discharge from outfalls, fluctuating lake water elevations, limited native shoreline vegetation and poor root establishment, surface runoff from adjacent upland areas, natural weathering of lake banks, and occasional foot traffic or maintenance equipment near the shoreline. Understanding these factors allows the District to implement stabilization measures that address the underlying cause of erosion rather than simply repairing visible damage.

4.3 Stabilization Strategy & Selection Criteria

The District's stabilization strategy emphasizes natural, sustainable solutions whenever practical while preserving the visual character of the community. Potential stabilization methods include:

- **Native Littoral Restoration.** Dense native littoral vegetation provides one of the most effective and environmentally beneficial methods of stabilizing shoreline soils; extensive root systems improve soil cohesion while reducing erosion caused by wave action.
- **Hybrid Shell Erosion Control System.** Where additional protection is required, a crushed shell stabilization system may be utilized to reinforce vulnerable shoreline

segments. The shell layer provides immediate erosion protection while allowing native vegetation to establish through and around the material, offering a more natural appearance than traditional riprap.

- **Riprap Improvements.** Rock stabilization may be appropriate at selected high-energy locations where stormwater discharge or hydraulic conditions require additional structural protection, limited to areas where softer stabilization methods are not practical and integrated with native vegetation whenever feasible.
- **Fill and Regrading.** Localized grading may be required where erosion has significantly altered shoreline geometry, re-establishing proper bank slopes for stability and a suitable foundation for vegetation.

Each shoreline segment is evaluated individually before selecting a stabilization method, based on degree of erosion, bank slope, existing vegetation, wave exposure, presence of stormwater infrastructure, adjacent landscape conditions, accessibility, long-term maintenance requirements, and construction cost. The District's objective is to implement the least intrusive stabilization method capable of providing long-term performance.

4.4 Stormwater Outfall Piping: Exposed and Disconnected ADS Runs

4.4.1 Condition Observed

Field inspection has identified multiple locations throughout the community where corrugated ADS (Advanced Drainage Systems) stormwater piping is fully exposed on the lake bank rather than buried at design depth. In several cases the pipe has separated at the joints and lies loose on the littoral shelf, no longer conveying discharge to the intended outfall point.

This condition is not cosmetic alone. It is a compounding failure with three distinct consequences:

- **Loss of conveyance.** A disconnected outfall discharges stormwater at the point of separation rather than at the designed outfall. Flow is released mid-bank, above the armored or vegetated discharge point, concentrating erosive energy exactly where the bank is least protected. Several of the washout channels documented in this chapter originate at or immediately below a separated pipe joint.
- **Pipe flotation and displacement.** Corrugated HDPE pipe is buoyant. Where the pipe is not adequately buried and anchored, rising lake levels during the wet season and during storm events lift the pipe off the bank. Each flotation cycle works the joints further apart and shifts the run out of alignment, so the failure is progressive — a partially exposed pipe reliably becomes a fully disconnected one.
- **Aesthetic degradation.** Black corrugated pipe lying across an otherwise landscaped lake bank is among the most visible defects in the community. In several locations the exposed pipe sits directly adjacent to a “Designated Littoral Shelf Planting Area” sign, which undercuts the credibility of the District's own shoreline program in the eyes of residents.

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Figure 4-1. Exposed ADS piping daylighted across the lake bank adjacent to residential buildings. The pipe run has no cover and terminates loose on the shelf; note the bare, unvegetated bank and active washout on the near slope.



Figure 4-2. Exposed pipe within a designated littoral shelf planting area, immediately adjacent to District signage. Littoral plantings in this reach are sparse and struggling on a disturbed, unstabilized bank.



Figure 4-3. Separated pipe run lying loose on the shelf. Sections have pulled apart at the joints and shifted out of alignment — the characteristic signature of repeated flotation under high-water conditions.

4.4.2 Recommended Corrective Work

The District should undertake a community-wide correction of exposed and separated stormwater outfall piping as an integrated component of the shoreline stabilization program — not as a separate maintenance item. The piping failures and the bank failures share a common cause and a common repair footprint; mobilizing once to address both is materially more cost-effective than addressing them in separate campaigns.

Recommended scope, per location:

- **Survey and inventory.** Walk all lake banks and log every exposed, separated, or displaced pipe run by lake number, with photo documentation and approximate linear footage. This inventory becomes the basis for competitive bid pricing.
- **Excavate and re-lay to design grade.** Re-establish each run at proper invert elevation so the outfall discharges at the intended point on the shelf.
- **Reconnect joints mechanically.** Replace failed or separated couplings with split couplers and stainless steel banding rather than relying on friction fit alone. Where pipe sections are cracked, crushed, or UV-degraded from prolonged exposure, replace the section rather than reconnect it.
- **Anchor against flotation.** Install anti-flotation restraint appropriate to the run — anchor straps to driven stakes, or a compacted granular/shell bedding and backfill envelope — so the pipe does not lift under high-water conditions. This is the step most commonly omitted, and it is the reason the current failures have recurred.
- **Backfill and restore cover.** Backfill to design depth with compacted material, restore bank grade, and stabilize the disturbed surface.
- **Armor the outfall discharge point.** Terminate each run at a stabilized outfall — riprap, shell, or an equivalent energy-dissipating apron — so discharge does not simply begin scouring a new channel at the corrected location.

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- **Revegetate the disturbed footprint.** Restore littoral and buffer plantings across the repaired area per Section 4.5, so the corrected bank is protected by root mass and does not present as a bare scar.



Figure 4-4. Typical condition: displaced piping crossing the shelf directly below residential units, with the surrounding bank stripped of vegetation and the littoral planting failing to establish.



Figure 4-5. Close view of a disconnected joint. The pipe end discharges directly onto bare shelf material rather than at a stabilized outfall point.



Figure 4-6. Exposed pipe run through an area of sparse, patchy littoral establishment — illustrating the link between disturbed piping and failed plantings.

4.4.3 Priority

Locations where a separated pipe is actively discharging into an unarmored bank should be treated as Priority 1 and addressed in FY2028, ahead of purely aesthetic corrections. Each wet season these locations remain uncorrected, the associated washout enlarges and the eventual repair cost increases.

4.4.4 Lakes Requiring Repair

The District has identified several lakes where exposed rainwater leaders (stormwater discharge pipes) require repair or stabilization. These repairs will be performed on a lake-by-lake basis and coordinated with shoreline restoration activities whenever practical to minimize disturbance and improve long-term bank stabilization.

Lake	Approximate Exposed Leaders	Number of Rainwater
Lake 18		4
Lake 19		4
Lake 17		3
Lake 16		2
Lake 14		2

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Lake	Approximate Exposed Leaders	Number of Rainwater
Lake 25		1
Lake 7		1
Lake 23		1
Lake 27		1

Implementation Notes

- Repair priorities may be adjusted based on field conditions and severity of erosion.
- Work may include bank stabilization, pipe-end protection, grading, and restoration of adjacent littoral and shoreline vegetation, as appropriate.
- Whenever feasible, rainwater leader repairs will be coordinated with shoreline restoration and littoral planting projects to reduce mobilization costs and improve overall project efficiency.

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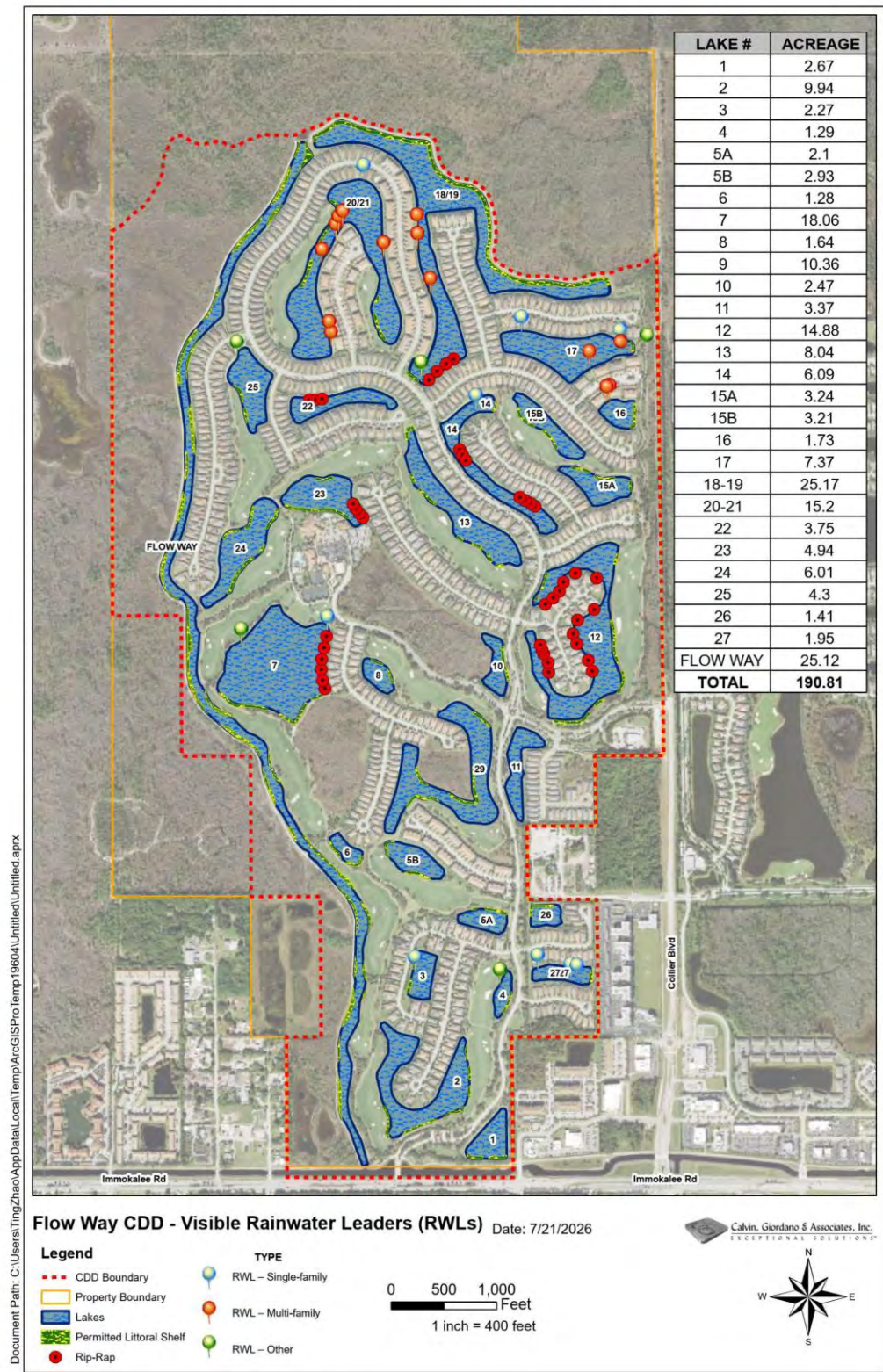


Figure 4-9. Flow Way CDD Visible Rainwater Leaders (RWLs) map, showing the location of each exposed rainwater leader by lake, keyed by type (Single-Family, Multi-Family, Other) and cross-referenced with

existing riprap locations and permitted littoral shelf areas. Date: 7/21/2026, Calvin, Giordano & Associates, Inc.

4.5 Littoral and Buffer Vegetation: Maintenance and Replanting

4.5.1 Cordgrass Maintenance

Established cordgrass (*Spartina bakeri*) stands along the community's lake banks show significant accumulation of dead, senesced material within the crown of each clump. Where this thatch is not removed, the stands present as brown and matted rather than green and vigorous, and the accumulated dead material suppresses new growth from the center of the plant. Several of the stands visible in Figures 4-1 through 4-6 exhibit exactly this condition.

- **Cut back annually.** Cordgrass and Fakahatchee grass should be cut back to approximately 12—18 inches once per year to flush out accumulated dead material and stimulate vigorous new growth from the crown.
- **Time the cutback to late winter.** The optimal window is late winter, after the risk of cold damage has passed but before spring green-up begins.
- **Remove and dispose of the cuttings.** Cut material must be hauled off, not left in place, to avoid nutrient loading in the lake.
- **Do not fertilize.** Buffer and littoral zone plantings should never receive fertilizer applications, given their proximity to open water.

This should be written into the District's landscape maintenance specification as a recurring annual line item. Note: the annual cutback height above refers to the post-cutback height; between cutbacks, cordgrass is otherwise maintained at approximately 4 to 5 feet as described in Chapter 5.

4.5.2 Replanting the Upper Shelf

At numerous locations the upper edge of the littoral shelf has been left bare by erosion, pipe-related washout, or attrition of the original plantings. This band is the single most important zone for bank stability. District Staff recommends supplementing the top of the shelf with the deep-rooted native grass and emergent species described in Chapter 3 (Section 3.3), prioritizing Cordgrass, Fakahatchee Grass, and Muhly Grass on the upper shelf, and Pickerelweed, Arrowhead/Duck Potato, Golden Canna, and Soft rush where the shelf is submerged or seasonally inundated. This recommendation is included in the cost estimates for plantings.

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Figure 4-5a. Reference photo (not Flow Way) of an established, densely vegetated littoral shelf transition, showing Pickerelweed and Arrowhead at the water's edge grading into Cordgrass — the target condition for restored Flow Way shelves.



Figure 4-5b. Reference photo (not Flow Way) of a mature, densely established grass planting, illustrating the full bank coverage targeted for restored upper-shelf areas.

4.6 Integration, Inspection & Maintenance Requirements

Shoreline stabilization should be coordinated with other improvements identified in this Master Plan to maximize efficiency and reduce overall construction costs, particularly littoral shelf restoration (Chapter 3), native shoreline planting, ADS outfall improvements (Section 4.4), and fountain and aeration installations (Chapter 6).

Following completion of stabilization projects, routine inspections should evaluate evidence of continued erosion, settlement or displacement, vegetation establishment, stability of shell or riprap materials, performance of adjacent drainage structures, and shoreline appearance, documented annually. Long-term maintenance activities include removal of accumulated debris, replacement of damaged vegetation, supplemental shell placement where necessary, spot repairs to localized erosion, invasive vegetation management, and inspection following major storm events. Preventive maintenance significantly reduces future repair costs and extends the service life of stabilization improvements.

4.7 Program Benefits

The shoreline stabilization and stormwater infrastructure improvement program provides multiple long-term benefits to the Flow Way CDD community. Stabilized shorelines reduce erosion, limit sediment transport into lakes, and protect the structural integrity of stormwater conveyance features including ADS outfalls, swales, and berms. Correcting residential rain leader connections eliminates a significant source of focused erosion at the shoreline.

Beyond infrastructure protection, shoreline improvements enhance community aesthetics, support native habitat, and reduce the frequency and cost of future repair interventions. Proactive investment in geotube stabilization, riprap, and resloping extends the service life of the District's stormwater assets and defers the need for more extensive capital replacement. Over the five-year program period, this systematic approach is expected to result in lower long-term maintenance costs and improved resilience following storm events.

4.8 Shoreline Stabilization & Outfall Repair Cost Estimates

Planning-level unit costs for shoreline stabilization and ADS outfall repair, based on current vendor pricing, are summarized below.

Description	Unit	Planning Cost
Residential Rain Leader Correction w/ 6-inch Bubble-Up	Each	\$1,200–\$1,400
7-Foot Geotube	LF	\$105
5-Foot Geotube	LF	\$85

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Description	Unit	Planning Cost
6-Foot Erosion Control Sox	LF	\$95
12-Foot Erosion Control Sox	LF	\$115
Riprap (12–18 inch)	SF	\$18
Riprap (3–12 inch)	SF	\$12
Fill, Grading & Shoreline Resloping	LF	\$23

Expected service life varies by improvement type: geotube stabilization, 20 to 30 years; riprap stabilization, 40 to 50 years; crushed shell stabilization, 10 to 20 years; residential bubble-up improvements, 20 to 30 years; and ADS outfall repairs, 8 to 10 years. These service life estimates should be used to anticipate future replacement cycles in subsequent updates to this Master Plan.

Implementation of this chapter's recommendations will provide reduced shoreline erosion, improved bank stability, protection of stormwater infrastructure, reduced sediment transport, improved water quality, enhanced wildlife habitat, improved community aesthetics, lower long-term maintenance costs, and increased resilience following storm events.

4.9 Chapter Summary

Shoreline stabilization and outfall piping repair are critical, interrelated components of the District's Five-Year Shoreline & Lake Improvement Master Plan. By combining native vegetation, strategic grading, hybrid shell stabilization, selective riprap improvements, a community-wide ADS piping repair program, and routine monitoring, the District can proactively address erosion while maintaining the natural appearance and ecological value of its lakes. The recommended approach emphasizes environmentally responsible, cost-effective solutions that integrate with the District's broader shoreline restoration and capital improvement programs.

Figures 4-10 through 4-14 (reference): Existing Shoreline Erosion Examples (Lakes 15A, 20/21, 24, 25); Hybrid Shell Erosion Control System – Concept Detail; Typical Shoreline Stabilization Cross-Section; Before-and-After Shoreline Stabilization Concept; Decision Matrix for Selecting Stabilization Methods. [Not yet provided.]

Existing Condition	Recommended Treatment
Minor shoreline erosion	Native littoral restoration
Moderate bank erosion	Grading and native vegetation
Exposed/disconnected stormwater outfall	Outfall repair per Section 4.4 and shoreline planting
High-energy shoreline	Hybrid shell system or riprap with native plantings
Localized washouts	Fill, regrade, and revegetate

CHAPTER 5

Littoral & Shoreline Maintenance Program

5.1 Introduction

The long-term success of the Flow Way Community Development District's shoreline restoration program depends on the implementation of a comprehensive maintenance program. While the installation of native littoral vegetation provides immediate environmental and aesthetic benefits, routine maintenance is essential to ensure healthy plant establishment, preserve shoreline stability, and maximize the long-term value of the District's investment.

This chapter establishes the District's recommended maintenance standards for permitted littoral shelves, shoreline vegetation, and associated restoration improvements, complementing the District's existing aquatic maintenance operations.

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Figure 5-1. Flow Way CDD Lakes Map, showing all 27 lake systems and the Flow Way water body with corresponding acreage (190.81 total acres), the CDD and property boundaries, and areas of permitted littoral shelf. This map identifies which lake banks currently lack established littoral shelf coverage and should be prioritized for the planting and maintenance work described in this chapter and in Chapter 3. Date: 3/8/2022, Calvin, Giordano & Associates, Inc.

5.2 Program Objectives

The objectives of the Littoral Maintenance Program are to preserve healthy native littoral vegetation, maintain shoreline stability, promote long-term plant health, improve water quality, protect wildlife habitat, reduce invasive vegetation, minimize long-term replacement costs, and maintain a clean and attractive shoreline appearance.

5.3 Routine & Seasonal Maintenance

Routine maintenance should be performed throughout the year to maintain healthy shoreline conditions and prevent minor issues from becoming major restoration projects, including removal of trash and debris, removal of dead or declining vegetation, selective trimming of overgrown plant material, inspection for shoreline erosion, invasive vegetation management, monitoring of plant health, replacement of failed plant material as required, and inspection of adjacent drainage structures. Maintenance crews should avoid excessive pruning or removal of healthy native vegetation that contributes to shoreline stability and ecological function.

Spring

Removal of dead foliage; selective trimming of emergent vegetation; inspection of shoreline conditions; replacement of damaged or missing plants; fertilization only where appropriate and in accordance with environmental regulations.

Summer

Monitoring plant growth; supplemental planting where necessary; invasive vegetation control; shoreline inspections following major rainfall events; monitoring lake elevations.

Fall

Removal of declining vegetation; inspection of shoreline stabilization features; replacement planting where needed; documentation of annual program performance.

Winter

Structural inspections; evaluation of shoreline conditions; development of annual maintenance priorities; preparation for spring restoration projects.

5.4 Plant Maintenance Standards

Maintenance practices vary depending upon plant species and location within the shoreline system.

- **Flowering Littoral Species.** Should generally be allowed to develop naturally with only selective removal of dead flower stalks and damaged foliage; routine pruning should be minimized to preserve seasonal blooms and wildlife habitat.

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- **Cordgrass.** Should be cut back annually (to approximately 12–18 inches per Section 4.5.1) to maintain a neat appearance and encourage vigorous new growth, and is otherwise maintained at approximately 4 to 5 feet through the growing season.
- **Fakahatchee Grass.** Should be inspected annually and selectively trimmed to remove dead foliage while maintaining a natural appearance; complete removal should be avoided unless replacement is planned.
- **Muhly Grass.** Should receive an annual cutback during late winter to encourage healthy spring growth and improve flowering performance.

5.4.1 Reference Photos — Maintained Species

The reference photographs below (not taken at Flow Way) illustrate the three species addressed by this maintenance standard at a healthy, well-maintained size and form.



Figure 5-4a. Reference photo (not Flow Way) of Cordgrass (Spartina bakeri) maintained as a dense, upright clump.



Figure 5-4b. Reference photo (not Flow Way) of a mature Cordgrass (Spartina bakeri) clump in a landscape setting.



Figure 5-4c. Reference photo (not Flow Way) of Muhly Grass (Muhlenbergia capillaris) in fall bloom, showing the characteristic pink plume display.



Figure 5-4d. Reference photo (not Flow Way) of Fakahatchee Grass (Tripsacum dactyloides) foliage detail.

5.5 Invasive Vegetation Management

Routine inspections should identify invasive vegetation before it becomes established within restored shoreline areas, through early detection, spot herbicide applications where appropriate, manual removal of isolated infestations, follow-up inspections, and replacement planting where invasive species have displaced native vegetation. Maintaining dense native vegetation is one of the most effective methods for preventing future invasive plant establishment.

5.6 Inspection Program

Routine inspections are recommended throughout the year to evaluate shoreline performance and identify maintenance needs, including shoreline stability, plant health, vegetation density, evidence of erosion, exposed drainage infrastructure, wildlife activity, lake water elevations, and overall visual appearance. Inspection findings should be documented annually and incorporated into future capital planning efforts.

5.7 Adaptive Maintenance & Performance Evaluation

The Littoral Maintenance Program is intended to remain flexible; maintenance priorities may be adjusted based upon plant establishment, storm impacts, water level fluctuations, seasonal weather conditions, capital improvement projects, and operational observations.

5.8 Maintenance Cost Estimates

The planning-level unit cost for the annual cutback and maintenance trimming of native grasses described in Section 5.4 is \$1.40 per plant.

Annual evaluations should measure plant survival rates, vegetation coverage, shoreline stability, reduction in erosion, wildlife utilization, visual appearance, maintenance costs, and resident feedback. The results of these evaluations should be used to refine future maintenance practices and support updates to this Master Plan.

5.9 Chapter Summary

The Littoral Maintenance Program establishes a comprehensive framework for preserving the District's shoreline restoration investments through routine inspection, adaptive maintenance, and proactive vegetation management. By implementing consistent maintenance practices, the District will improve shoreline stability, enhance ecological performance, preserve community aesthetics, and reduce long-term capital expenditures associated with future shoreline repairs.

CHAPTER 6

Fountain, Aeration, Bubblers & Water Quality Monitoring

6.1 Introduction

Healthy lake systems depend on a balanced combination of shoreline vegetation, stormwater treatment, and adequate water circulation. While restoration of permitted littoral shelves (Chapter 3) provides significant ecological benefits, certain lakes may also benefit from supplemental aeration or decorative fountain systems to improve water movement, dissolved oxygen levels, and overall water quality.

The District has developed a phased Fountain & Aeration Master Plan that complements the Five-Year Shoreline & Lake Improvement Program. Rather than implementing aeration improvements based solely on appearance, the District will use measurable water quality data to prioritize future investments and maximize the effectiveness of available funding.

Why this matters to the Board: Before committing capital dollars to fountains, bubblers or aeration systems, the District needs to know which lakes actually need them. This monitoring program tells District Management and the Board which lakes are circulating well on their own and which are showing signs of stress, so that capital investment in aeration or fountains can be targeted only where it will provide a measurable benefit, rather than based on appearance alone.

6.2 Existing Fountain Systems

Existing fountains are currently located in Lake 7, Lake 10, and Lake 11. These fountains provide aesthetic enhancement, localized circulation, and supplemental oxygen transfer. Routine maintenance activities include pump inspections, nozzle cleaning, electrical inspections, lighting maintenance (where applicable), seasonal adjustments, and performance monitoring. Existing fountain systems will continue to be maintained as part of the District's routine operations program.

6.3 Future Fountain, Bubbler & Aeration Strategy

The Master Plan identifies opportunities for future decorative fountain installations at lakes where enhanced aesthetics and supplemental circulation would provide the greatest community benefit, evaluated based upon lake size, existing circulation, community visibility, proximity to residences (to avoid fountain noise complaints), electrical availability, water depth, and capital budget. Fountains will generally be prioritized for lakes not directly adjacent to residential units, reserving aeration-only solutions for lakes where noise-sensitive homes border the shoreline. Decorative fountains are intended to complement, not replace, the ecological benefits provided by healthy littoral shelves and native shoreline vegetation.

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Figure 6-3a. Reference photo (not Flow Way) of a decorative lake fountain, illustrating the aesthetic display style considered for future installations at select lakes.



Figure 6-3b. Reference photo (not Flow Way) of a decorative pond fountain in a residential community setting, similar in scale and character to fountains planned for Flow Way lakes.

Subsurface aeration systems provide continuous circulation throughout the water column and are effective in improving dissolved oxygen levels, reducing thermal stratification, and supporting healthier aquatic ecosystems. Future aeration systems will be considered where monitoring indicates limited circulation or reduced dissolved oxygen concentrations; selection of aeration locations will be based upon scientific monitoring rather than visual observations alone.

Bubblers — also known as diffused or bottom-diffused aeration systems — differ from decorative fountains in both function and appearance. Rather than spraying water into the air, a bubbler uses a shore-mounted compressor to push air through weighted diffuser lines resting on the lake bottom, releasing a continuous column of fine bubbles that lifts water from the bottom to the surface. This provides strong dissolved oxygen benefit and full water-column circulation without

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the visual spray, noise, or lighting associated with a decorative fountain, making bubblers the preferred technology for lakes where effective circulation is needed but a fountain's visibility, sound, or lighting would be undesirable — typically smaller lakes, lakes tucked within residential courtyards, or lakes immediately adjacent to homes.

Why lakes are matched to a specific technology: Each lake in the Five-Year Fountain, Bubbler & Aeration Implementation Schedule (Section 6.3.1) is assigned either a decorative fountain or a bubbler based on the criteria above. Large, highly visible lakes fronting common areas, entries, or the golf course are prioritized for decorative fountains, where the aesthetic display provides the greatest community benefit. Smaller lakes, lakes with limited sightlines, and lakes closely bordered by residences are prioritized for bubblers, which deliver comparable circulation and dissolved oxygen benefits without the noise or lighting concerns a fountain would raise for adjacent homeowners.



Figure 6-3c. Reference photo (not Flow Way) of a subsurface aeration system in operation, showing the circulation pattern created at the water surface.

Planning Note: Future fountain and aeration locations identified within this Master Plan are based on current field observations and preliminary planning efforts. Final implementation priorities will be refined through annual field evaluations. Lakes identified for Fiscal Years 2029 through 2031 will be reevaluated prior to implementation to ensure capital investments are directed toward the areas of greatest need.

6.3.1 Five-Year Fountain, Bubbler & Aeration Implementation Schedule

- FY2027: Install the proposed decorative fountain at Lakes 18 & 19 as the District's first priority project.

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- The District currently has decorative fountains installed in Lakes 7 and 10. Future installations will complement the existing fountain system while improving overall lake health and aesthetics where justified by the DO study.

Fiscal Year	Proposed Fountain / Aeration Installations
FY2027	Lakes 18 & 19
FY2028	Lake 1, Lake 9, and Lake 24
FY2029	Lake 20 and Lake 21
FY2030	Lake 17, Lake 23, and Lake 25
FY 2031	Lake 5A

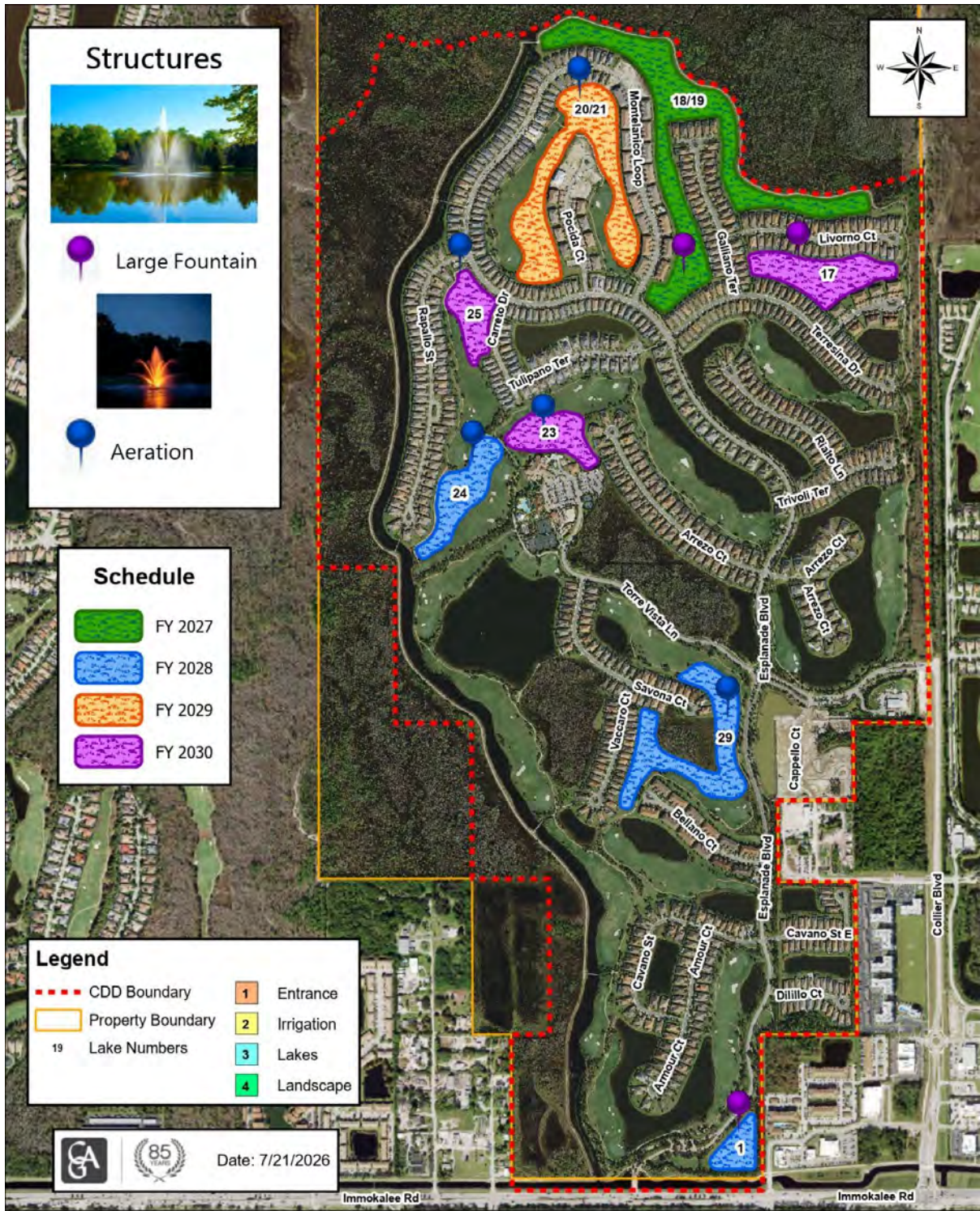
Recommended technology by lake: Based on the criteria in Section 6.3, the following technology assignments are recommended for each lake in the schedule above:

- **Lakes 18 & 19 (FY2027):** Decorative fountain — large, highly visible lake fronting a primary community entry, providing significant aesthetic return.
- **Lake 1, Lake 9, and Lake 24 (FY2028):** Bubbler / diffused aeration — these lakes are closely bordered by residences where fountain noise and lighting would generate complaints; bubblers deliver comparable circulation and oxygen benefit without those impacts.
- **Lake 20 and Lake 21 (FY2030):** Decorative fountain — large, highly visible lake fronting a primary community entry, providing significant aesthetic return.
- **Lake 17, Lake 23, and Lake 25 (FY2031):** Decorative fountain — lakes with strong visibility from common areas and roadways, where the aesthetic display supports the community's overall appearance goals.
- **Lake 5A** Bubbler / diffused aeration — smaller, less visible lakes where a bubbler provides the needed water quality benefit at lower capital and operating cost than a fountain.

These assignments are preliminary and will be confirmed each fiscal year based on updated field observations, resident input, and budget availability, consistent with the adaptive management approach described in Section 6.4.

*Preliminary; lake assignments and timing subject to confirmation based on annual field observations and water quality monitoring.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Flow Way CDD - Engineer's Report Asset Map

Figure 6-3.1a. Flow Way CDD Engineer's Report Asset Map, showing planned large fountain and aeration structure locations by fiscal year (FY2028–FY2031). Date: 7/21/2026, Calvin, Giordano & Associates, Inc. Lake-specific assignments shown on this map should be cross-checked against the schedule table above prior to Board adoption.

6.4 Data Evaluation & Adaptive Management

Collected monitoring data will be evaluated to identify trends rather than isolated measurements, considering dissolved oxygen concentration, water temperature, seasonal variability, existing circulation, lake morphology, shoreline conditions, existing littoral shelf establishment, and fountain or aeration performance. This information will be used to support annual updates to the District's Capital Improvement Program.

Rather than permanently assigning aeration projects years in advance, annual monitoring will allow the District to reevaluate future priorities based upon actual lake conditions, and proposed fountain and aeration locations may be modified to better address changing environmental conditions and maximize capital investment.

6.5 Long-Term Maintenance

Following installation, all fountain and aeration equipment will be incorporated into the District's preventative maintenance program, including pump inspections, compressor servicing, diffuser cleaning, electrical inspections, lighting maintenance (where applicable), performance testing, and seasonal operational adjustments.

6.6 Program Benefits

The fountain and aeration improvement program provides sustained water quality, aesthetic, and ecological benefits across the Flow Way CDD lake system. Decorative fountains provide surface agitation and oxygenation, improving circulation in the upper water column, reducing thermal stratification, and suppressing conditions favorable to algal growth. Bottom diffused aeration systems complement fountain operation by introducing dissolved oxygen at depth, supporting aerobic decomposition of organic sediments and improving overall lake health.

Together, these systems contribute to improved water clarity, reduced odor, enhanced wildlife habitat, and a more attractive lake environment for residents. Maintaining and systematically replacing aging equipment on a planned cycle — rather than responding reactively to failures — reduces emergency repair costs, extends infrastructure service life, and supports predictable annual budgeting. Integration with dissolved oxygen monitoring further strengthens the District's ability to make data-driven decisions about future fountain and aeration investments.

6.7 Fountain & Aeration Cost Estimates

Planning-level unit costs for future fountain and aeration installations are summarized below.

Description	Unit	Planning Cost
Decorative Fountain (including electrical)	Each	\$30,000–\$40,000
Bubbler / Bottom Diffused Aeration System	Each	\$15,000–\$25,000

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

Expected service life: decorative fountains, 15 to 20 years; fountain electrical infrastructure, 25 to 35 years; and bottom diffused aeration systems, 10 to 15 years.

Integrating dissolved oxygen monitoring with annual capital planning and fountain/aeration investment provides improved capital planning, data-driven decision making, better allocation of District resources, improved water quality, enhanced biological performance, greater flexibility for future capital improvements, and improved understanding of lake performance over time.

6.8 Chapter Summary

The Fountain & Aeration Master Plan and Dissolved Oxygen Monitoring Program together provide a structured, data-driven approach for improving water circulation, dissolved oxygen levels, and overall lake health while enhancing the visual quality of the District's lake system. Monitoring results will be reviewed annually and incorporated into future updates of this Master Plan.

CHAPTER 7

Lake-by-Lake Existing Conditions Assessment

7.1 Introduction

As part of the development of this Five-Year Shoreline & Lake Improvement Master Plan, District staff completed comprehensive field inspections of selected lakes throughout the Flow Way Community Development District. The purpose of these inspections was to establish a photographic baseline of existing shoreline conditions, identify opportunities for restoration, and develop lake-specific recommendations that support future capital planning.

Each lake assessment included field observations, shoreline photography, review of the Engineer's Master Asset Map, evaluation of permitted littoral shelf conditions, identification of shoreline erosion, and assessment of stormwater infrastructure where applicable.

The information presented in this chapter establishes the existing baseline conditions from which future improvements will be measured. These assessments will also serve as a reference for future annual inspections and updates to this Master Plan.

Unless otherwise noted, recommendations are planning-level in nature and will be refined during project design and implementation.

7.2 Assessment Methodology

Each lake was evaluated using a consistent methodology to ensure comparable results throughout the District.

Field evaluations included:

- Existing shoreline condition
- Littoral shelf establishment
- Native vegetation health
- Evidence of shoreline erosion
- Existing stormwater outfalls and drainage structures
- Wildlife habitat opportunities
- Water quality observations
- General appearance
- Future restoration opportunities

Each assessment concludes with recommended improvements that support the District's Five-Year Capital Improvement Program.

7.3 Lake Assessment Format

Each lake assessment is organized using the following format:

Lake Number

Existing Conditions

- Summary of existing shoreline conditions.
- Existing vegetation.
- Existing infrastructure.
- Existing maintenance observations.

Recommended Improvements

- Shoreline stabilization.
- Littoral restoration.
- Drainage improvements.
- Native landscape enhancements.
- Future monitoring.
- Capital improvement recommendations.

Photographic Documentation

- Existing shoreline photographs.
- Representative field observations.

Implementation

- Proposed fiscal year.
- Relative priority.
- Future maintenance considerations.

7.4 Lake Assessments

The following lake assessments summarize the existing conditions and recommended improvements for each lake included within this Master Plan.

Lake 1

Existing Conditions

- Existing shoreline generally stable.
- Littoral shelf established with opportunities for expansion.
- Existing landscape in good condition.
- Approximately 150 LF of shoreline erosion requiring repair.

Recommended Improvements

- Supplemental flowering littoral plantings.
- Continue routine maintenance.
- Future fountain installation in accordance with the Fountain & Aeration Master Plan.

Figures

- Figure 7-1a Existing Shoreline – Lake 1
- Figure 7-1b Existing Conditions Photographs – Lake 1



Figure 7-1a. Existing shoreline condition at Lake 1, showing the sandy, sparsely vegetated bank transitioning from the maintained turf to the water's edge, with scattered cordgrass clumps and limited littoral establishment.



Figure 7-1b. Existing shoreline condition at Lake 1, opposite bank, showing the exposed littoral shelf area and bare shoreline adjacent to the fairway, an area targeted for supplemental flowering littoral plantings.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

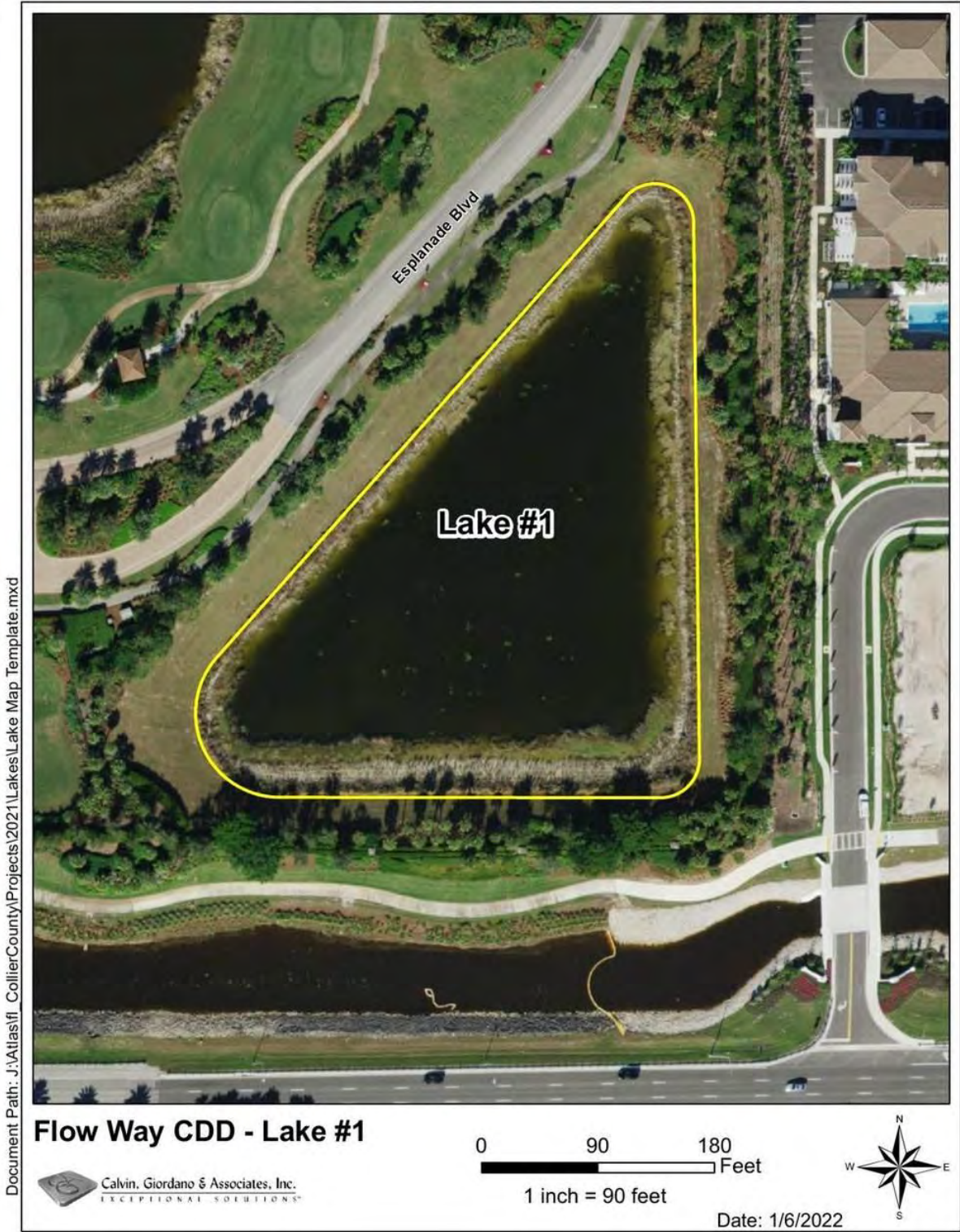


Figure 7-1c. Aerial map of Lake 1, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 2

Existing Conditions

- Portions of the littoral shelf are exposed due to seasonal water levels.
- Native vegetation established but inconsistent.
- Approximately 230 LF of shoreline erosion requiring repair.

Recommended Improvements

- Expand native littoral plantings.
- Continue annual inspections.
- Monitor shoreline stability.

Figures

- Figure 7-2a Existing Shoreline – Lake 2
- Figure 7-2b Existing Conditions Photographs – Lake 2



Figure 7-2a. Existing shoreline condition at Lake 2, showing exposed sandy littoral shelf and isolated cordgrass clumps along the bank fronting the golf course green.



Figure 7-2b. Existing shoreline condition at Lake 2, showing sparse, isolated grass clumps on an eroded, rocky shoreline with limited continuous littoral coverage.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-2c. Aerial map of Lake 2, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 3

Existing Conditions

- Minor shoreline erosion observed.
- Existing littoral vegetation established.
- Approximately 320 LF of shoreline erosion requiring repair.

Recommended Improvements

- Supplemental flowering littoral vegetation.
- Continue shoreline monitoring.



Figure 7-3a. Existing shoreline condition at Lake 3, showing the sandy bank fronting residential lots with scattered cordgrass clumps at the water's edge.



Figure 7-3b. Existing shoreline condition at Lake 3, opposite view, showing the exposed sandy shelf transitioning to maintained turf.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-3c. Aerial map of Lake 3, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 4

Existing Conditions

- Shoreline generally stable.
- Existing landscape healthy.
- Approximately 45 LF of shoreline erosion requiring repair.

Recommended Improvements

- Increase littoral density.
- Continue routine maintenance.



Figure 7-4a. Existing shoreline condition at Lake 4, showing the sandy bank and fairway edge with scattered cordgrass clumps along the water's edge.



Figure 7-4b. Existing shoreline condition at Lake 4, opposite view, showing the exposed sandy littoral shelf fronting the green and bunker complex.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-4c. Aerial map of Lake 4, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 5A

Existing Conditions

- Exposed portions of permitted littoral shelf.
- Sparse vegetation in isolated locations.
- Approximately 86 LF of shoreline erosion requiring repair.

Recommended Improvements

- Restore native littoral shelf.
- Evaluate shoreline stabilization needs.



Figure 7-5Aa. Existing shoreline condition at Lake 5A, showing the residential bank with sparse littoral vegetation along the waterline.



Figure 7-5Ab. Existing shoreline condition at Lake 5A, showing the sandy shoreline and pathway edge with scattered grass clumps.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

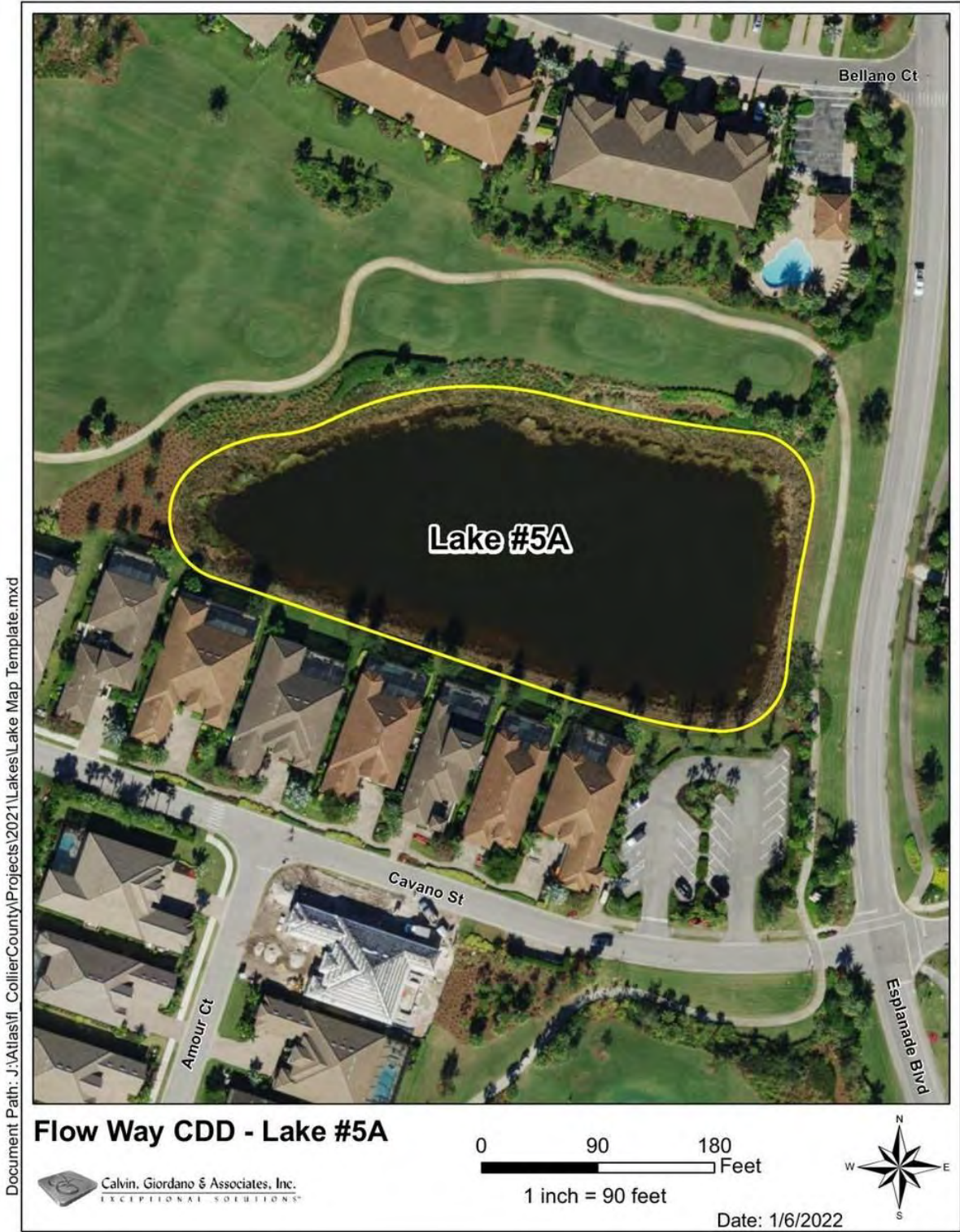


Figure 7-5Ac. Aerial map of Lake 5A, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 5B

Existing Conditions

- Shoreline condition documented via aerial map; detailed field assessment pending.
- Approximately 50 LF of shoreline erosion requiring repair.

Recommended Improvements

- Evaluate shoreline and littoral conditions during next inspection cycle.



Figure 7-5Ba. Existing shoreline condition at Lake 5B, showing the sandy bank fronting a residential lot with emerging littoral grasses at the waterline.



Figure 7-5Bb. Existing shoreline condition at Lake 5B, opposite view, showing the sandy bank and open water with scattered grass clumps along the shoreline.



Figure 7-5Bc. Aerial map of Lake 5B, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 6

Existing Conditions

- Shoreline condition documented via aerial map; detailed field assessment pending.
- Approximately 40 LF of shoreline erosion requiring repair.

Recommended Improvements

- Evaluate shoreline and littoral conditions during next inspection cycle.



Figure 7-6a. Existing shoreline condition at Lake 6, showing the sandy bank fronting the fairway with scattered emergent grasses at the waterline.



Figure 7-6b. Existing shoreline condition at Lake 6, opposite view, showing the residential shoreline with sparse littoral vegetation along the sandy bank.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-6c. Aerial map of Lake 6, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 7

Existing Conditions

- Shoreline condition documented via field photography; detailed assessment pending.
- Approximately 90 LF of shoreline erosion requiring repair.

Recommended Improvements

- Evaluate shoreline and littoral conditions during next inspection cycle.



Figure 7-7a. Existing shoreline condition at Lake 7.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-7b. Aerial map of Lake 7, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 8

Existing Conditions

- Large exposed littoral shelf.
- Existing Muhly Grass healthy.
- Localized shoreline erosion.
- Approximately 10 LF of shoreline erosion requiring repair.

Recommended Improvements

- Restore flowering littoral shelf.
- Repair localized erosion.
- Evaluate adjacent drainage infrastructure.



Figure 7-8a. Existing shoreline condition at Lake 8.



Figure 7-8b. Existing shoreline condition at Lake 8, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-8c. Aerial map of Lake 8, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 9

Existing Conditions

- Shoreline condition documented via aerial map; detailed field assessment pending.
- Approximately 40 LF of shoreline erosion requiring repair.

Recommended Improvements

- Evaluate shoreline and littoral conditions during next inspection cycle.



Figure 7-9a. Lake 9 shoreline showing existing littoral vegetation and general lake conditions. Photo: Calvin, Giordano & Associates, Inc., October 2026.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-9b. Aerial map of Lake 9, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 10

Existing Conditions

- Shoreline in generally good condition.
- Existing vegetation healthy.
- Approximately 10 LF of shoreline erosion requiring repair.

Recommended Improvements

- Continue routine maintenance.
- Expand native littoral vegetation where appropriate.



Figure 7-10a. Existing shoreline condition at Lake 10, showing exposed sandy bank fronting residential lots with an isolated drainage pipe partially submerged at the shoreline.



Figure 7-10b. Existing shoreline condition at Lake 10, showing the sandy bank beneath mature oak trees with sparse littoral establishment.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-10c. Aerial map of Lake 10, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 11

Existing Conditions

- Existing shoreline documented.
- Landscape enhancement program previously developed.
- Existing fountain location.
- Approximately 15 LF of shoreline erosion requiring repair.

Recommended Improvements

- Implement approved shoreline enhancement project.
- Restore littoral shelf.
- Install irrigation improvements.
- Continue annual maintenance.



Figure 7-11a. Existing shoreline condition at Lake 11, showing low water levels exposing a wide bare bank with scattered cordgrass clumps along the perimeter.



Figure 7-11b. Existing shoreline condition at Lake 11, opposite view, showing the exposed lake bottom and remnant stumps during low water, with newly installed littoral plantings along the upper bank.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-11c. Aerial map of Lake 11, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 12

Existing Conditions

- Limited littoral vegetation.
- Stable shoreline.
- Approximately 180 LF of shoreline erosion requiring repair.

Recommended Improvements

- Increase native littoral coverage.
- Continue monitoring.



Figure 7-12a. Existing shoreline condition at Lake 12, showing a riprap-stabilized bank fronting residential lots with sparse littoral vegetation at the shoreline.



Figure 7-12b. Existing shoreline condition at Lake 12, opposite view, showing the riprap-armored shoreline and sandy bank near the designated littoral shelf planting area.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-12c. Aerial map of Lake 12, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 13

Existing Conditions

- Existing shoreline healthy.
- Existing landscape established.
- Approximately 40 LF of shoreline erosion requiring repair.

Recommended Improvements

- Supplemental native plantings.
- Routine maintenance.



Figure 7-13a. Existing shoreline condition at Lake 13, showing the sandy bank and clear water fronting a residential lot with isolated grass clumps at the waterline.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-13b. Aerial map of Lake 13, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 14

Existing Conditions

- Exposed shelf.
- Existing erosion.
- Sparse vegetation.
- Approximately 60 LF of shoreline erosion requiring repair.

Recommended Improvements

- Shoreline stabilization.
- Native flowering littoral restoration.



Figure 7-14a. Existing shoreline condition at Lake 14.



Figure 7-14b. Existing shoreline condition at Lake 14, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

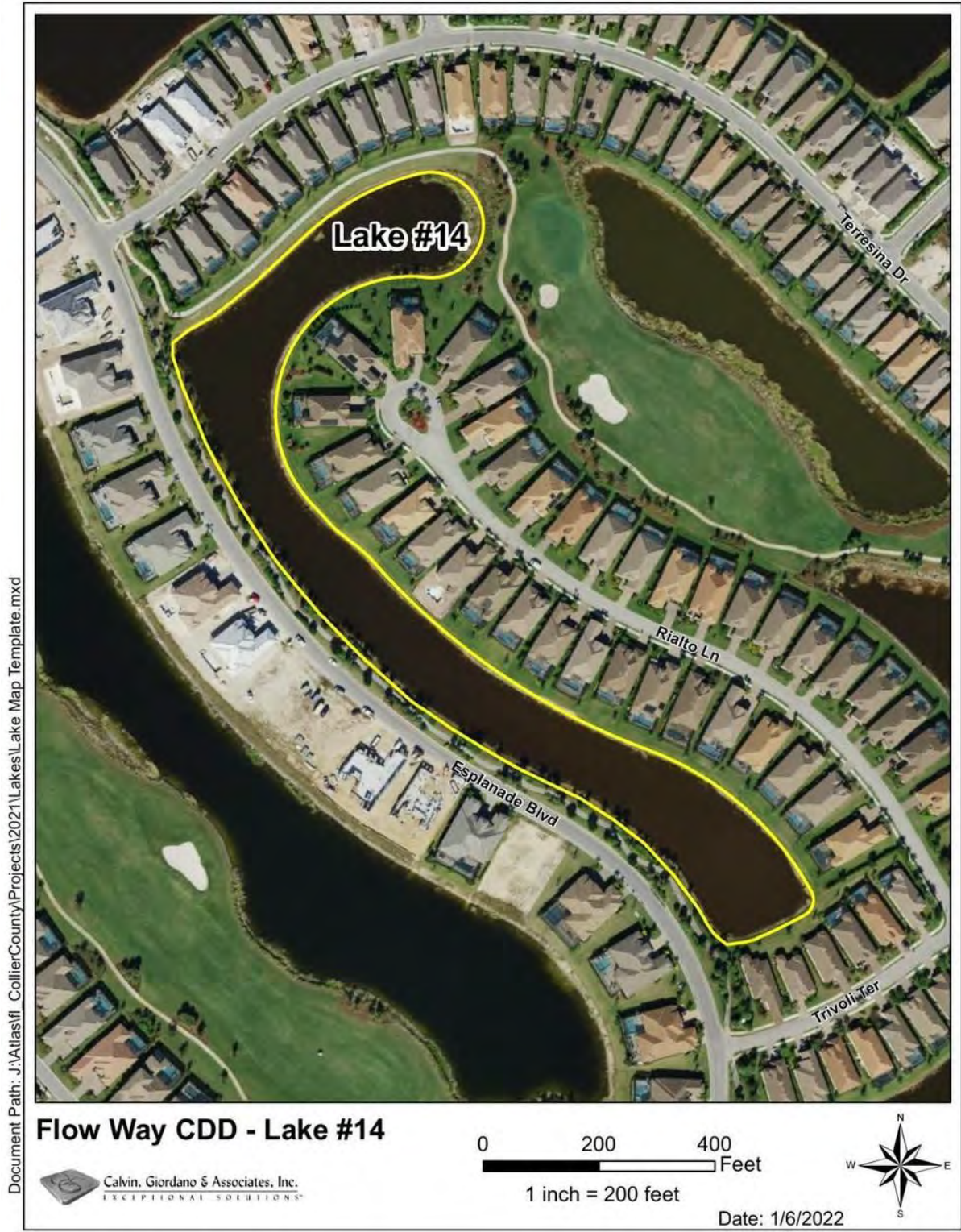


Figure 7-14c. Aerial map of Lake 14, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 15A

Existing Conditions

- Significant shoreline erosion.
- Exposed tree roots.
- Sparse littoral vegetation.
- Approximately 60 LF of shoreline erosion requiring repair.

Recommended Improvements

- Priority shoreline stabilization.
- Native littoral restoration.



Figure 7-15Aa. Existing shoreline condition at Lake 15A.

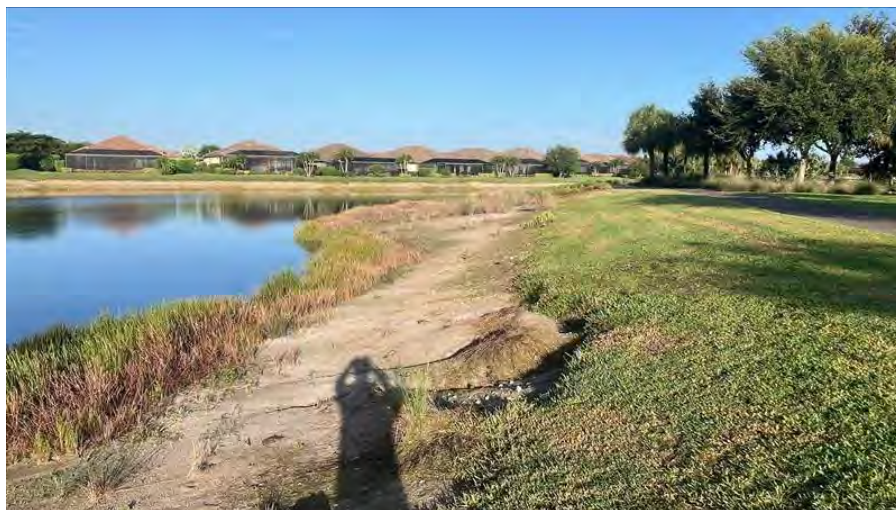


Figure 7-15Ab. Existing shoreline condition at Lake 15A, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-15c. Aerial map of Lake 15A, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 15B

Existing Conditions

- Exposed permitted shelf.
- Minor shoreline erosion.
- Approximately 20 LF of shoreline erosion requiring repair.

Recommended Improvements

- Supplemental planting.
- Continue monitoring.



Figure 7-15Ba. Lake 15B shoreline showing native littoral plantings (muhly grass foreground) and general water quality conditions. Photo: Calvin, Giordano & Associates, Inc., October 2026.

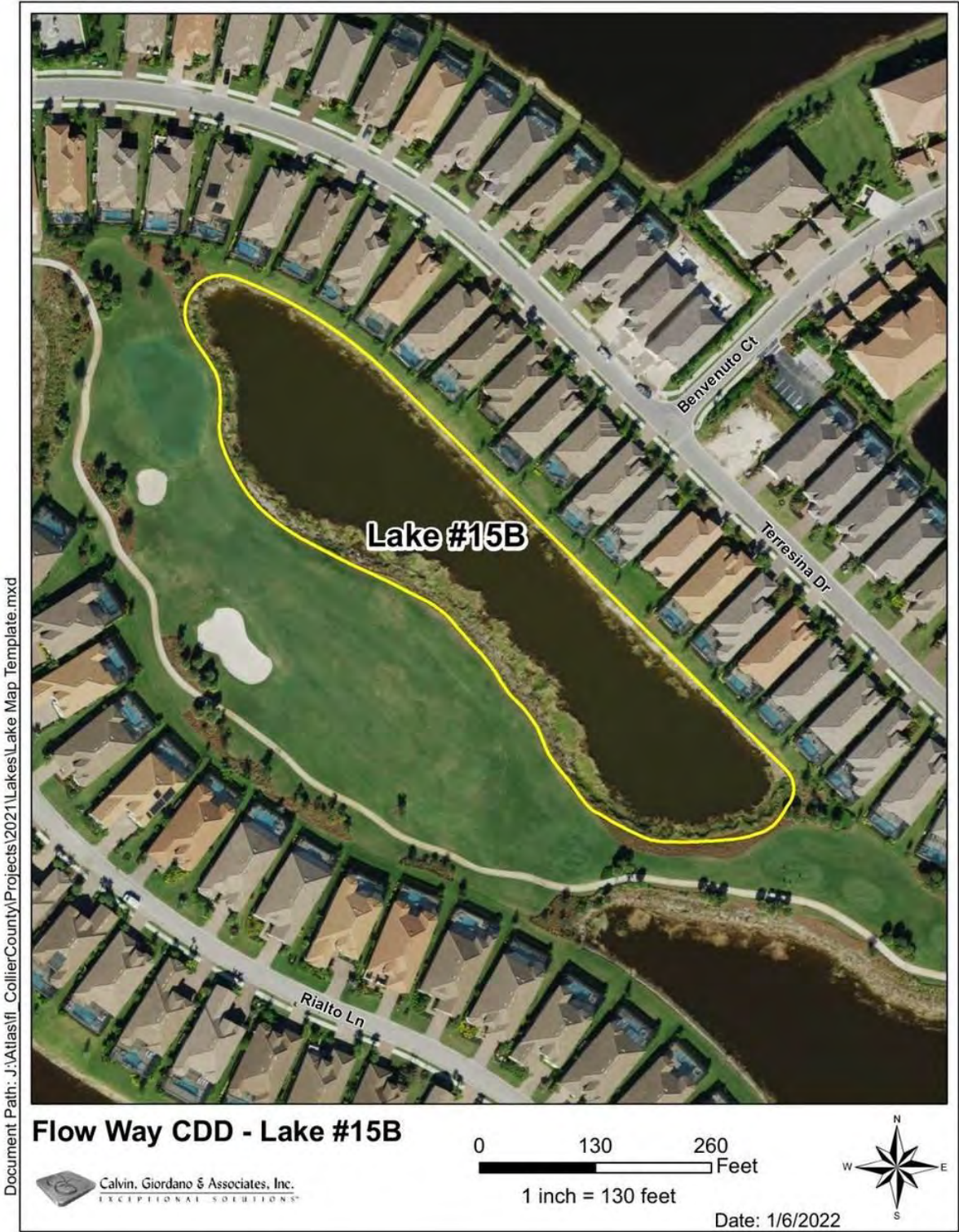


Figure 7-15Bb. Aerial map of Lake 15B, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 16

Existing Conditions

- Exposed ADS outfall.
- Localized shoreline erosion.
- Approximately 30 LF of shoreline erosion requiring repair.

Recommended Improvements

- Outfall improvements.
- Shoreline stabilization.
- Native littoral restoration.



Figure 7-16a. Existing shoreline condition at Lake 16.



Figure 7-16b. Existing shoreline condition at Lake 16, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

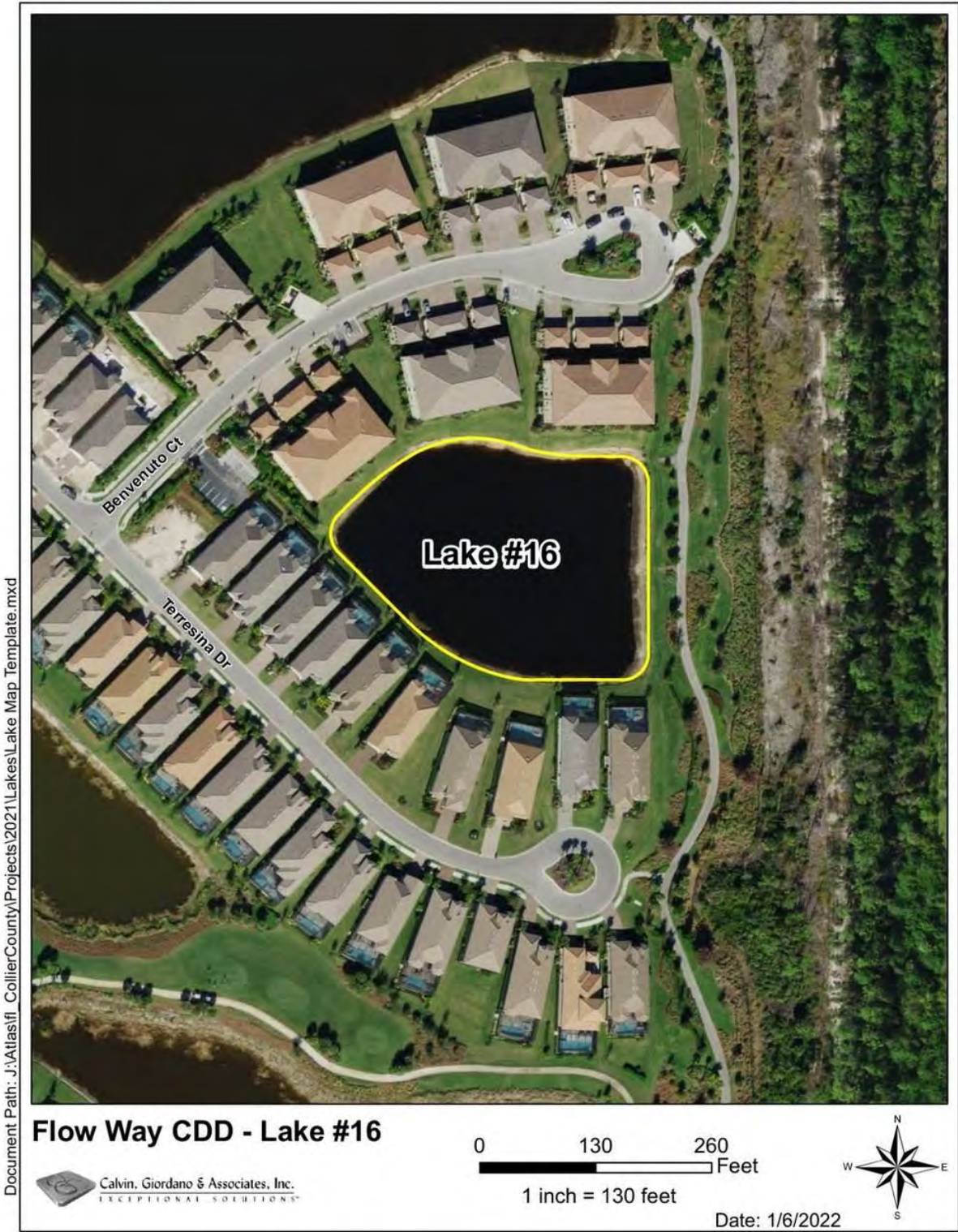


Figure 7-16c. Aerial map of Lake 16, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 17

Existing Conditions

- Multiple exposed drainage structures.
- Sparse littoral vegetation.
- Approximately 450 LF of shoreline erosion requiring repair.

Recommended Improvements

- Native littoral restoration.
- Future aeration evaluation.
- Shoreline stabilization.



Figure 7-17a. Existing shoreline condition at Lake 17.



Figure 7-17b. Existing shoreline condition at Lake 17, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-17c. Aerial map of Lake 17, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lakes 18/19

Existing Conditions

- Exposed shelf.
- Limited vegetation.
- Approximately 170 LF of shoreline erosion requiring repair.

Recommended Improvements

- Expand flowering littoral shelf.
- Continue shoreline monitoring.



Figure 7-18/19a. Existing shoreline condition at Lake 18/19.



Figure 7-18/19b. Existing shoreline condition at Lake 18/19, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-18/19c. Aerial map of Lake 18/19, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lakes 20/21

Existing Conditions

- Exposed drainage infrastructure.
- Large exposed shelf.
- Existing erosion.
- Approximately 400 LF of shoreline erosion requiring repair.

Recommended Improvements

- Restore permitted shelf.
- Stabilize shoreline.
- Improve drainage outfalls.



Figure 7-20/21a. Existing shoreline condition at Lake 20/21.



Figure 7-20/21b. Existing shoreline condition at Lake 20/21, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

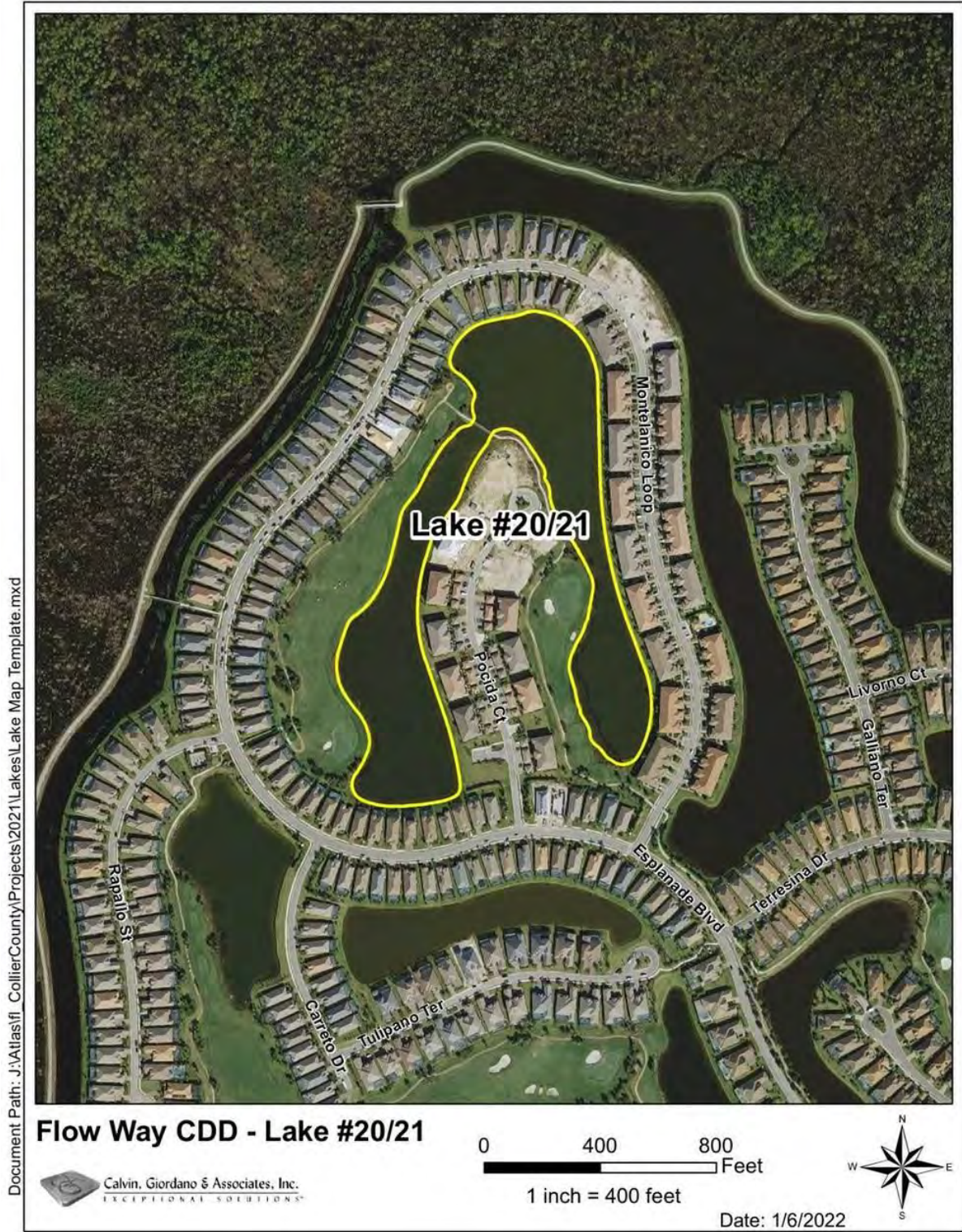


Figure 7-20/21c. Aerial map of Lake 20/21, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 22

Existing Conditions

- Stable shoreline.
- Sparse vegetation.
- Approximately 60 LF of shoreline erosion requiring repair.

Recommended Improvements

- Native flowering restoration.
- Continue routine maintenance.



Figure 7-22a. Existing shoreline condition at Lake 22.



Figure 7-22b. Existing shoreline condition at Lake 22, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-22c. Aerial map of Lake 22, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 23

Existing Conditions

- Large exposed shelf.
- Localized erosion.
- Approximately 40 LF of shoreline erosion requiring repair.

Recommended Improvements

- Restore native littoral vegetation.
- Future aeration installation per Master Plan.



Figure 7-23a. Existing shoreline condition at Lake 23.



Figure 7-23b. Existing shoreline condition at Lake 23, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-23c. Aerial map of Lake 23, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 24

Existing Conditions

- Significant shoreline erosion.
- Existing washouts.
- Approximately 30 LF of shoreline erosion requiring repair.

Recommended Improvements

- Priority shoreline stabilization.
- Native shoreline restoration.
- Evaluate crushed shell stabilization where appropriate.



Figure 7-24a. Existing shoreline condition at Lake 24.



Figure 7-24b. Existing shoreline condition at Lake 24, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-24c. Aerial map of Lake 24, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 25

Existing Conditions

- Extensive exposed shelf.
- Declining vegetation.
- Approximately 40 LF of shoreline erosion requiring repair.

Recommended Improvements

- Restore littoral shelf.
- Future aeration installation.
- Remove declining vegetation.



Figure 7-25a. Existing shoreline condition at Lake 25.



Figure 7-25b. Existing shoreline condition at Lake 25, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-25c. Aerial map of Lake 25, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 26

Existing Conditions

- Shoreline generally stable.
- Opportunities for enhancement.
- Approximately 65 LF of shoreline erosion requiring repair.

Recommended Improvements

- Supplemental flowering littoral plantings.
- Continue routine maintenance.



Figure 7-26a. Existing shoreline condition at Lake 26.



Figure 7-26b. Existing shoreline condition at Lake 26, opposite view.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

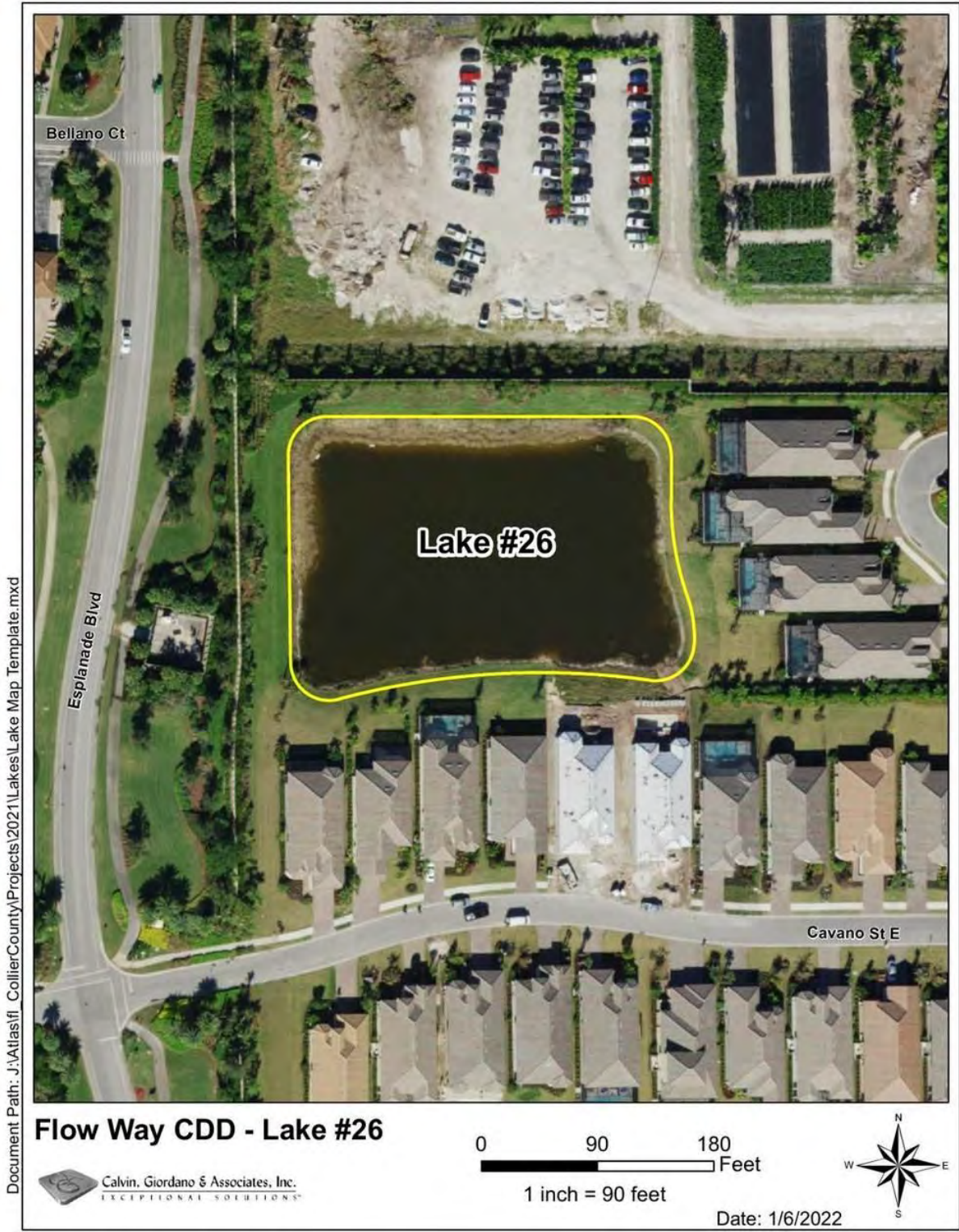


Figure 7-26c. Aerial map of Lake 26, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Lake 27

Existing Conditions

- Stable shoreline.
- Existing vegetation established.
- Approximately 25 LF of shoreline erosion requiring repair.

Recommended Improvements

- Continue annual maintenance.
- Expand native littoral vegetation where appropriate.



Figure 7-27a. Existing shoreline condition at Lake 27, showing the clear water and sandy shelf along the residential bank, with isolated grass clumps at the waterline.



Figure 7-27b. Existing shoreline condition at Lake 27, showing the residential shoreline with sparse littoral vegetation along the sandy bank.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 7-27c. Aerial map of Lake 27, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

Flow Way Channel

Existing Conditions

- Connecting channel between the District's lake systems; shoreline condition documented via field photography.

Recommended Improvements

- Evaluate shoreline and littoral conditions during next inspection cycle; coordinate with FY2028 Flow Way Channel improvements (Section 4.4 and Chapter 8).



Figure 7-28a. Existing shoreline condition along the Flow Way Channel, showing the sandy bank and open water fronting the adjacent walking path.



Figure 7-28b. Existing shoreline condition along the Flow Way Channel, showing a narrower reach with dense native tree canopy along the near bank.

7.5 Chapter Summary

The lake assessments presented in this chapter establish the baseline shoreline conditions for the District and provide the technical foundation for the Five-Year Capital Improvement Program. Together, these assessments document existing conditions, identify restoration opportunities, and prioritize future improvements based on field observations, engineering mapping, and operational experience.

Implementation of the recommended improvements will improve shoreline stability, expand native littoral vegetation, enhance water quality, protect stormwater infrastructure, and preserve the visual character of the Flow Way Community Development District.

CHAPTER 8

Five-Year Capital Improvement Program

8.1 Introduction

The Five-Year Capital Improvement Program establishes a structured framework for implementing the recommendations identified throughout this Master Plan. The program prioritizes shoreline restoration, littoral shelf enhancement, stormwater infrastructure improvements, and future aeration projects in a manner that balances environmental benefits, operational needs, and fiscal responsibility.

Rather than responding to shoreline deficiencies as isolated maintenance issues, this Capital Improvement Program allows the District to strategically plan, budget, and implement projects over multiple fiscal years while maintaining flexibility to address changing field conditions.

The recommendations presented in this chapter represent planning-level improvements and should be reviewed annually by the Board of Supervisors as part of the District's capital budgeting process.

8.2 Capital Improvement Philosophy

The District's capital improvement strategy is based on three guiding principles:

Preserve Existing Assets

The District's lakes are among its most valuable infrastructure assets. Capital improvements should focus on preserving existing shoreline conditions, protecting stormwater infrastructure, and reducing future maintenance costs through proactive restoration.

Improve Environmental Performance

Projects should improve water quality, restore native vegetation, stabilize shorelines, and enhance wildlife habitat while maintaining compliance with the District's stormwater management objectives.

Maximize Capital Investments

Whenever practical, shoreline restoration, drainage improvements, and landscape enhancements should be completed as a single coordinated project to minimize mobilization costs and improve construction efficiency.

8.3 Fiscal Year Priorities

The implementation schedule has been developed using field observations, engineering evaluations, maintenance records, and operational priorities.

Fiscal Year 2027

Major improvements include:

- Littoral plantings and cordgrass enhancements at Lake 6, Lake 4, Lake 14, and Lake 17.
- Decorative fountain installation at Lakes 18 & 19.
- **Construction Budget:** \$154,206.
- **7% CEI:** \$10,794.
- **Annual Total:** \$165,000.

Fiscal Year 2028

Major improvements include:

- Littoral plantings and cordgrass enhancements at Lake 1, Lake 5A, Lake 8, Lake 10, Lake 15B, Lakes 20 & 21, Lake 23, and Lake 25.
- Fountain installations at Lake 1, Lake 9, and Lake 24.
- Rainwater leader repairs.
- Flow Way Channel improvements.
- **Construction Budget:** \$360,000.
- **7% CEI:** \$25,200.
- **Annual Total:** \$385,200.

Fiscal Year 2029

Major improvements include:

- Littoral plantings and cordgrass enhancements at Lake 3, Lake 7, Lake 9, and Lake 12.
- Fountain installations at Lake 20 and Lake 21.
- Rainwater leader repairs.
- **Construction Budget:** \$368,000.
- **7% CEI:** \$25,760.
- **Annual Total:** \$393,760.

Fiscal Year 2030

Major improvements include:

- Littoral plantings and cordgrass enhancements at Lake 2, Lake 5B, Lake 13, Lake 15A, and Lake 24.
- Fountain installations at Lake 17, Lake 23, and Lake 25.
- Rainwater leader repairs.
- **Construction Budget:** \$358,000.
- **7% CEI:** \$25,060.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

- **Annual Total:** \$383,060.

Fiscal Year 2031

Major improvements include:

- Littoral plantings and cordgrass enhancements at Lake 16, Lake 17, Lake 18, and Lake 19.
- Bubbler installation at Lake 5A.
- Final phase of rainwater leader repairs.
- **Construction Budget:** \$365,000.
- **7% CEI:** \$25,550 (estimated).
- **Annual Total:** \$390,550 (estimated).

Total Five-Year Lake Capital Improvement Program (FY2027–FY2031): \$1,717,570.

8.4 Project Categories

The Capital Improvement Program consists of several coordinated project categories.

Littoral Shelf Restoration

Restoration of existing permitted littoral shelves using native Florida vegetation.

Shoreline Stabilization

Repair of shoreline erosion through native vegetation, grading, crushed shell stabilization, and selective structural improvements.

Stormwater Infrastructure

Improvement of exposed ADS drainage outfalls and associated shoreline drainage structures.

Fountain & Aeration

Installation of future fountain and aeration systems based upon annual field evaluations and water quality data.

Native Landscape Enhancements

Expansion of shoreline landscape plantings to improve aesthetics while supporting ecological function.

8.5 Annual Review Process

The Capital Improvement Program is intended to function as a living planning document.

Prior to each fiscal year, District staff should review:

- Existing shoreline conditions.
- Completed restoration projects.
- Stormwater infrastructure.
- Available capital funding.
- Resident concerns.
- Operational priorities.

Recommendations may be modified as conditions change.

8.6 Funding Strategy

Implementation of this Master Plan should be coordinated with the District's annual Capital Improvement Program and operating budget.

Funding strategies may include:

- Annual capital improvement appropriations.
- Multi-year budgeting.
- Competitive contractor procurement.
- Project bundling to reduce mobilization costs.
- Coordination with other District improvement projects.

Whenever practical, projects should be grouped geographically to improve construction efficiency and minimize disruption to residents.

8.7 Performance Measurement

The success of the Capital Improvement Program should be evaluated annually using measurable performance indicators.

Recommended metrics include:

- Linear feet of shoreline restored.
- Square footage of littoral shelves planted.
- Number of lakes improved.
- Reduction in shoreline erosion.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

- Number of ADS outfalls improved.
- Increase in native vegetation coverage.
-
- Resident feedback.
- Annual maintenance cost reductions.

These performance indicators provide the Board with objective measures for evaluating the effectiveness of completed projects.

8.8 Adaptive Capital Planning

The District recognizes that lake conditions change over time due to weather patterns, storm events, vegetation establishment, and operational needs.

Accordingly, future project priorities should remain flexible.

The following factors should influence future adjustments to the Capital Improvement Program:

-
- Shoreline inspections.
- Storm damage.
- Budget availability.
- Newly identified erosion.
- Infrastructure failures.
- Operational experience.

This adaptive management approach ensures that capital improvements remain responsive to changing conditions while preserving the overall goals of the Master Plan.

8.9 Long-Term Vision

The Five-Year Capital Improvement Program represents the first phase of a long-term shoreline management strategy.

Upon completion of the Fiscal Year 2027 through Fiscal Year 2031 implementation schedule, the District should evaluate:

- Remaining shoreline deficiencies.
- Additional littoral restoration opportunities.
- Future fountain and aeration needs.
- Emerging infrastructure improvements.
- Updated environmental priorities.

The Master Plan should then be updated to establish the next five-year implementation cycle.

8.9 Planning-Level Unit Costs

The planning-level unit costs below form the basis for the cost estimates presented throughout this Master Plan and should be used, together with the lake-specific quantities in Chapters 3 through 7, to develop annual capital budgets. Costs will be updated periodically to reflect current market pricing.

Description	Unit	Planning Cost
Littoral Plantings (Installed)	Each	\$1.25
1-Gallon Cordgrass (Installed)	Each	\$24.50
1-Gallon Fakahatchee Grass (Installed)	Each	\$24.50
1-Gallon Muhly Grass (Installed)	Each	\$24.50
Annual Trimming of Native Grasses	Per Plant	\$1.40
Residential Rain Leader Correction w/ 6-inch Bubble-Up	Each	\$1,200–\$1,400
7-Foot Geotube	LF	\$105
5-Foot Geotube	LF	\$85
6-Foot Erosion Control Sox	LF	\$95
12-Foot Erosion Control Sox	LF	\$115
Riprap (12–18 inch)	SF	\$18
Riprap (3–12 inch)	SF	\$12
Fill, Grading & Shoreline Resloping	LF	\$23
Decorative Fountain (including electrical)	Each	\$30,000–\$40,000
Bubbler / Bottom Diffused Aeration System	Each	\$15,000–\$25,000

8.10 Expected Service Life of Improvements

Understanding the expected service life of each improvement type allows the District to anticipate future replacement cycles and incorporate them into long-term capital planning beyond the current five-year program.

Improvement	Expected Service Life
Littoral Plantings	10–20+ years
1-Gallon Native Grasses	10–15+ years
Geotube Stabilization	20–30 years
Riprap Stabilization	40–50 years

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan

Improvement	Expected Service Life
Crushed Shell Stabilization	10–20 years
Residential Bubble-Up Improvements	20–30 years
ADS Outfall Repairs	8–10 years
Decorative Fountain	15–20 years
Fountain Electrical Infrastructure	25–35 years
Bottom Diffused Aeration	10–15 years

8.11 Chapter Summary

The Capital Improvement Program provides the implementation framework necessary to transform the recommendations presented throughout this Master Plan into actionable projects.

By integrating shoreline restoration, native littoral enhancement, stormwater infrastructure improvements, and adaptive management into a coordinated capital program, the District will preserve the health, functionality, and visual character of its lake system while maximizing the long-term value of its infrastructure investments.

CHAPTER 9

Conclusions & Recommendations

9.1 Introduction

The Flow Way Community Development District's interconnected lake system is one of the community's most valuable assets. In addition to providing critical stormwater treatment and flood protection, the lakes contribute significantly to the environmental quality, recreational experience, and overall character of the community.

The assessments completed for this Master Plan confirm that the District's stormwater system continues to function effectively; however, opportunities exist to improve shoreline stability, restore native littoral vegetation, enhance stormwater infrastructure, improve water quality, and establish a long-term capital improvement strategy.

This Master Plan provides the District with a comprehensive roadmap for implementing these improvements through a coordinated and fiscally responsible approach.

9.2 Summary of Findings

Field investigations, engineering mapping, and shoreline assessments identified several common conditions throughout the District.

The most significant findings include:

- Portions of permitted littoral shelves would benefit from restoration and supplemental planting.
- Several shoreline segments exhibit localized erosion requiring stabilization.
- Native vegetation should be expanded to improve ecological performance and long-term shoreline stability.
- Select stormwater outfalls would benefit from aesthetic and structural improvements coordinated with shoreline restoration.
- Existing fountain systems should continue to be maintained while future fountain and aeration projects are guided by annual evaluations.
- Long-term success depends upon continued inspection, adaptive maintenance, and annual capital planning.

Overall, the lake system remains in good condition and provides an excellent foundation for phased restoration efforts.

9.3 Program Recommendations

Based upon the findings presented throughout this Master Plan, the following actions are recommended.

Shoreline Restoration

Continue implementation of the Five-Year Littoral Planting Program to restore permitted littoral shelves, increase native vegetation, and improve shoreline stability.

Erosion Control

Implement shoreline stabilization projects at identified priority locations using native vegetation, grading, crushed shell stabilization, or other site-appropriate methods.

Stormwater Infrastructure

Coordinate shoreline restoration with improvements to exposed ADS stormwater outfalls and associated drainage infrastructure to improve both functionality and aesthetics.

Fountain & Aeration

Maintain existing fountain systems and continue implementation of future fountain and aeration projects in accordance with the Fountain & Aeration Master Plan.

Routine Maintenance

Continue implementation of the Littoral Maintenance Program to preserve restored shoreline areas and maximize the long-term value of the District's investment.

9.4 Adaptive Management

The recommendations presented in this report are intended to remain flexible.

Annual field inspections, completed restoration projects, storm events, changing shoreline conditions, and budget considerations should continue to influence future implementation priorities.

The Master Plan should therefore be considered a living document that is reviewed annually and updated as improvements are completed.

This adaptive management approach ensures that future capital investments remain responsive to the District's evolving operational and environmental needs.

9.5 Long-Term Vision

The recommendations presented within this report represent the initial phase of a long-term commitment to preserving and enhancing the District's lake system.

As projects are completed, the District should continue to:

- Monitor shoreline performance.
- Expand native littoral vegetation.
- Improve water quality.
- Protect stormwater infrastructure.
- Evaluate future aeration opportunities.
- Update capital priorities.
- Document completed improvements.

Future editions of this Master Plan should incorporate updated field assessments, completed project information, revised implementation schedules, and additional recommendations as conditions evolve.

9.6 Benefits to the District

Successful implementation of this Master Plan is expected to provide significant long-term benefits, including:

- Improved shoreline stability.
- Enhanced water quality.
- Increased native vegetation.
- Expanded wildlife habitat.
- Improved community aesthetics.
- Protection of existing stormwater infrastructure.
- Reduced long-term maintenance costs.
- Better coordination of future capital improvements.
- Improved environmental sustainability.
- Preservation of one of the District's most valuable community assets.

These improvements support the District's responsibility to protect public infrastructure while enhancing the quality of life for residents and preserving the natural character of the community.

9.7 Future Updates

To ensure the continued effectiveness of this Master Plan, District staff should review the document annually in conjunction with the capital budgeting process.

Recommended annual updates include:

- Review completed projects.
- Update shoreline assessments.
- Revise implementation priorities.
- Incorporate water quality and field monitoring results.
- Update cost estimates.
- Add newly completed field photography.
- Revise fiscal year implementation schedules as necessary.

Maintaining the Master Plan as a living planning document will allow the District to respond proactively to changing conditions while preserving continuity between annual capital improvement programs.

9.8 Final Statement

The Flow Way Community Development District has demonstrated a proactive commitment to responsible environmental stewardship through the development of this Five-Year Shoreline & Lake Improvement Master Plan.

The recommendations presented throughout this report provide a balanced approach that integrates engineering, environmental management, operational experience, and fiscal planning into a comprehensive strategy for preserving the District's lake system.

By implementing these recommendations over time, the District will strengthen the performance of its stormwater infrastructure, improve shoreline resilience, enhance water quality, expand native habitat, and preserve the visual character of the community for future generations.

The success of this program will depend upon continued collaboration among the Board of Supervisors, District Management, consultants, contractors, and maintenance personnel. Through ongoing evaluation, adaptive management, and annual investment, the District will continue to build upon the foundation established by this Master Plan and ensure that its lakes remain functional, sustainable, and attractive community assets.

9.9 Vision Statement

The renderings below are AI-generated conceptual visualizations, not photographs of any Flow Way lake, prepared to help the Board and community visualize the type of mature, densely vegetated shoreline this Master Plan aims to achieve over time as restoration areas establish.

Flow Way CDD - Five-Year Shoreline & Lake Improvement Master Plan



Figure 9-9a. AI-generated conceptual visualization (not a Flow Way photograph) of a mature, densely planted lake shoreline with flowering littoral vegetation.



Figure 9-9b. AI-generated conceptual visualization (not a Flow Way photograph) showing wading bird habitat supported by a mature littoral planting.



Figure 9-9c. AI-generated conceptual visualization (not a Flow Way photograph) of a mature flowering shoreline planting along a community lake.

Table 9-10 – Master Plan Summary

Program Element	Objective	Long-Term Benefit
Littoral Shelf Restoration	Restore native vegetation	Improved water quality and shoreline stability
Shoreline Stabilization	Reduce erosion	Protection of District assets
Stormwater Infrastructure	Improve outfalls	Enhanced system performance and appearance
Fountain & Aeration Program	Improve circulation	Healthier aquatic environment
Littoral Maintenance Program	Protect restored areas	Reduced maintenance costs and sustained performance



Engineer's Report 10/1/2026

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
October 2026**

Board Meeting

October 15th, 2026

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

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

II. CURRENT OPERATIONS

The following assets are currently being managed by the CDD:

1. Landscape Maintenance.....	4
2. Entrance Maintenance.....	6
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1. **Landscape Maintenance**

- Landscape maintenance at the front entrance is an ongoing, regularly scheduled service. During this reporting period, work included trimming and shaping the existing plant material to improve the overall appearance of the entrance and to maintain appropriate clearances and healthy plant growth. During our inspections, however, we have noted a significant decline in the landscape vendor's performance levels, along with plant material that does not meet the District's standards. We are working with the landscape vendor to correct these deficiencies, and we will continue performing routine inspections to ensure the front entrance is maintained to a high-quality standard and that any additional landscape needs are addressed as they arise.



(1) Landscape Maintenance

- Our Asset Management team is preparing the front entrance for the upcoming holiday season and has begun coordinating several seasonal landscape and decorative improvements, including but not limited to new mulch, seasonal annuals, holiday wreaths, garland, and decorative lighting.
- Our Asset Management team is scheduled to install new mulch throughout the designated community areas beginning in early November. New seasonal annuals are also scheduled for installation

during this timeframe to refresh the landscape beds and enhance the overall appearance of the community heading into the holiday season.

- Holiday wreaths, garland, and additional decorative lighting are anticipated to be installed during the second week of November. District staff will coordinate with the appropriate vendors to inspect and test the holiday lighting following installation, with the goal of having the holiday lighting fully operational during the week prior to Thanksgiving.
- Our management team will continue coordinating these activities with the landscape and holiday lighting vendors to ensure the community is prepared and presentable for the upcoming holiday season.

2. **Entrance Maintenance**

- Coordination continues related to the installation of tree uplighting throughout the designated areas of the community to enhance nighttime visibility and the overall appearance of the landscaping. In addition, holiday lighting has previously been installed in preparation for the upcoming holiday season. Our Asset Management team will continue to inspect the lighting throughout the season and coordinate any necessary adjustments or repairs to ensure the displays remain fully operational.



(2) Newly Installed Tree Uplighting

- A damaged or non-operational light pole located south of the guardhouse was identified during District inspections. Staff coordinated the necessary repairs, and the light pole has been restored to proper operation. Our Asset Management team will continue conducting routine lighting inspections throughout the community to identify outages or other maintenance issues that require attention.
- The east fountain experienced a significant leak that required extensive repairs to restore proper operation. Our Asset Management team coordinated the necessary repairs and evaluated the ongoing

maintenance needs of the fountain. As part of this process, the District transitioned fountain maintenance responsibilities to a new vendor. Staff will continue to monitor the east fountain following the repairs to ensure the system is operating properly and to identify any additional maintenance needs.

3. Lake Maintenance

Lake 11

- Work continues on the Lake 11 enhancement project, which includes a new irrigation system, buffer plantings, lake bank landscaping, and littoral plantings. With water levels in Lake 11 remaining elevated, installation of the supporting irrigation system is currently on hold. Because the buffer plantings along the residential side of Lake 11 depend on that irrigation to establish, those plantings have been temporarily postponed rather than installed without a reliable water source. The proposed littoral plantings are also on hold until water levels drop. The buffer plantings in the common areas were not affected and have been completed, as described below. The remaining portions of the Lake 11 project will resume once lake levels recede and conditions are suitable for completing the irrigation and planting work.
- In the meantime, our Asset Management team has continued moving forward with the portions of the Lake 11 project that can be completed under the current conditions. The common-area buffer plantings at Lake 11 have been completed, along with the installation of new cordgrass along portions of the lake bank to help stabilize the shoreline and improve the overall appearance of the area. Our team also coordinated the removal of unwanted materials throughout the Lake 11 project area, including rocks, wood, dead vegetation, and other debris.
- The completed Lake 11 plantings are now under a maintenance contract, which provides for the ongoing care of the new plant material. Our Asset Management team continues to monitor Lake 11 on a routine basis, including the growth and establishment of the new plants, overall plant health, and irrigation coverage, to make sure all planted areas are receiving adequate water. Any plants that are not establishing properly, or any gaps in irrigation coverage, will be addressed with the maintenance vendor as they are identified.
- Our Asset Management team will also continue monitoring Lake 11 water elevations and site conditions. Once water levels recede sufficiently, our team will coordinate completion of the remaining irrigation, residential buffer plantings, and littoral plantings to complete the Lake 11 enhancement project.



(3) Lake 11 Buffer Plantings



(4) Lake 11 Buffer Plantings



(5) Newly Planted Tree Along Lake 11

Lake Bank Erosion

- Due to the substantial amount of recent rainfall and elevated lake levels, several areas of lake bank erosion have developed throughout the community, including areas located behind residential properties. Our Asset Management team continues to perform routine inspections of the

lake banks to identify erosion, washouts, and other areas requiring corrective maintenance.

- As these areas are identified, our Asset Management team will document the conditions, prioritize the necessary repairs, and coordinate with the appropriate vendor to restore and stabilize the affected lake banks. The first group of identified erosion repairs is currently scheduled to begin during the first week of October.
- With lake levels remaining elevated, staff will continue monitoring the community's lake banks and addressing additional erosion concerns as conditions allow. The goal is to make necessary repairs before affected areas worsen and to maintain the long-term stability of the District's lake banks.



(6) Lake Bank Erosion Behind Residences



(7) Lake Bank Washout

Cane Toad

Cane toad activity was steady through September. The lakes along Immokalee Rd and Savona Ct were the busiest. The Torre Vista Ln and Montelanico Loop lakes needed follow-up where new strands showed up after the first pass, and the Livorno Ct lakes and the lakes near Esplanade Blvd stayed active through the second half of the month.

Adults were removed during evening service along the roadways and interior sections.

September Totals:

Larvae Strands Removed: 29

Tadpoles Removed: ~85,000+

Adult Toads Removed: ~265-285

4. Irrigation Pump House

- Our Asset Management team coordinated the installation of a new exhaust fan at the pump house. The exhaust fan was installed to improve ventilation and air circulation within the facility and help reduce excessive heat buildup around the equipment. Staff will continue to monitor the pump house and associated equipment as part of routine facility inspections.
- Our Asset Management team identified and coordinated repairs to a leak associated with PW1. The necessary repairs were completed to address the issue and maintain the integrity of the system. Due to the significant amount of recent rainfall and current site conditions, both systems are presently turned off. Our Asset Management team will continue monitoring conditions and will place the systems back into operation once irrigation demand and site conditions warrant their use.

IRRIGATION USE TABLE

FLOWAY	/mg								
2026	PW-1	PW-2	PW-3	Total well draw	Rain	Total Irrigation Used	Golf Course SWP-3	Master Pump	SWP-1
Jan.	18.48	12.80		31.28	1.15	29.00	13.20		15.80
Feb.	21.96	10.77		32.73	0.50	27.97	9.60		18.37
March	26.24	14.84		41.08	2.17	34.95	15.47		19.48
April	26.24	14.84		41.08	2.62	29.59	17.02		12.57
May	28.35	10.05		38.40	7.35	28.43	13.74		14.69
June				0.00	7.98	37.50	14.17		23.33
July	17.13	10.69		27.82	8.30	29.62	10.62		19.00
August	0.00	13.60		13.60	9.28	34.15	13.80		20.35
Sept.	0.00	0.85		0.85	9.96	16.67	0.30		16.37
October									
November									
Dec									
	138.40	88.44		226.84	49.31	267.88	107.92		159.96
				*33.48/mo		*46.76/mo			
				*269.5/annual		*374/annual			



(8) Irrigation System Repair

Water Use Permit (11-02032-W)

Permit issued to Flow Way CDD, expires on 6/23/2030.

Allocations:

Description	Total Annual Allocation (MGY)	Total Maximum Monthly Allocation (MGM)	Average Daily Allocation (MGD)
Permit	374.37	46.76	1.0257
Lower Tamiami Aquifer	269.50	33.48	0.7384

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

Calibration and Monitoring/Reporting:

Permit Condition No: 11

Entity	Entity Name	Requirement Name	Submission Frequency	Collection Frequency	Due Date
Facility Group	PS-1	Calibration Report	Every Five Years	Every Five Years	11/30/2026
Facility Group	PS-2	Calibration Report	Every Five Years	Every Five Years	11/30/2026
Well	PW-1	Calibration Report	Every Five Years	Every Five Years	7/31/2030
Well	PW-2	Calibration Report	Every Five Years	Every Five Years	7/31/2030
Well	PW-3	Calibration Report	Every Five Years	Every Five Years	11/30/2026

Permit Condition No: 12

Entity	Entity Name	Requirement Name	Submission Frequency	Collection Frequency	Due Date
Facility Group	PS-1	Water Use Data	Quarterly	Monthly	10/31/2026
Facility Group	PS-2	Water Use Data	Quarterly	Monthly	10/31/2026
Well	PW-1	Water Use Data	Quarterly	Monthly	10/31/2026
Well	PW-2	Water Use Data	Quarterly	Monthly	10/31/2026
Well	PW-3	Water Use Data	Quarterly	Monthly	10/31/2026

Permit Condition No: 20

Entity	Entity Name	Requirement Name	Submission Frequency	Collection Frequency	Due Date
Permit	Permit	Water Level Monitoring Report	Quarterly	Quarterly	10/31/2026

- The District Engineering team has reached out to South Florida Water Management District (SFWMD) staff to discuss how water use restrictions will be applied to the HOA's future golf course renovations, and whether an exception is available for water used to establish new plantings. We are currently awaiting a response from SFWMD.

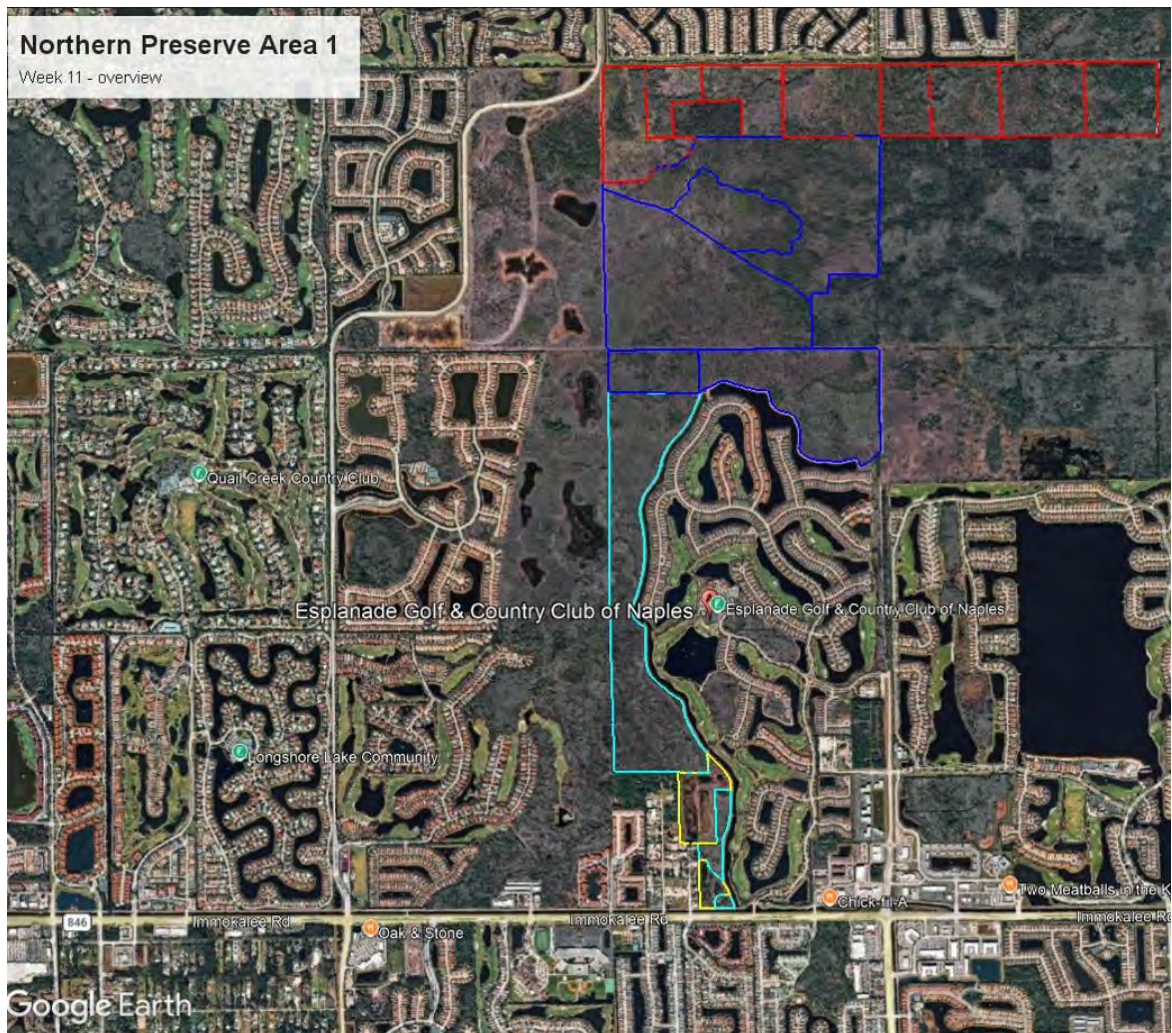
5. **External Preserves**

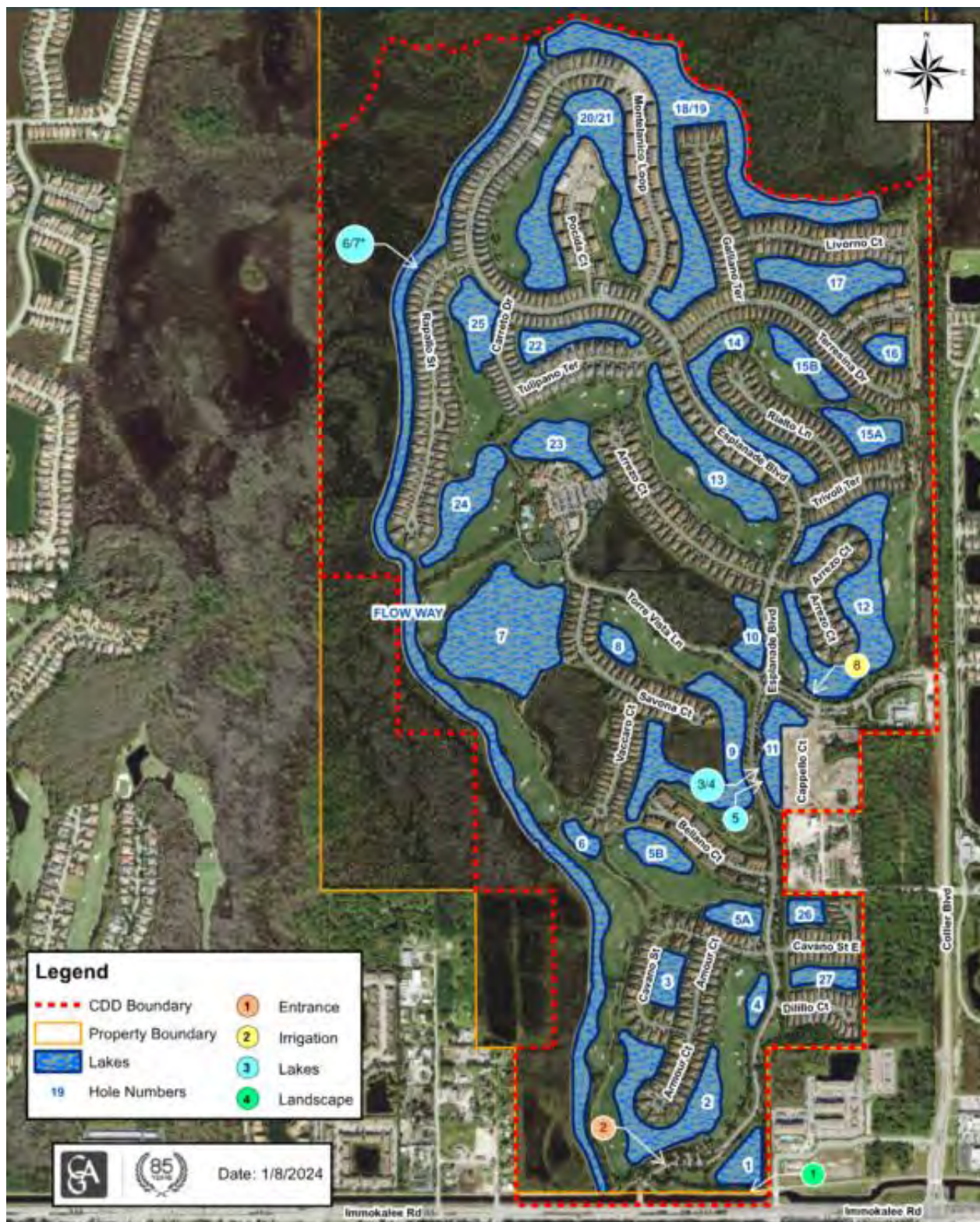
- Maintenance of the District's four internal preserves is scheduled for October. The preserve maintenance contractor will conduct inspections and treat invasive and nuisance vegetation to maintain the ecological health of each preserve.
- Annual maintenance of the District's external preserve areas has been completed for Fiscal Year 2026. The final 2026 Monitoring Report was submitted to SFWMD staff in August. Awaiting approval.
- The District's 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 9th. Maintenance and Monitoring phase has been completed and report submitted to South Florida Water Management District. Awaiting approval.

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





Flow Way CDD - Engineer's Report Asset Map

III.CAPITAL PROJECTS

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



- ii. Lake Bank Capital Plan
 - Improving the condition and appearance of the District's lake banks is a priority for the coming months. District staff is preparing the Five-Year Shoreline & Lake Improvement Master Plan (FY 2027-2031), which will cover all 27 District lakes and the Flow Way Channel. The plan will include a lake-by-lake assessment of existing conditions and will identify the littoral shelf plantings, shoreline stabilization and erosion repairs, and fountain or aeration improvements recommended for each lake.

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 all lakes
- Follow up on the landscape lighting project.
- Continue monitoring lake banks for erosion.
- Monitor the new littoral installation and native grasses on Lake 10.
- Monitor oak tree health.
- Working with tree trimming vendor on holiday lighting installation.
- Continue to follow up with holiday lighting vendor on upcoming installation.
- Monitor fence line on east side of property.
- Monitoring Lake 11
- Continue working with landscape vendor on uplighting

2. PERMITTING

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	2/24/25	5/15/25	Flow Way CDD	Operation Phase: Active

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
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
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

MEMO

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

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

Ethics Training Requirements:

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

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

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

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

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

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

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

MEMO

1. Free Training Programs:

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

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

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

[Video Tutorial](#)

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

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

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

[Audio presentation - no video](#)

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

[Florida League of Cities Website](#)

[FLC Future Ethics Workshop Dates:](#)

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

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

2. Other Training Programs

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

- [4-Hour Ethics Course](#)

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

- [Home - Florida Ethics Institute](#)



District Financials

Flow Way

Community Development District

Financial Statements August 31, 2026

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

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Flow Way Community Development District

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Flow Way Community Development District
Balance Sheet
Through August 31, 2026

	General Fund	Governmental Funds					Capital Project Fund		Account Groups		Totals (Memorandum Only)
		Debt Service Funds									
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
General Fund											
Trust - Checking Account	\$ 207,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,907
FMIT - Investment Account	1,242,365	-	-	-	-	-	-	-	-	-	1,242,365
Debt Service Fund											
Reserve Account	-	245,609	160,448	173,500	118,375	254,756	10,000	-	-	-	962,688
Revenue	-	430,941	257,520	369,048	239,770	541,099	287,877	-	-	-	2,126,255
Prepayment Account	-	496	193	866	1,615	201	-	-	-	-	3,371
General Redemption Account	-	-	2,875	-	-	-	-	-	-	-	2,875
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	7
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,095,189	-	3,095,189
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,484,811	-	22,484,811
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316
Total Assets	\$ 1,450,271	\$ 677,045	\$ 421,037	\$ 543,414	\$ 359,760	\$ 796,056	\$ 297,877	\$ 7	\$ 25,580,000	\$ 15,580,316	\$ 45,705,783

Flow Way Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds												Totals (Memorandum Only)									
	General Fund	Debt Service Funds				Capital Project Fund			Account Groups													
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets												
Liabilities																						
Accounts Payable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-										
Due to Other Funds																						
General Fund		-	-	-	-	-	-	-	-	-	-	-										
Debt Service Fund(s)		-	-	-	-	-	-	-	-	-	-	-										
Bonds Payable																						
Current Portion (Due Within 12 Months)																						
Series 2015 Ph 3		-	-	-	-	-	-	-	90,000	-	90,000											
Series 2015 Ph 4		-	-	-	-	-	-	-	70,000	-	70,000											
Series 2016 Ph 5		-	-	-	-	-	-	-	125,000	-	125,000											
Series 2017 Ph6		-	-	-	-	-	-	-	80,000	-	80,000											
Series 2019 Ph 7, 8		-	-	-	-	-	-	-	190,000	-	190,000											
Series 2024		-	-	-	-	-	-	-	175,000	-	175,000											
Long Term																						
Series 2015 Ph 3		-	-	-	-	-	-	-	2,855,000	-	2,855,000											
Series 2015 Ph 4		-	-	-	-	-	-	-	2,570,000	-	2,570,000											
Series 2016 Ph 5		-	-	-	-	-	-	-	4,305,000	-	4,305,000											
Series 2017 Ph6		-	-	-	-	-	-	-	3,005,000	-	3,005,000											
Series 2019 Ph 7, 8		-	-	-	-	-	-	-	7,320,000	-	7,320,000											
Series 2024		-	-	-	-	-	-	-	4,795,000	-	4,795,000											
Unamortized Prem/Disc on Bonds Payable		-	-	-	-	-	-	152,054	-	-	152,054											
Total Liabilities	\$	-	\$	-	\$	-	\$	-	\$	152,054	\$	25,580,000	\$	-	\$	25,732,054						
Fund Equity and Other Credits																						
Investment in General Fixed Assets		-	-	-	-	-	-	-	-	-	15,580,316	15,580,316										
Fund Balance																						
Restricted																						
Beginning: October 1, 2025 (Unaudited)		-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	2,778,705										
Results from Current Operations		-	39,668	20,987	21,619	26,408	40,675	18,280	(3,201)	-	-	164,436										
Unassigned																						
Beginning: October 1, 2025 (Unaudited)		889,376	-	-	-	-	-	-	-	-	-	-										
Allocation of Fund Balance																						
Reserved for Operations (2 Months)		384,489	-	-	-	-	-	-	-	-	-	384,489										
Extraordinary Capital/Operations		698,002	-	-	-	-	-	-	-	-	-	698,002										
Results from Current Operations		367,781	-	-	-	-	-	-	-	-	-	367,781										
Total Fund Equity and Other Credits	\$	1,450,271	\$	677,045	\$	421,037	\$	543,414	\$	359,760	\$	796,056	\$	297,877	\$	(152,048)	\$	-	\$	15,580,316	\$	19,973,728
Total Liabilities, Fund Equity and Other Credits	\$	1,450,271	\$	677,045	\$	421,037	\$	543,414	\$	359,760	\$	796,056	\$	297,877	\$	7	\$	25,580,000	\$	15,580,316	\$	45,705,783

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	-	34,961	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	2,113,724	2,184,483	97%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	105,923	122,450	87%
Total Revenue and Other Sources	\$ -	\$ 2,254,754	\$ 2,219,555	102%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	8,800	12,000	73%
Executive				
Professional Management	3,767	41,433	45,200	92%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	16,042	17,500	92%
Assessment Roll Services	1,458	16,042	17,500	92%
Arbitrage Rebate Services	-	2,000	3,000	67%
Other Contractual Services				
Legal Advertising	-	2,881	3,500	82%
Trustee Services	-	17,388	25,993	67%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,590	15,500	230%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	112	250	45%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	23,116	22,608	102%
Printing & Binding	-	342	1,600	21%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,960	20,517	40,000	51%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	2,040	12,570	-	0%

Prepared by:

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Other General Government Services				
Engineering Services - General Fund	2,416	35,427	57,000	62%
Engineering Services - Lake 11	11,927	11,927	-	0%
Community Wide Irrigation System				
Professional Services				
Asset Management	2,711	26,583	30,000	89%
Consumptive Use Permit Monitor	620	10,720	15,000	71%
Utility Services				
Electric - Pump Station	4,467	37,129	46,000	81%
Electric - Recharge Pumps	2,478	21,957	2,000	1098%
Repairs and Maintenance				
Pump Station and Wells	889	92,344	30,000	308%
Recharge Pumps	2,620	2,980	4,000	74%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	6,038	18,000	34%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	6,223	6,300	99%
Internal Preserves	1,707	1,707	7,000	24%
Western Preserve	-	35,587	36,000	99%
Northern Preserve Area 1	-	63,772	63,800	100%
Northern Preserve Area 2	-	106,265	106,300	100%
Contingencies	-	3,671	4,900	75%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	6,579	37,682	50,000	75%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	27,443	149,627	188,000	80%
Littoral Shelf-Invasive Plant Control/Monitoring	11,830	38,065	43,000	89%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	4,050	12,150	15,000	81%
Cane Toad Removal Program	6,075	52,875	35,000	151%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	21,675	60,000	36%

Prepared by:

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Contingencies	30,252	30,252	15,840	191%
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	8,300	11,025	2,000	551%
Lake Bank Restorations	14,173	174,606	187,000	93%
Contingencies	2,770	14,439	32,470	44%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	3,465	37,358	40,000	93%
Utility Services				
Potable Water - Fountains	160	2,968	3,700	80%
Repairs and Maintenance				
Landscaping Maintenance	26,275	147,914	178,000	83%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	7,518	36,035	35,000	103%
Mulch Installation	-	9,997	33,000	30%
Annuals	191	88,554	80,000	111%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	1,281	1,281	2,000	64%
Landscape Monuments	-	-	10,000	0%
Fountains	16,933	37,962	20,000	190%
Bridge & Roadway - Main Entrance	3,646	9,180	18,000	51%
Irrigation System	8,135	14,366	6,000	239%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	1,652	4,200	39%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay				
Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Landscaping	-	7,458	40,000	19%
Contingencies & CEI	3,096	7,154	16,150	44%
Reserve Allocations				
District Asset Restoration	17,556	193,114	210,670	92%
Total Expenditures and Other Uses	\$ 242,244	\$ 1,886,973	\$ 2,219,555	85%
Net Increase/ (Decrease) in Fund Balance	(242,244)	367,781	-	
Fund Balance - Beginning	1,674,959	889,376	889,376	
Current Reserve Allocation	17,556	193,114	210,670	
Fund Balance - Ending	\$ 1,450,271	\$ 1,450,271	\$ 210,670	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,455	8,856	10,405	85%
Revenue Account	1,273	13,912	15,089	92%
Prepayment Account	1	16	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	257,822	273,784	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	\$ 2,730	\$ 280,605	\$ 281,367	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	155,938	155,938	100%
Total Expenditures and Other Uses	\$ -	\$ 240,938	\$ 240,938	100%
Net Increase/ (Decrease) in Fund Balance	2,730	39,668	40,429	
Fund Balance - Beginning	674,315	637,377	637,377	
Fund Balance - Ending	\$ 677,045	\$ 677,045	\$ 677,806	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income		-		
Reserve Account	476	5,324	6,815	78%
Revenue Account	761	8,436	9,157	92%
Prepayment Account	1	7	-	0%
General Redemption Account	9	94	-	0%
Interest Account	-	-	123	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	218,220	231,388	94%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	\$ 1,247	\$ 232,081	\$ 232,437	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
Interest Expense		-		
Series 2015 Bonds (Phase 4)	-	141,094	141,094	100%
Total Expenditures and Other Uses	\$ -	\$ 211,094	\$ 211,094	100%
Net Increase/ (Decrease) in Fund Balance	1,247	20,987	21,343	
Fund Balance - Beginning	419,790	400,050	400,050	
Fund Balance - Ending	\$ 421,037	\$ 421,037	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	515	5,757	7,390	78%
Revenue Account	1,091	12,282	13,263	93%
Special Assessment Revenue				
Special Assessments - On-Roll	-	352,700	374,564	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	-	2,193	-	0%
Total Revenue and Other Sources	\$ 1,606	\$ 372,932	\$ 370,713	101%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	220,296	220,296	100%
Intragovernmental Transfers Out	-	11,017	-	0%
Total Expenditures and Other Uses	\$ -	\$ 351,313	\$ 340,296	103%
Net Increase/ (Decrease) in Fund Balance	1,606	21,619	30,417	
Fund Balance - Beginning	541,808	521,795	521,795	
Fund Balance - Ending	\$ 543,414	\$ 543,414	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 - (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	352	3,928	5,028	78%
Revenue Account	709	7,698	8,380	92%
Special Assessment Revenue				
Special Assessments - On-Roll	-	239,258	254,231	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	11,017	-	0%
Total Revenue and Other Sources:	\$ 1,060	261,901	\$ 251,007	104%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	153,300	153,300	100%
Intragovernmental Transfers Out	-	2,193	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 235,493	\$ 233,300	101%
Net Increase/ (Decrease) in Fund Balance	1,060	26,408	17,707	
Fund Balance - Beginning	358,700	333,352	333,352	
Fund Balance - Ending	\$ 359,760	\$ 359,760	\$ 351,059	

**Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7 and Phase 8)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026**

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	756	8,454	10,822	78%
Revenue Account	1,600	17,702	18,090	98%
Prepayment Account	1	7	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	519,356	551,562	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	\$ 2,357	545,518	\$ 544,398	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	319,843	319,843	100%
Total Expenditures and Other Uses	\$ -	\$ 504,843	\$ 504,843	100%
Net Increase/ (Decrease) in Fund Balance	2,357	40,675	39,555	
Fund Balance - Beginning	793,700	755,381	755,381	
Fund Balance - Ending	\$ 796,056	\$ 796,056	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	332	300	111%
Revenue Account	852	12,403	5,000	248%
Special Assessment Revenue				
Special Assessments - On-Roll	-	424,065	450,337	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources	\$ 882	440,030	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	165,000	165,000	100%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	256,750	256,750	100%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 421,750	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	882	18,280	4,426	
Fund Balance - Beginning	296,995	279,598	279,598	
Fund Balance - Ending	\$ 297,877	\$ 297,877	\$ 284,024	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Cost of Issuance	0	29	-	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 0	\$ 29	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfers Out	-	3,229	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	0	(3,201)	-	
Fund Balance - Beginning	(152,048)	(148,847)	-	
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -	

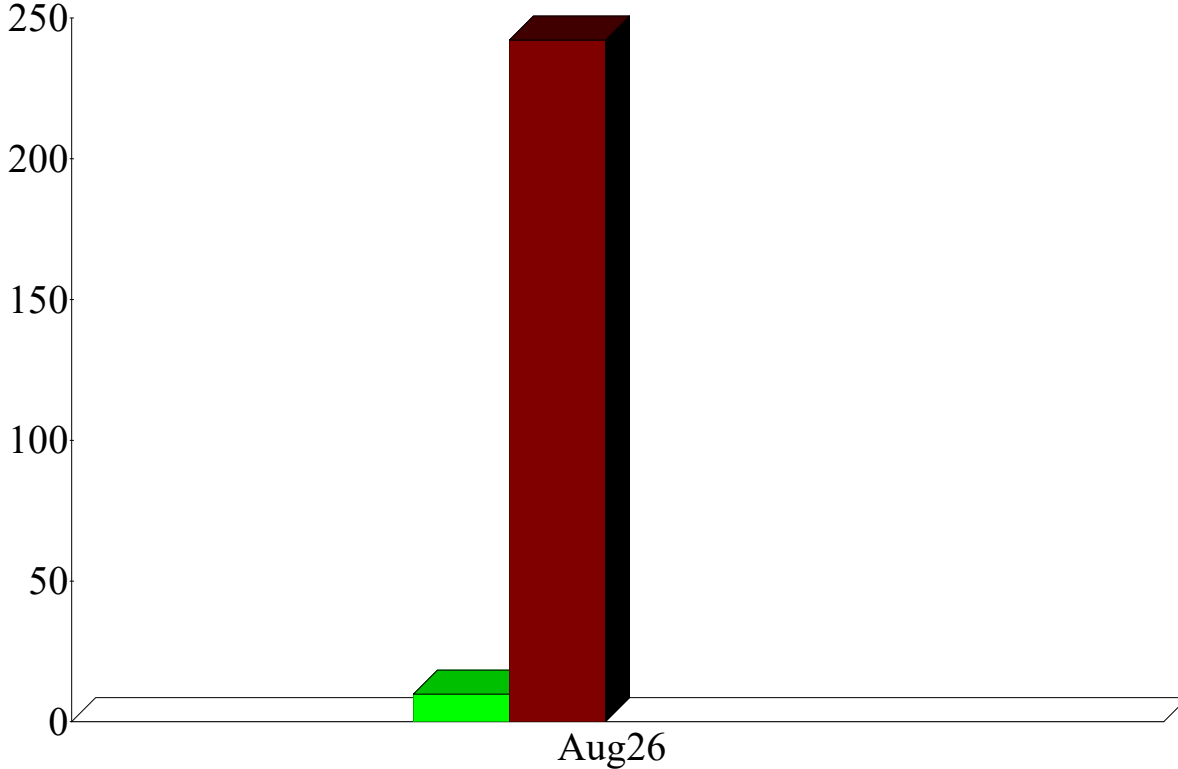
Flow Way Community Development District

Income and Expense by Month

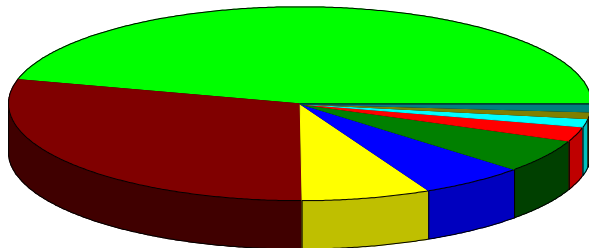
August 2026



\$ in 1,000's



Expense Summary August 2026



5384650 · Lake, Lake Bank & I	46.02%
5790000 · Landscaping Services	29.19
9099000 · Reserve Allocations	7.25
5190000 · Other General Governm	5.92
5370000 · Community Wide Irriga	5.69
5140000 · Legal Services	2.48
5120000 · Executive	1.55
5130000 · Financial and Administ	1.20
5380000 · Stormwater Manageme	0.70
Total	\$242,243.58

By Account



Flow Way

Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



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Flow Way Development District

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**Flow Way Community Development District
Balance Sheet
Through September 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		
Assets											
Cash and Investments											
General Fund											
Truist - Checking Account	\$ 44,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,341
FMIT - Investment Account	1,247,138	-	-	-	-	-	-	-	-	-	1,247,138
Debt Service Fund											
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	432,947	258,762	370,659	240,833	543,461	288,761	-	-	-	2,135,424
Prepayment Account	-	497	192	866	1,615	202	-	-	-	-	3,371
General Redemption Account	-	-	2,884	-	-	-	-	-	-	-	2,884
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	7
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,103,640	-	3,103,640
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,476,360	-	22,476,360
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	14,599,561	14,599,561
Total Assets	\$ 1,291,478	\$ 678,325	\$ 422,286	\$ 545,024	\$ 360,823	\$ 798,419	\$ 298,761	\$ 7	\$ 25,580,000	\$ 14,599,561	\$ 44,574,686



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

	Governmental Funds											Account Groups		Totals (Memorandum Only)	
	General Fund		Debt Service Funds				Capital Project Fund								
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets					
Liabilities															
Accounts Payable	\$	76,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	76,000	
Due to Other Funds															
General Fund		-		-		-		-		-		-		-	
Debt Service Fund(s)		-		-		-		-		-		-		-	
Bonds Payable															
Current Portion (Due Within 12 Months)															
Series 2015 Ph 3		-		-		-		-		-		90,000		90,000	
Series 2015 Ph 4		-		-		-		-		-		70,000		70,000	
Series 2016 Ph 5		-		-		-		-		-		125,000		125,000	
Series 2017 Ph6		-		-		-		-		-		80,000		80,000	
Series 2019 Ph 7, 8		-		-		-		-		-		190,000		190,000	
Series 2024		-		-		-		-		-		175,000		175,000	
Long Term															
Series 2015 Ph 3		-		-		-		-		-		2,855,000		2,855,000	
Series 2015 Ph 4		-		-		-		-		-		2,570,000		2,570,000	
Series 2016 Ph 5		-		-		-		-		-		4,305,000		4,305,000	
Series 2017 Ph6		-		-		-		-		-		3,005,000		3,005,000	
Series 2019 Ph 7, 8		-		-		-		-		-		7,320,000		7,320,000	
Series 2024		-		-		-		-		-		4,795,000		4,795,000	
Unamortized Prem/Disc on Bonds Payable		-		-		-		-		152,054		-		152,054	
Total Liabilities	\$	76,000	\$	-	\$	-	\$	-	\$	-	\$	152,054	\$ 25,580,000	\$	25,808,054



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

	Governmental Funds								Account Groups		Totals (Memorandum Only)
	General Fund		Debt Service Funds		Capital Project Fund						
		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	
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	14,599,561	14,599,561
Fund Balance											
Restricted											
Beginning: October 1, 2025 (Unaudited)	-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	2,778,705
Results from Current Operations	-	40,948	22,237	23,230	27,471	43,039	19,164	(3,201)	-	-	172,887
Unassigned											
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance											
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	384,489
Extraordinary Capital/Operations	715,557	-	-	-	-	-	-	-	-	-	715,557
Results from Current Operations	115,432	-	-	-	-	-	-	-	-	-	115,432
Total Fund Equity and Other Credits	\$ 1,215,478	\$ 678,325	\$ 422,286	\$ 545,024	\$ 360,823	\$ 798,419	\$ 298,761	\$ (152,048)	\$ -	\$ 14,599,561	\$ 18,766,631
Total Liabilities, Fund Equity and Other Credits	\$ 1,291,478	\$ 678,325	\$ 422,286	\$ 545,024	\$ 360,823	\$ 798,419	\$ 298,761	\$ 7	\$ 25,580,000	\$ 14,599,561	\$ 44,574,686



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	4,773	39,734	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	2,113,724	2,184,483	97%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	105,923	122,450	87%
Total Revenue and Other Sources	\$ 4,773	\$ 2,259,527	\$ 2,219,555	102%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	9,800	12,000	82%
Executive				
Professional Management	3,767	45,200	45,200	100%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	17,500	17,500	100%
Assessment Roll Services	1,458	17,500	17,500	100%
Arbitrage Rebate Services	500	2,500	3,000	83%
Other Contractual Services				
Legal Advertising	172	3,053	3,500	87%
Trustee Services	8,493	25,880	25,993	100%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,590	15,500	230%
Bank Services	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	-	112	250	45%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	23,116	22,608	102%
Printing & Binding	-	342	1,600	21%
Subscription & Memberships	-	175	175	100%



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Legal Services				
Legal - General Counsel	5,108	25,625	40,000	64%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	1,560	14,130	-	0%
Other General Government Services				
Engineering Services - General Fund	2,912	38,338	57,000	67%
Engineering Services - Lake 11		11,927	-	0%
Community Wide Irrigation System				
Professional Services				
Asset Management	1,200	27,783	30,000	93%
Consumptive Use Permit Monitor	3,995	14,715	15,000	98%
Utility Services				
Electric - Pump Station	8,083	45,212	46,000	98%
Electric - Recharge Pumps	2,308	24,265	2,000	1213%
Repairs and Maintenance				
Pump Station and Wells	11,998	104,342	30,000	348%
Recharge Pumps	-	2,980	4,000	74%
Main Line Irrigation System	416	416	5,000	8%
Contingencies	-	-	1,560	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	6,038	18,000	34%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	6,223	6,300	99%
Internal Preserves	1,280	2,987	7,000	43%
Western Preserve	-	35,587	36,000	99%
Northern Preserve Area 1	-	63,772	63,800	100%
Northern Preserve Area 2	-	106,265	106,300	100%
Contingencies	-	3,671	4,900	75%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	4,613	42,295	50,000	85%
NPDES Monitoring	-	-	1,800	0%



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance				
Aquatic Weed Control	10,400	160,027	188,000	85%
Littoral Shelf-Invasive Plant Control/Monitoring	7,415	45,480	43,000	106%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	12,150	15,000	81%
Cane Toad Removal Program	6,075	58,950	35,000	168%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	21,675	60,000	36%
Contingencies	-	30,252	15,840	191%
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	77,092	88,117	2,000	4406%
Lake Bank Restorations	-	174,606	187,000	93%
Contingencies	2,282	16,721	32,470	51%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	5,894	43,252	40,000	108%
Utility Services				
Potable Water - Fountains	409	3,376	3,700	91%
Repairs and Maintenance				
Landscaping Maintenance	13,138	161,052	178,000	90%
Tree Trimming	3,397	3,397	25,000	14%
Landscape Replacements	-	36,035	35,000	103%
Mulch Installation	11,489	21,486	33,000	65%
Annuals	-	88,554	80,000	111%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	26,662	27,944	2,000	1397%
Landscape Monuments	690	690	10,000	7%
Fountains	5,235	43,197	20,000	216%
Bridge & Roadway - Main Entrance	8,496	17,676	18,000	98%
Irrigation System	-	14,366	6,000	239%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	1,652	4,200	39%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Landscaping	-	7,458	40,000	19%
Contingencies & CEI	489	7,643	16,150	47%
Reserve Allocations				
District Asset Restoration	17,556	210,670	210,670	100%
Total Expenditures and Other Uses	\$ 257,122	\$ 2,144,095	\$ 2,219,555	97%
Net Increase/ (Decrease) in Fund Balance	(252,349)	115,432	-	
Fund Balance - Beginning	1,450,271	889,376	889,376	
Current Reserve Allocation	17,556	210,670	210,670	
Fund Balance - Ending	\$ 1,215,478	\$ 1,215,478	\$ 210,670	



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	727	8,855	10,405	85%
Revenue Account	1,279	15,191	15,089	101%
Prepayment Account	1	18	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	257,822	273,784	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	\$ 2,008	\$ 281,885	\$ 281,367	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	155,938	155,938	100%
Total Expenditures and Other Uses	\$ -	\$ 240,938	\$ 240,938	100%
Net Increase/ (Decrease) in Fund Balance	2,008	40,948	40,429	
Fund Balance - Beginning	676,317	637,377	637,377	
Fund Balance - Ending	\$ 678,325	\$ 678,325	\$ 677,806	



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	476	5,801	6,815	85%
Revenue Account	764	9,200	9,157	100%
Prepayment Account	1	7	-	0%
General Redemption Account	9	102	-	0%
Interest Account	-	-	123	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	218,220	231,388	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	\$ 1,250	\$ 233,330	\$ 232,437	100%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
Interest Expense				
Series 2015 Bonds (Phase 4)	-	141,094	141,094	100%
Total Expenditures and Other Uses	\$ -	\$ 211,094	\$ 211,094	100%
Net Increase/ (Decrease) in Fund Balance	1,250	22,237	21,343	
Fund Balance - Beginning	421,036	400,050	400,050	
Fund Balance - Ending	\$ 422,286	\$ 422,286	\$ 421,393	



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	515	6,273	7,390	85%
Revenue Account	1,095	13,377	13,263	101%
Special Assessment Revenue				
Special Assessments - On-Roll	-	352,700	374,564	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	-	2,193	-	0%
Total Revenue and Other Sources	\$ 1,611	\$ 374,543	\$ 370,713	101%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	220,296	220,296	100%
Intragovernmental Transfers Out	-	11,017	-	0%
Total Expenditures and Other Uses	\$ -	\$ 351,313	\$ 340,296	103%
Net Increase/ (Decrease) in Fund Balance	1,611	23,230	30,417	
Fund Balance - Beginning	543,414	521,795	521,795	
Fund Balance - Ending	\$ 545,024	\$ 545,024	\$ 552,212	



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	352	4,280	5,028	85%
Revenue Account	712	8,410	8,380	100%
Special Assessment Revenue				
Special Assessments - On-Roll	-	239,258	254,231	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	11,017	-	0%
Total Revenue and Other Sources:	\$ 1,063	262,965	\$ 251,007	105%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	153,300	153,300	100%
Intragovernmental Transfers Out	-	2,193	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 235,493	\$ 233,300	101%
Net Increase/ (Decrease) in Fund Balance	1,063	27,471	17,707	
Fund Balance - Beginning	359,760	333,352	333,352	
Fund Balance - Ending	\$ 360,823	\$ 360,823	\$ 351,059	



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	757	9,210	10,822	85%
Revenue Account	1,606	19,308	18,090	107%
Prepayment Account	1	7	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	519,356	551,562	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	\$ 2,363	547,881	\$ 544,398	101%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	319,843	319,843	100%
Total Expenditures and Other Uses	\$ -	\$ 504,843	\$ 504,843	100%
Net Increase/ (Decrease) in Fund Balance	2,363	43,039	39,555	
Fund Balance - Beginning	796,056	755,381	755,381	
Fund Balance - Ending	\$ 798,419	\$ 798,419	\$ 794,936	



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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	362	300	121%
Revenue Account	855	13,258	5,000	265%
Special Assessment Revenue				
Special Assessments - On-Roll	-	424,065	450,337	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources	\$ 884	440,914	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	165,000	165,000	100%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	256,750	256,750	100%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 421,750	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	884	19,164	4,426	
Fund Balance - Beginning	297,877	279,598	279,598	
Fund Balance - Ending	\$ 298,761	\$ 298,761	\$ 284,024	



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

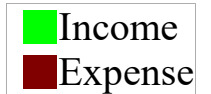
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Cost of Issuance	0	29	-	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 0	\$ 29	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfers Out	-	3,229	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	0	(3,201)	-	
Fund Balance - Beginning	(152,048)	(148,847)	-	
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -	



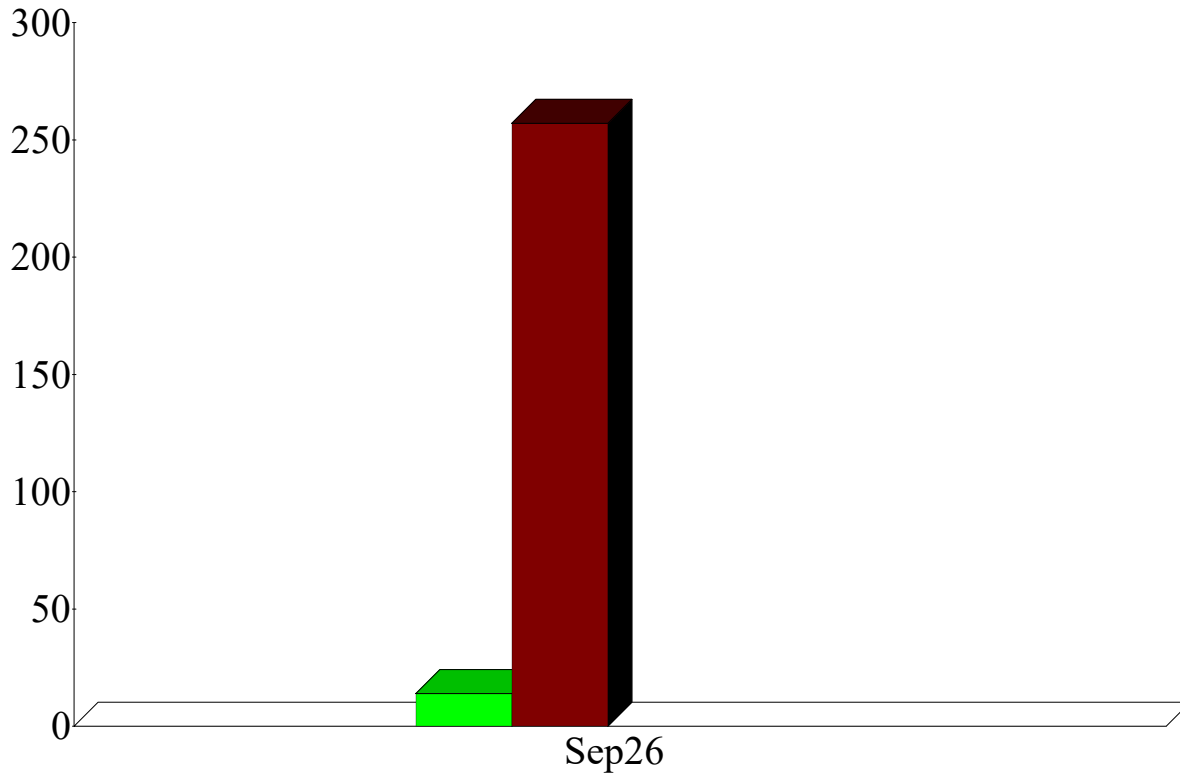
Flow Way Community Development District

Income and Expense by Month

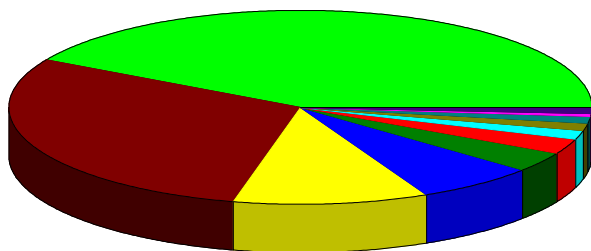
September 2026



\$ in 1,000's



Expense Summary September 2026



	41.96%
5790000 · Landscaping Services	29.52
	10.89
9099000 · Reserve Allocations	6.83
	3.40
5140000 · Legal Services	2.59
5120000 · Executive	1.46
	1.33
	1.13
	0.50
5110000 · Legislative	0.39
Total	\$257,121.92

By Account