Flow Way Community Development District

Collier County, FL

Meeting Agenda November 19, 2026



PFM Management Services LLC
James P. Ward | Vivian Carvalho
District Manager
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Phone: 954.658.4900 | 407.723.5945

501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
407.723.5900 | pfmmanagement.com

Flow Way Community Development District

www.flowwaycdd.org

Board of Supervisors

Zack Stamp, Chairman
Ronald Miller, Vice Chairman
Tom Kleck, Assistant Secretary
Mark Scimio, Assistant Secretary
Barton Potenzo

James P. Ward, District Manager
Vivian Carvalho, District Manager
wardj@pfm.com | carvalhov@pfm.com
Phone: (954) 658-4900 | (407) 723-5945
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m3e8a516c659c0edc57f5c43f6f7cbecd
Phone: (844) 621-3956 Code: **2536 713 1133**; Event Password: **Jpward**

NOVEMBER 2026

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	**19**	20	21	22
23	24	25	26	27	28	29
30						

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, November 19, 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. Administration of the oath of office for Seat 1: Mr. Barton Potenzo, Seat 2: Mr. Tom Kleck, and Seat 4: Mr. Ronald Miller who were elected at the November 3, 2026, general election.
   I. Oath of Office.
   II. Guide to the Sunshine Amendment and Code of Ethics.
   III. Sample of E-filed Form 1 – Statement of Financial Interests.

   Pages 7-48

4. Consideration of **Resolution 2027-1**, a Resolution of the Board of Supervisors re-designating the Officers of the District; providing for severability and invalid provisions; providing for conflict and providing for an effective date.

   Pages 49-51

5. Minutes:
   I. October 15, 2026 – Regular Meeting.

   Pages 52-67

6. Discussion on the Five-Year Shoreline and Lake Improvement Master Plan.

   Pages 68-200

7. Consideration of **Resolution 2027-2**, a Resolution of the Board of Supervisors redesignating the Registered Agent; redesignating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date.

   Pages 201-203

8. Consideration of **Resolution 2027-3**, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

   Pages 204-212

9. Consideration of **Resolution 2027-4**, Adopting Goals, Objectives, and Performance Measures and standards for Fiscal Year 2027; providing a severability clause; and providing an effective date.

Pages 213-220

10. Staff Reports.
    - I. District General Counsel – Billing Cochran, P.A.
      - a) Memorandum of Understanding (Lake 11 Buffer).
      - b) Memorandum on District Land Swap Agreement.
      - c) 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
          - i. Lake Bank Washout and Restoration
        - 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. Change/Cancel December 17, 2026, Regular Meeting.
        - II. Next Meeting: January 21, 2027, Regular meeting.
      - b) Commission on Ethics Required Annual Ethics Training Memorandum.
      - c) Financial Report for the period ending September 30, 2026 (unaudited).
      - d) Financial Report for the period ending October 31, 2026 (unaudited).

Pages 221-319

11. Supervisors' Requests.

12. 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.

13. Adjournment.

Meeting Schedule – FY 2027		
	Thursday, October 15, 2026	Thursday, November 19, 2026
	Thursday, December 17, 2026	Thursday, January 21, 2027
	Thursday, February18, 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: Is the administration of the oath of office for Seat 1: Mr. Barton Potenzo, Seat 2: Mr. Tom Kleck, and Seat 4: Mr. Ronald Miller who were elected at the November 3, 2026, election.

Each take their seat as a matter of law fourteen (14) days after the election and have already taken the Oath from the State. This is the form of oath for Community Development District's and I will administer this Oath to Mr. Barton Potenzo, Mr. Tom Kleck, and Mr. Ronald Miller. You will also be asked to sign an Oath that you receive directly from either the Supervisor of Elections OR from the State – if you do receive, please sign that Oath also, and pay the required fee.

Item 4: **Resolution 2027-1**, a Resolution of the Board of Supervisors re-designating the Officers of the District; providing for severability and invalid provisions; providing for conflict and providing for an effective date.

The below are the current officers of the District:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ZACK STAMP
VICE-CHAIRPERSON	RON MILLER
ASSISTANT SECRETARY	TOM KLECK
ASSISTANT SECRETARY	MARK SCIMIO
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

Please note that with the election of Mr. Barton Potenzo to Seat 1 of the Board of Supervisors, the Board will add Mr. Potenzo as an officer of the District.

Included in this Resolution the District staff will be included as follows; Ms. Vivian Carvalho will be added as Secretary/Treasurer, Mr. James P. Ward, Assistant Treasurer/Assistant Secretary, Ms. Jennifer Glasgow as Assistant Treasurer, and Cori Dissinger as Assistant Secretary.

The Board may by motion re-elect all officers to their current positions or take up each seat individually by motion and vote on each individual position.

Once completed, then the Board will take up Resolution 2027-1 to include the names of each member selected for the officer position.

Item 5: Minutes – October 21, 2026 – Regular Meeting.

Item 6: Discussion on the Five-Year Shoreline and Lake Improvement Master Plan.

Item 7: **Resolution 2027-2**, a Resolution of the Board of Supervisors redesignating the Registered Agent; redesignating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date.

Item 8: **Resolution 2027-3**, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date

Item 9: **Resolution 2027-4**, Adopting Goals, Objectives, and Performance Measures and standards for Fiscal Year 2027; providing a severability clause; and providing an effective date.

Item 10: 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.

Oath Of Office

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Flow Way Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Flow Way Community Development District**, Collier County, Florida.

_____
Signature

Printed Name:_____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of ☐ Physical presence or ☐ online notarization this ___ day of _____, 2026, by _____, whose signature appears hereinabove, ☐who is personally known to me or ☐who produced _____ as identification.

_____
NOTARY PUBLIC
STATE OF FLORIDA

Print Name:_____

My Commission Expires:_____

Guide to the Sunshine Amendment and Code of Ethics

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2026

State of Florida
COMMISSION ON ETHICS

Jon M. Philipson, Chair
Tampa

Joseph Oglesby, Vice Chair
Tallahassee

Paul D. Bain
Tampa

Michael H. Hellman
Miami

Laird A. Lile
Naples

Jeremy M. Rodgers
Tallahassee

Abbey L. Stewart
Tallahassee

Linda Stewart
Orlando

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

Table of Contents

I. HISTORY OF FLORIDA'S ETHICS LAWS 1

II. ROLE OF THE COMMISSION ON ETHICS 1

III. THE ETHICS LAWS 2

A. Prohibited Actions or Conduct 2

1. Stolen Valor 2

2. Solicitation and Acceptance of Gifts 3

3. Unauthorized Compensation 4

4. Misuse of Public Position 4

5. Abuse of Public Position 4

6. Disclosure or Use of Certain Information 4

7. Solicitation or Acceptance of Honoraria 4

B. Prohibited Employment and Business Relationships 5

1. Doing Business With One's Agency 5

2. Conflicting Employment or Contractual Relationship 5

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply: 5

4. Additional Exemptions 6

5. Legislators Lobbying State Agencies 7

6. Additional Lobbying Restrictions for Certain Public Officers and Employees 7

7. Employees Holding Office 7

8. Professional and Occupational Licensing Board Members 7

9. Contractual Services: Prohibited Employment 7

10. Local Government Attorneys 8

11. Dual Public Employment 8

C. Restrictions on Appointing, Employing and Contracting with Relatives 8

1. Anti-Nepotism Law 8

2. Additional Restrictions 8

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions 9

E. Post Office Holding and Employment (Revolving Door) Restrictions 9

1. Lobbying by Former Legislators, Statewide Elected Officers, & Appointed State Officers . 9
2. Lobbying by Former State Employees 9
3. 6-Year Lobbying Ban 10
4. Additional Restrictions on Former State Employees 11
5. Lobbying by Former Local Government Officers and Employees 11
F. Voting Conflicts of Interest 12
G. Disclosures 13
1. FORM 1 - Limited Financial Disclosure 13
2. FORM 1F - Final Form 1 Limited Financial Disclosure 16
3. FORM 2 - Quarterly Client Disclosure 16
4. FORM 6 - Full and Public Disclosure 17
5. FORM 6F - Final Form 6 Full and Public Disclosure 18
6. FORM 9 - Quarterly Gift Disclosure 18
7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses 18
8. FORM 30 - Donor's Quarterly Gift Disclosure 19
9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6 20
IV. AVAILABILITY OF FORMS 20
V. PENALTIES 21
A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics 21
B. Penalties for Candidates 21
C. Penalties for Former Officers and Employees 21
D. Penalties for Lobbyists and Others 21
E. Felony Convictions: Forfeiture of Retirement Benefits 22
F. Automatic Penalties for Failure to File Annual Disclosure 22
VI. ADVISORY OPINIONS 22
VII. COMPLAINTS 23
VIII. EXECUTIVE BRANCH LOBBYING 25
IX. WHISTLE-BLOWER'S ACT 26
X. ADDITIONAL INFORMATION 26
XI. TRAINING 27

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;

- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. Prohibited Actions or Conduct

1. Stolen Valor

A candidate, an elected public officer, an appointed public officer, or a public employee may not, for the **purpose of material gain**, knowingly misrepresent their military service or a decoration, medal title, honor, awarded qualification or military occupational specialty from the Armed Forces of the United States.

Candidates, elected public officers, appointed public officers, and public employees are also prohibited, for the purpose of material gain, from knowingly making false statements or misrepresenting active service in the Armed Forces of the United States during a wartime era, regardless of whether there was a declared war, or service in combat operations in a warzone, including misrepresentations or false statement of being a prisoner of war.

A candidate elected public officer, appointed public officer or a public employee may not, for the purpose of material gain, wear the uniform or any medal or insignia authorized for use by members or veterans of the Armed Forces of the United States that he or she is not authorized to wear.

2. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from soliciting any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly accepting a gift worth more than $100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than $100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

3. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

4. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from **corruptly** using or attempting to use their official positions or the resources thereof to obtain a **special privilege or benefit** for themselves or others. [Sec. 112.313(6), Fla. Stat.]

5. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

6. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

7. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to $5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. Prohibited Employment and Business Relationships

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed $500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way

in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Additional Lobbying Restrictions for Certain Public Officers and Employees

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. Restrictions on Appointing, Employing and Contracting with Relatives

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a

relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions

The officers, directors, and chief executive officer of a business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any employee of that business entity who is acting as the chief administrative or executive officer or employee of the political subdivision, are public officers and employees subject to the following standards of conduct:

i. Section 112.313, and their "agency" is the political subdivision. However, the contract allowing the business entity to serve as the chief executive or administrative officer of the political subdivision is not deemed to violate the prohibitions against doing business with one's own agency [Sec. 112.313(3), Fla. Stat.] and conflicting employment and contractual relationships [Sec. 112.313(7)(a), Fla. Stat.];
ii. The Form 1 financial disclosure requirement for "local officers" [Sec. 112.3145, Fla. Stat.];
iii. And the Form 9 and the Form 10 gift disclosure requirements for "reporting individuals" [Secs. 112.3148 & 112.3149, Fla. Stat.]. [Sec. 112.3136, Fla. Stat.]

E. Post Office Holding and Employment (Revolving Door) Restrictions

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions,

unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. 6-Year Lobbying Ban

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a

department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and

employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

F. Voting Conflicts of Interest

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

G. Disclosures

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a

political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.[1]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. FORM 1F - Final Form 1 Limited Financial Disclosure

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. FORM 2 - Quarterly Client Disclosure

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

4. FORM 6 - Full and Public Disclosure

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices;[1] the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over $1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth.

In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

CANDIDATES must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. FORM 6F - Final Form 6 Full and Public Disclosure

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. FORM 9 - Quarterly Gift Disclosure

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than $100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than $100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The

officer or employee then must disclose this information by filing a statement by July 1 that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than $100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between $25 and $100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to

any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS).[1] Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed $20,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to $5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between $25 and $100, may be penalized by a fine of not more than $5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined $50 per day per report for each day the report is late, up to a maximum fine of $5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of $25 for each day late the form is filed after September 1, up to a maximum penalty of $1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the $1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and

all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:

www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission may only investigate complaints based on personal knowledge or information other than hearsay. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website at www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt. Amendments to complaints must be received within 60 days of the original complaint.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. During the first stage, the Commission must also determine whether the allegation(s) in the complaint are based on personal knowledge or information other than hearsay. If the complaint is found not to be legally sufficient or the allegations are not based on personal knowledge or infomation other than hearsy, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing

information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and local officer of an independent special district are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

Form 1 – Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2025.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

E-FILING SAMPLE

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates

E-FILING SAMPLE

Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILING SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Filing A Form 1

To access the Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (https://disclosure.floridaethics.gov/Account/Login) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional E-filing assistance is available Monday - Friday from 8:00 a.m. until 5:00 p.m. EST by contacting the Commission directly (850) 488-7864.

Chrome, Edge, or Firefox are the recommended browsers to use in the EFDMS website. If you are not using one of these browsers, you will be able to access the site, but the pages may not display or function as designed. The use of a mobile device for completing a form in EFDMS is strongly discouraged.

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)

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:
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

Resolution 2027-1

RESOLUTION 2027-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190.006, *Florida Statutes*, the Board of Supervisors ("**Board**") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

WHEREAS the Board of Supervisors of the Flow Way Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	JENNIFER GLASGOW
SECRETARY	VIVIAN CARVALHO
TREASURER	JAMES P. WARD
SECRETARY	CORI DISSINGER

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 19th day of November, 2026.

ATTEST:	**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Vivian Carvalho, Secretary	Name: _____, Chairperson

Minutes 10/15/26

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, October 15, 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, PFM
Michael Pawelczyk	District Counsel
Jimmy Messick	District Engineer
Richard Freeman	Asset Manager
Racheal Meade	District Manager, PFM
Vivian Carvalho	Senior District Manager, PFM
Susan Singer	Senior Accountant, PFM
Cori Dissinger	Assistant District Manager, PFM

Audience:

Bart Potenzo
Joe Stigliano
Victor L.
Eric Taylor
Karen Vetrano

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.

DRAFT

SECOND ORDER OF BUSINESS Public Comments

Chairperson Stamp reviewed public comment rules and protocols.

THIRD ORDER OF BUSINESS Consideration of Minutes

August 27, 2026 – Regular Meeting Minutes

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

Mr. Joe Stigliano stated there was an error of omission. He stated Mr. Freeman said the pipe was exposed during dry season, but the minutes indicated he said the pipe was exposed during the wet season. He stated also at the last meeting he spoke of a safety issue with the entrance at Immokalee Road due to electric bikes on the sidewalks, but this was not mentioned in the minutes.

Chairperson Stamp asked if there were any other corrections; there were none.

On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the August 27, 2026 Regular Meeting Minutes were approved as amended.

FOURTH ORDER OF BUSINESS Consideration of Plan

Discussion on the Five-Year Shoreline and Lake Improvement Master Plan

Chairperson Stamp indicated this was the first look at the five-year plan, and he intended to keep this on the Agenda for discussion every month until June when it would be adopted. He stated this would give the residents time to provide input regarding the plan. He noted the HOA put together a committee to review the plan and provide input to the CDD.

Mr. Richard Freeman read his presentation which indicated the Flow Way CDD lake system was a valuable asset providing flood protection, water treatment, water quality, wildlife habitats and aesthetic character. He stated routine inspections identified shoreline erosion, deteriorating stormwater infrastructure and vegetation gaps which went beyond annual maintenance. He explained the Master Plan was developed to give the Board a strategic proactive framework to address these issues and a coordinated cost-effective plan over the next five years. He stated one of the most significant issues driving the plan was shoreline erosion. He explained it was caused by a combination of factors which compounded: during the dry season the water levels dropped and exposed the lake bank; the exposed soil was vulnerable and unstable. He stated when the rainy season arrived, water levels rose rapidly, and heavy rainfall accelerated the rise, causing significant washouts in those same exposed areas. He noted on top of that, a number of residents' rainwater leaders (the pipes which channeled water runoff and discharged directly to the shoreline rather than away from it) concentrated water at a single point and carved into the lake bank with every rain event. He stated the result was a cycle of erosion which got worse every year. He stated the plan was organized into nine different chapters, each focused on a specific aspect of the system. *Chapter one, program overview, sets the stage. Chapter two, existing conditions and assessment documents found in the field: lake inventory, shoreline*

erosion, littoral shelf conditions, stormwater infrastructure, existing vegetation, and current maintenance practices. Chapter three, littoral shelf restoration and planting program covers the native planting strategy, which species we're using, why, and how they're installed, and a five-year schedule for which lakes get planted each year. Chapter four is the shoreline stabilization, the structural side of the erosion, exposed and disconnected ADS stormwater outfall pipes, Geotube and riprap stabilization. Chapter five is the littoral shoreline maintenance program which outlines the ongoing seasonal maintenance schedule needed to keep restored areas healthy. Chapter six is the fountain, aeration bubblers and water quality. This phase covers the replacement of fountains and bottom diffused aeration systems across the lake system. Chapter seven is lake by lake and existing conditions. Chapter eight is a five-year improvement program and recommendations with a single implementation schedule and cost summary. Chapter nine is long-term operational maintenance. The five-year capital plan has a total budget of $1.7 million dollars over five years, averaging at about $343,000 dollars a year. Fiscal year 2027 has $165,000 dollars. It's kind of focused on what we already have in budget and what was adopted, and focuses on Lakes 18 and 19 for the fountain and the littoral plantings in various lakes. Fiscal year 2028 through fiscal year 2031 run between $383,000 dollars to $394,000 dollars. Each annual total includes 7% construction and oversight. I'd like to make a reference, though, in some of the photos in here, these are mature plants. So, when you do start the program off, it may not look exactly like that. Lastly, the plan is designed to be flexible. Annual inspections, stormwater impacts, lake water evaluations, and budget availability may all shift priorities from year to year, and the plan accommodates that. What is established is the framework, so the district is investing proactively and strategically rather than reacting to the problems after they've grown more expensive to fix. We will revisit and update this document as improvements are completed and new information becomes available.

Chairperson Stamp asked if there were questions or comments.

Mr. Miller stated he was having difficulty accessing the meeting and might not be able to continue on video but would continue on audio. *I think I'd like to lead in by saying that just FYI, I have received some positive feedback about Lake 11, and I hope that we will be returning to wonderful Esplanade by sometime next week, and I look forward to seeing that. But anyway, that's encouraging. With respect to the five-year program that Jimmy has laid out for us, I would say thank you, Jimmy, and Jimmy's done his usual good job. There's no question about that. I like all of it, so that's a good thing. I want to say to Jimmy first, this is not on you because some things we have the Board has not asked you to do, and so that shouldn't be on you. I'll say this is on the Board, maybe primarily on me. When I look through that five year plan, it's a lengthy plan, and it looks good, and it looks like it keeps us between the lines and all that sort of thing, but what it continues to not do is to make any improvements. I would like the Board to ask Jimmy to do more than what he's done, and to put in some real improvements other than putting in more littorals that we watch grow and die every year, and see bank erosion just occur, and we do some grading or do some fixing as necessary. I'd like to see a significant improvement program, and I always refer back to I'd like to see some riprap, and then some people will say, "Well, you know, riprap doesn't stay as pretty as it is when you put it in for eternity, it starts getting moldy after a while," and I understand that, but I haven't heard anyone else suggest anything better other than just spending more money every year on more littorals and watching them grow and die, and then doing it all over again the next year and just doing some grading. So, I'd like to challenge the Board, and other than saying I like riprap, I don't have anything else to offer because I don't have any expertise in the matter per se. But I'd just like to continue to encourage the Board, and maybe to encourage Jim and Jimmy to maybe come up with ideas that we haven't asked them to do in the past, so that we can make some permanent improvements. And I always come back to well, why don't we have an annual $500 resident*

assessment for that money to be used specifically for lake bank improvements, not to be used for anything other than that.

Chairperson Stamp noted it was Mr. Richard Freeman who made the presentation not Mr. Jimmy Messick. He stated Richard had been working on the plan for several months now.

Mr. Jimmy Messick agreed Richard had been working on this for the last couple months and deserved all the credit for putting it together. He indicated he reviewed it and made sure he understood it before it came to the Board, but certainly feedback was encouraged. He stated if the Board wanted to provide direction he would work on it.

Mr. Scimio asked if Lake 18 and 19 had accessible power.

Mr. Messick responded a line would likely need to be run for power.

Chairperson Stamp stated the plan mentioned Lake 11 had a fountain; this was an error, Lake 11 did not have a fountain. He noted the CDD may decide to put one in, but it was not in there now. He asked with the golf course renovation, would the CDD avoid the lakes which bordered the golf course.

Mr. Freeman responded he did not think the CDD would go anywhere near the golf course lake banks; the golf course lake banks stopped where the CDD's began. He said he did not think the five-year plan and golf course renovations would impact each other, but the schedule could be adjusted to accommodate the golf course if needed.

Discussion ensued regarding the golf course renovations; planning the lake bank renovations around the golf course renovations; and the CDD coordinating with the golf course contractors.

Chairperson Stamp noted the whole Flow Way canal was scheduled to be done the first year. He recommended just fixing the north end where the houses were and fixing the south end where the golf course was later in the plan.

Mr. Freeman stated after this season, the Flow Way channel and Lakes 18 and 19 saw the most impact on the imaging. He stated he counted at least 23 areas that needed significant repairs. He stated he has already received proposals for those areas. He explained along the Flow Way Canal adjoining property line the rainwater runoff from the homeowner properties were washing out the bank.

Chairperson Stamp stated he understood but felt the area along the golf course could be postponed to the last year of the plan. He stated Lakes 23 and 24 ought to be moved up in the plan as those were the lakes residents saw when dining in Esplanade, and if a fountain was going in there, it would be a good place to start. He stated beautification of Lake 1 should possibly be considered.

Mr. Freeman reported the CDD did a lot of littoral plantings about 8 or 10 months ago in Lake 1, but there were a few areas which needed attention on Lake 1 and suggested doing Lake 1 in year one instead of the south end of the canal.

Mr. Miller: I'm not sure exactly which lakes we're talking about now, but I've read some recent HOA material about the HOA doing some kind of a gardening thing out behind the culinary center. The culinary center is under reconstruction to make it nicer, and there's going to be

some kind of garden thing done out back overlooking the lake. Are there some things that we could cooperate on and maybe do some aesthetic things behind there to enhance what the HOA is doing to be helpful? Have they asked? Have they asked us to do anything?

Mr. Freeman: I didn't know anything about the plan.

Chairperson Stamp: Those are my general thoughts on the plan overall. I mean, we need to rip rap where we structurally need it. I'm not as big a fan of rip rap just because it's more expensive than – but it does last forever. If we rip rapped everything, we'd never have do it again.

Mr. Tom Kleck: I mentioned or asked last time that Lake 10 has a fountain now, and I asked if it's lit. And you had said there's lights on it. I've never seen it lit at night. Does it run all night?

Mr. Freeman: It doesn't run all night; it lets up at 11.

Mr. Kleck: Okay, so the lights are not necessary. Number two, I notice a lot more erosion where we've got a large cavity going from the golf cart path down to the lake, and it seems to be growing. Every time I go out to golf, I see another area that's being fixed with big rip rap. That big stuff. That's not very cheap to do that, and I see it just happening more and more.

Mr. Freeman: Yeah, so especially over there by Lake 22, that just occurred and was kind of washing out underneath the sidewalks. That's all rainwater runoff from the residents' property that are running off the sidewalk into the landscape easement and then causing erosion. A lot of those plantings there have died off, or they're missing. And had we had some native grasses there that could stabilize that lake bank, I think it wouldn't be nearly as bad as it is right now.

Mr. Kleck: Are we ever going to see a point where we don't need to be repairing another one? They're just going down the way. It seems like when you build one up, it starts someplace else.

Mr. Freeman: Well, it's finding the weakest point. The water is finding wherever the weakest point is. So, as we fix that area, it's going to want to find another area that's weak, so we're kind of trying to stabilize the entire area around there.

Mr. Kleck: Each one of those cavities, when you fill them up with rock, what are we talking about cost-wise?

Mr. Freeman: About $2,500 dollars.

Mr. Kleck: All the irrigation work, has it been completed on Lake 11?

Mr. Freeman: No, we are about 60% completed.

Mr. Kleck: Is it because we've got high waters now that we're not able to?

Mr. Freeman: Yes.

Mr. Kleck: Are the plantings done?

Mr. Freeman: So, all the common area plantings are completed. I know there's a couple of them that are leaning from the recent storms. They're supposed to be staked up today. The residential hedge line had to be put on hold because the irrigation that's close to that was not

completed. The littorals, 40% of the irrigation, and the residential hedge line are what's left on the Lake 11 buffer project.

Mr. Kleck: It looks fantastic. Of course, the water's in there now and all this work that we're talking about doing to cover up that eyesore now is not an eyesore.

Mr. Freeman: It will be in about four months.

Mr. Mark Scimio: So, when you talk about the residential hedge, which side of the lake is it?

Mr. Freeman explained where the hedge line would be placed along the east side of the lake.

Discussion ensued regarding where the hedge would be planted and how tall the hedge would grow to be (approximately 5 feet so as not to impede resident's views).

Mr. Bart Bhatla: I was interested in the planting along Lake 11, along the road is that complete? There are a whole bunch of gaps.

Mr. Freeman: Well, the plan that was presented was what was implemented. If there needs to be additional plans, we need to discuss it.

Mr. Bhatla: I think the guidance we had indicated was standing on the road you shouldn't be able to see the lakebed. It appears to me that the planting which is done is more of a landscape without very comprehensive attention to blocking off the view.

Mr. Freeman: Well, our plan was to not make it look like we're trying to hide something. The plan was to stagger it enough to where it kind of blocked your view as you're driving by, or even if you're walking by. I walked it the other day, and I mean, you can clearly see some of the lake, but as you drive by, I notice you can barely see the lake anymore.

Mr. Bhatla: I was expecting innovation in that area to block it. If you want, I think it would be a good idea to walk again and see.

Mr. Freeman: Let's let some of the plants mature first and see as they grow, and we'll go from there.

Mr. Scimio: Well, one of the things I think this plan intended was for the littorals to flourish, and then it shouldn't be the previous eyesore.

Mr. Freeman agreed.

Chairperson Stamp noted there had to be gaps to provide access for mowing as well.

Discussion ensued regarding the Lake 11 landscaping and planting; the littorals; the end goal of the Lake 11 plan; and the intent of the Lake 11 plan to block the lake view for drivers.

DRAFT

FIFTH ORDER OF BUSINESS Staff Reports

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

a. Litigation updates

Mr. Michael Pawelczyk: There's a couple of items. One is just an update on the Colosi litigation, and as I continue to report, which is typical of all litigation, they're going through discovery. You know, this case is being handled by special counsel. There is a mandatory status conference scheduled for mid-November. There is a mandatory mediation scheduled for December 8. At that mediation, I think your chairman, your district manager, and I will attend that mediation. We don't really know what that's going to entail yet until we talk with special counsel. So, we'll probably have a report for you at the November 19 meeting as to whether or not we'll have to discuss anything before that mediation in the form of like a shade session. The depositions of the corporate representatives of the two CDD entities, Flow Way and Quarry, and Esplanade are scheduled for January, and right now the case is on the trial docket for early August 2027. That could always change, but that's the information I've been able to gather in the last month from special counsel. Does anybody have any questions on Colosi litigation?

Mr. Miller: I do have a thought. If what this individual wants is benign, maybe there's a price he's willing to pay us.

Mr. Pawelczyk: If he wants access, he would have to pay to use our property. That's correct. He's not entitled just to use it. It's not public access.

Mr. Miller: So, if it's benign, how about a big price?

Mr. Pawelczyk: I don't know if it's benign. We don't know where he wants to access our property. He has not provided us with a legal description. He has not told us where this land is. We don't know if the conservation easement, where we believe he wants access, would allow access, would allow that use under the easement. We don't have that information. I assume they're trying to gather that through discovery. So, that's kind of where we're at. But you're right. If that comes to that, maybe there is a price he could pay to utilize that portion of the CDD land. You may recall we asked him that through his counsel two years ago or a year and a half ago, whenever it was, and we never got a response. What are you willing to pay? Never got a response.

Chairperson Stamp: They filed permission to amend. I assume we don't have any idea what his amended complaint is going to look like?

Mr. Pawelczyk: I believe that leave to amend was moved some time ago, and the judge never signed the order. I think that was when they amended the complaint way back when. I don't think there's another amendment coming. I just think it was something the judge never signed. If it changes, I'll let you know. But that's the best I could tell because I couldn't find an order where he granted that leave to amend some time ago, even though they amended the complaint.

Mr. Kleck: It's almost like we're chasing our tail down a rabbit hole with this guy. And my question is: Is this a frivolous lawsuit, or just has he got deep pockets? Because I think we're wasting a lot of time and money screwing around with this guy, and I'm not so sure he's got all his marbles. But to my eyes it looks stupid. What's going on here?

DRAFT

Mr. Pawelczyk: This is a public meeting, and everything's recorded and transcribed, so I'm not going to comment on that. He has the right to bring a lawsuit. He brought a lawsuit, and now it's proceeding through the court system, and it's being handled by your insurance defense counsel. So, I'll be happy to discuss this with you offline if you like. But I'm not going to provide my comments in a public meeting. Feel free to contact me, Tom.

Mr. Stigliano: On access, do you have any idea what the end game is? How much land does this person have?

Chairperson Stamp: 10 acres.

Mr. Stigliano: I know we had property upstate that we had unfettered access through an access road. If we grant unfettered access, you don't know what's going through there. So, I would be a little concerned at what their end game is and what's the ramifications. You know that nursery rhyme, give a mouse a cookie, you're going to wind up with something else. So, if somebody could extrapolate what else they can do with that land, such as zoning issues.

Chairperson Stamp: We are in discovery.

Mr. Stigliano: Is he are also doing this with the Quarry Community Development District?

Chairperson Stamp: Yes, the lawsuit is against the HOA, Quarry, and us because, well, he's still, as Mike said, he's not given us a legal description. We don't know where he wants to go and how wide of an easement he wants. It would be helpful if we had some place to start, other than just we want an easement.

Mr. Bhatla: I want to be clear that all the expense being incurred is being borne by the insurance company. We are not incurring expense.

Chairperson Stamp: Correct.

Mr. Stigliano: Collier dead ends there. Are there any big plans for Collier right away that they make want to extend Collier? And how would that impact things?

Chairperson Stamp: They own some right of way going north of where it dead ends.

Mr. Kleck: I talked to a councilman about that extension. It's going to happen, but I don't think it will be for 10 years.

Mr. Stigliano: The right of way at this time ends at our dead end. There is no right of way beyond that.

Chairperson Stamp: There is. It's not developed but it's there.

Discussion continued regarding the right-of-way, where the right-of-way ended, the undeveloped right-of-way; and the possibility of Colosi developing the right-of-way rather than using CDD land for access.

Mr. Pawelczyk noted the court filings were public and on the Clerk of Court's website.

DRAFT

Mr. Miller: I did, you know, about 15 minutes' worth of research at a high level, so don't bank on anything I'm about to say. But I think this was looked at to extend Collier Boulevard going north into Lee County, and Lee County has zero interest in this. They don't want our traffic.

Discussion continued regarding where the roadway would extend.

Mr. Pawelczyk: One more thing, a little closer to home, and which is actually a pending item. This relates to the golf course project, the driving range project. I know we talked about this at least a couple of meetings ago, where the golf course, as part of this driving range project, is modifying the lake bank a little bit, and as you know, the lake bank is owned by the CDD. So, we've worked with the HOA back in July. We sent a proposed land swap agreement just so – as you know, anything that's going to be underwater would be owned by the CDD. The CDD would have continue to have its lake maintenance easement to maintain its lake as a result of this modification of those lands over there. So, we've prepared that land swap agreement. About 10 days ago, we got comments back from the HOA, and we think what we have is a final agreement. That agreement will be presented to you at the November meeting. I think November 19 is our meeting, so we'll present it at that meeting. I just want to let you know where we're at on that particular project. That land swap has the CDD and the HOA basically swapping land so, the acreage is approximately equal. We're not losing land; they're not losing any overall land. We're just accommodating their project. Does anybody have any questions? We'll have that as part of the agenda package for the next meeting.

II. District Engineer – Calvin, Giordano & Associates

a. Engineer's Report

1) Purpose

2) Current Asset Updates:

1. Landscape Maintenance

2. Entrance Maintenance

3. Lake Maintenance

4. Irrigation Pump House

5. External Preserves

3) Capital Projects

4) Future Asset Maintenance Items

5) Engineer's Report Complete

Mr. Jimmy Messick: Our report just kind of summarizes the operation and maintenance from the last month. All the assets that we're in charge of, starting with landscaping, we're continuing ongoing regular scheduled services, which includes trimming and shaping existing plants. Front entrance, however, we have noted a significant decline in our landscape vendors' performance levels, along with plant materials. It does not meet our District standards, and we're working with that vendor to correct those deficiencies. We've begun coordinating several seasonal landscaping and decorative improvements, including new mulch, annuals, holiday wreaths, garlands, and decorative lighting. The new mulch is scheduled to be installed in early November, along with seasonal annuals. The holiday wreath garlands and decorative lighting would be shortly after in the second week of November. We're continuing to coordinate those activities to ensure the community is prepared and presented for the upcoming holiday season. Specifically, at the entrance we're continuing to coordinate and install tree uplighting to enhance nighttime visibility and the overall appearance of landscaping. Teams are going to continue to inspect those

throughout the season to make sure that any adjustments or repairs necessary to maintain that operation are done. There was noted a damaged light pole, a non-operational light pole, just south of the guardhouse that was inspected. It was coordinated for the necessary repairs and restored to be operational. Additionally, the east fountain, there was a significant leak that required significant repairs. We have transitioned the fountain maintenance responsibilities to a new vendor because of the problems we had with that. We will continue to maintain and ensure the systems operate. We've talked about Lake 11 enhancements projects, which includes irrigation, buffers, landscape plantings, and littoral plantings and the Lake 11 installation of irrigation systems on the whole. The buffer plantings on the lakeside will be temporarily postponed. Those littoral plantings will also be on hold until water levels drop. The buffer plantings have not been completed. The common area of landscaping has been completed, as mentioned. Additionally, we've added buffer plantings with new cord grass along the lake bank to help stabilize shoreline, and we've also gone through Lake 11 and removed unwanted materials such as rocks, wood, dead vegetation, or other debris to try to clean up the look of that. The new plantings that have been completed are now under the existing maintenance contract, and we'll continue working with that vendor to make sure that those plantings are successful. Once the water levels recede, we'll complete the remaining irrigation, residential buffering, littoral plantings for that enhancement project. As Richard mentioned before, we have seen significant rainfall and elevated lake levels, which has led to lake bank erosion in our community. And we're working to identify, document, prioritize, and coordinate with the vendors to restore and stabilize the affected lake banks. With the lakes remaining elevated, we'll continue monitoring those banks, addressing additional erosion concerns, and also make necessary repairs before those areas get any worse. Lastly, for the lakes, we're continuing to remove cane toads. The cane toad program was steady through September. I've included the larvae, tadpole and adult toad removal in my report. For the irrigation pump house, we did identify the excessive heat was due to an outage in an exhaust fan. We were able to install a new exhaust fan to help alleviate the heat that was being built up around the equipment, and that helps protect the equipment from overheating and going bad, so it's good that we caught that. Additionally, regarding well 1, we noted a leak, identified and moved forward to get that repaired. Because of a significant amount of rainfall, we have not had to use it, and both systems are presently turned off. I updated the irrigation use table. I did get a question from Mark about the rain and whether that correlates with the precipitation that we've seen. I'll look into that and verify, but this has the updated September amounts that goes to South Florida for monitoring. Additionally, with regard to irrigation, I've included some permit conditions from the water use permit. It's permit number 11-02032-11. It is issued to Flow Way CDD and expires June 23, 2030. It explains what the total allocations, monthly allocations, and average daily allocations are for that permit, which is what's sustained at the bottom of the irrigation use table, but this explains what those allocations are. I don't know if you want me to go through and read those specific – "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 reoccurring one year and ten. The permittee shall not exceed these allocations of hydraulic conditions less than a one-year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month period." So, it does move for the last 12 months. "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 information purposes only." Additionally, the permit conditions have calibration and monitoring reporting requirements, and explains what facility, the name, and how frequently we need to submit, and how frequently we need to calibrate the equipment that's attached to that entity. So, with permit condition 11, which

DRAFT

explains every five years the calibration needs to be done, and the permit condition number 12, which explains the quarterly submission and collected monthly for the various consultation and production wells that are in the South Florida permit. We have reached out to South Florida Water Management District staff to discuss how water restrictions would be applied to the HOA's future golf course renovations on whether or not an exception would be available for water use to establish their new plantings. We're currently awaiting a response from district staff to provide a determination on how we're going to approach the HOA about the additional water use that they're anticipating. Lastly, external preserves, same as last month; we submitted fiscal year 2026 monitor report to South Florida staff. We're awaiting their approval. We did hear back that they're going to do a site visit. They want to look at both internal and external preserves, so we're making sure that those are prepared for their inspection, but they're specifically coming for the external preserves to close out that permit.

Mr. Scimio: The permit for our withdrawal from the (indecipherable) it goes to 2030?

Mr. Freeman: Yes.

Mr. Scimio: At that time, when we go to review, could they change our withdrawal count? Lower it because of the ongoing activity of residential and commercial development on this?

Mr. Freeman: The external development around this doesn't affect our waters.

Mr. Scimio: But everybody's trying to tap into it, right? Could they ever come back and say no, we're not going to give you the million gallons a day?

Mr. Freeman: I can't speak for South Florida Water Management District. That certainly could happen, but I've never seen that happen.

Mr. Bart Potenzo asked about Lake 17 plans. He stated Lake 17 was 100 linear feet. He stated a few years back, the banks were installed and filled with sediment. He asked if the lake banks were holding up well, or as expected.

Mr. Freeman responded in the affirmative. He stated he noticed a dropoff beginning beyond the 10 inches or 12 inches required. He noted it was difficult to tell at the moment because the water levels were so high.

A female member of the audience asked about the new trees around Lake 11; she noted the trees needed to be better staked.

Mr. Freeman indicated the trees would be better staked.

A female member of the audience asked about the cane toads. She noted in the past, the vendors used to come at night, and residents would get an email saying the vendor might be seen working at night. She asked if the vendor would again be seen at night. She asked about the cane toad treatment at this time of year.

Mr. Freeman stated the vendor was performing tadpole skimming and cane toad trapping.

Ms. Karen Vetrano: Because I've been seeing, I've never seen this before, but before dusk, I'd say around between 6:30 and 7:00 PM, there have been lots of little frogs hopping around on the sidewalks. And I'm on Savona, and I walk up here by the pickleball, so I'm seeing them on Savona and the sidewalk coming up this way. I don't know if they actually do anything in the preserve area or they can't touch that?

Mr. Messick: They don't go into the preserves. They go into the common areas and the actual lakes to skim the tadpoles.

Ms. Karen Vetrano: I'm curious. To me, I mean, they're so small it's hard to tell, but to me, they kind of have that dark marking, like a buffo frog would have. But I don't know for sure, but there's been a lot of them. And we've had more mosquitoes -- I walk around 8 o'clock in the morning, and I'm getting bitten by mosquitoes in the daylight, and even here at night again, like around 6:30. It's like every time I go out, take the dog out, I get bitten by mosquitoes.

Mr. Messick: I will notify the cane toad vendor.

Mr. Stigliano: Who has jurisdiction over the pump houses for irrigation distribution over the golf course and the properties? Is that the CDD or HOA? We have pump houses for irrigation for the golf course. Is that going to the CDD?

Mr. Messick: Yes.

Mr. Stigliano: And do you maintain the operating control systems with the valves and stuff?

Mr. Messick: In the common area pump house, yes.

Mr. Stigliano: When you are drawing water out of the resource lakes, do you have a routine maintenance program, and someone to go down there and check that the strainers aren't clogged?

Mr. Messick: Twice a year.

Mr. Stigliano: And then on your pump house, do you have sand strainers on your pumps?

Mr. Messick: Yes.

Mr. Stigliano: And a duplex, so you can switch over?

Mr. Messick: Correct.

Mr. Stigliano: I haven't looked at one. One of these days I want to take a look. Okay, so may I make one suggestion, which I made to the golf committee when I was talking about renovation months ago. I never heard anything back from them. I would say if we lose power and we can't flush the golf course, the salt spray that comes from a bad storm, we're going to lose a lot of grass. You should consider putting transfer switches in your pump houses. The HOA has a pickup truck. I know up north we have a shopping center that leases snowplows. We can maybe lease a generator, and we can go around and run these pumps. Because if we lose power for two weeks in a hurricane, and we can't irrigate the golf course or the grounds, we're going to lose lawn. I know it's an expense, but you

can do it one at a time. But consider once you put the transfer switch in, then you have a big multi plug-in on the outside. It's universal plug that you'll see on gas stations sometimes, where you'll come with a diesel generator and you can run the systems. Also, you have to have power reserve to run the control system. Just something to consider in strategic plan. I brought this to the golf board. I never heard anything back from them guys, I guess because it doesn't come under their jurisdiction, but we have a big liability with that. Thank you.

III. District Manager

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

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)

Mr. Ward: For purposes of the audience, the Board knows I will be leaving Flow Way in April of next year. Vivian Carvalho is the new District Manager, and she will be taking over my position as I leave. She has much more experience than I do, and she will do a much better job at managing this District than I do but I will be with you through April of next year, and then Vivian will be taking over for me. A couple of things I have for you is November 19th is your regular meeting day. We will swear in the new Board member, and the two existing members who ran unopposed this year, I will swear them in also at that meeting. December 17th, do we want to cancel that meeting, or do you guys want to have that? You don't have to answer it now, but I want you to think about that. I'm leaning toward canceling it, but I'm going to let you guys decide.

Chairperson Stamp: What we've done in the past is leave it on the calendar, and about two weeks out we'll cancel if nothing comes up that we need to meet for. We've canceled every December since we've been resident controlled. It's hard to get people here, and people have other obligations and stuff.

Mr. Ward reminded the Board to complete the ethics training requirement before the end of the calendar year. *We are basically at year end at this point, September 30th. Your Chairman had asked me earlier, kind of about where we stand. We are going to be close to hitting our total expenditures for year end from what I call a fund balance or cash perspective. We anticipated $890,000 dollars when we did our 2026 budget. I think we're going to hit the $950,000 to $975,000 dollar mark by the end of this year, so we might be a little bit over what our year end projection will be going into fiscal year 2027. One of the good things that we did do, obviously. now that we have this much cash, we are doing more investing of your general funds on a regular basis. Even as I leave next year, I know Vivian will be diligent in ensuring that we will continue to maximize the amount of funds that we invest on a monthly basis in order to maximize the amount of interest income. I think we earned this year $40,000 dollars. It was a pretty good number that we earned this year. But that is a result of being able to grow our reserves over the years, and now we've been able to invest them. And I hope, as we go into next year, we will become a little more aggressive in the investment procedures.*

Mr. Scimio: So, Lake 11 – Did any of that money come from Lake 11 that we spent or did it come out of some other budget line?

Mr. Ward: It came out of the 2026 budget numbers. The problem is some of Lake 11 isn't done because the water levels went up, so it's going to hit your 2027 numbers, but even what we sent in Lake 11 to date, we still came in a little above what I anticipated our fund balance to be. So, I think overall we did a good job.

SIXTH ORDER OF BUSINESS Supervisor's Requests

Chairperson Stamp asked if there were any Supervisor's requests. He explained the Board could not speak with each other outside of a Board meeting about Board topics, so this was an opportunity to talk about whatever anybody wanted to talk about.

Mr. Bhatla: I guess just before we close, this is going to be my last meeting, so I want to thank you, the Board members. I was going to send you a note but under the Florida Sunshine Law, I can't send you a love letter.

Mr. Pawelczyk: Actually, Bart, you can. You just cannot discuss business that could come before the Board for a vote. So, you can certainly communicate with your fellow supervisors as long as it's not about, you know, Board business.

Mr. Bhatla: I want to say it has been a privilege to serve with you all and to have had the opportunity to contribute to the community. I have appreciated the time and the effort and the commitment each of you bring to the Board, and I'm grateful for the cooperation and the friendships along the way. I leave with a great deal of respect for the work that continues here, and I wish you all and the community success going forward. Thank you.

Chairperson Stamp: Thank you, Bart.

SEVENTH ORDER OF BUSINESS Public Comments

Chairperson Stamp asked if there were any public comments.

Mr. Freeman: I did some research while we were talking. I do see the Collier MBO 2045 long term plan, the long-range transportation plan, which sure enough shows extending Collier Boulevard and going up and through our preserve and back to the local. We'll keep an eye on it.

Discussion ensued regarding the County's plans to extend the road in the 2045 plan.

Mr. Freeman indicated he would show where the road would be extended on the map.

DRAFT

EIGHTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 2:04 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

DRAFT

Five-Year Shoreline and Lake Improvement Master Plan

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Five-Year Shoreline & Lake Improvement Master Plan
Revision Summary

Fiscal Years 2027–2031 · Esplanade Golf & Country Club, Naples, Florida

REVISION DATE	PREPARED BY	NUMBER OF CHANGES	DOCUMENT STATUS
October 20, 2026	**Calvin, Giordano & Associates, Inc.**	**4 Revisions**	**Revised Draft — Board Review**

REVISIONS MADE

Revision 1 Flow Way Channel — Scope Clarified to Residential Shoreline Only

The Flow Way Channel improvement description has been updated to clarify that shoreline and littoral restoration work is limited to the residential-facing shoreline only. The golf course side of the channel is explicitly excluded from this scope. This clarification appears in the channel improvement description (Chapter 4) and the Chapter 7 lake-by-lake assessment.

Revision 2 Lake 11 — Incorrect Fountain Reference Removed

References stating that Lake 11 has an existing decorative fountain have been removed. The document previously listed Lake 11 alongside Lakes 7 and 10 as having existing fountains, and included a note in the FY2027 budget description referencing prior Lake 11 improvements. Both references have been corrected. The existing fountains statement now reads: "Existing fountains are currently located in Lake 7 and Lake 10."

Revision 3 Lake 24 Fountain — Moved Up to FY2027

The decorative fountain installation at Lake 24 has been moved from FY2028 to FY2027, joining the Lakes 18 & 19 fountain as a first-year priority project. All references to the fountain schedule — the implementation table (Section 6.3.1), the chapter summary bullets, the five-year budget overview, and the program narrative — have been updated accordingly.

Revision 4 Lake 1 Fountain — Removed from Schedule

The fountain/aeration installation planned for Lake 1 has been removed from the five-year schedule. All schedule tables, chapter summaries, and technology assignment descriptions have been updated to reflect this removal. The FY2028 fountain work now shows Lake 9 only (decorative fountain), and Lake 1 no longer appears in the fountain or aeration program.

Prepared by Calvin, Giordano & Associates, Inc. · This document summarizes revisions made to the Flow Way CDD Five-Year Shoreline & Lake Improvement Master Plan in response to Board direction provided at the October 2026 meeting. · The revised Master Plan incorporates all changes listed above.



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 though 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.

TABLE OF CONTENTS

INTRODUCTION.....2
TABLE OF CONTENTS.....3
APPENDICES.....3
CHAPTER 1: Program Overview.....7
1.1 Introduction.....7
1.2 Purpose & Program Objectives.....7
1.3 Existing Conditions Summary.....8
1.4 Major Program Components.....8
1.5 Five-Year Implementation Strategy.....8
1.6 Expected Benefits.....9
1.7 Adaptive Management.....9
1.8 Chapter Summary (not sure we need this summary – but let's see how this report shakes out).....10
CHAPTER 2: Existing Conditions Assessment.....11
2.1 Existing Lake System.....11
2.2 Lake Inventory.....11
2.3 Existing Shoreline Conditions & Assets.....12
2.4 Littoral Shelf Assessment.....12
2.5 Shoreline Erosion.....13
2.6 Stormwater Infrastructure.....13
2.7 Existing Vegetation.....13
2.8 Existing Maintenance Practices.....13
2.9 Chapter Summary.....14
CHAPTER 3: Littoral Shelf Restoration & Planting Program.....15
3.1 Introduction.....15
3.2 Benefits & Restoration Objectives.....15
3.3 Native Littoral Plant Palette.....16
3.3.1 Reference Photos — Target Condition for Restored Areas.....18

3.3.2 Permitted Littoral Shelf Dimensions....20
3.4 Planting Design & Installation Standards....21
3.5 Project Prioritization....21
3.6 Five-Year Planting Schedule....23
3.6.1 Fiscal Year 2027....23
3.6.2 Fiscal Year 2028....23
3.6.3 Fiscal Year 2029....23
3.6.4 Fiscal Year 2030....23
3.6.5 Fiscal Year 2031....23
3.7 Adaptive Implementation....24
3.8 Littoral Planting Cost Estimates....24
3.9 Chapter Summary....24
CHAPTER 4: Shoreline Stabilization, Erosion Control & Outfall Piping....25
4.1 Introduction....25
4.2 Existing Conditions & Causes of Erosion....25
4.3 Stabilization Strategy & Selection Criteria....25
4.4 Stormwater Outfall Piping: Exposed and Disconnected ADS Runs....26
4.4.1 Condition Observed....26
4.4.2 Recommended Corrective Work....28
4.4.3 Priority....30
4.4.4 Lakes Requiring Repair....30
4.5 Littoral and Buffer Vegetation: Maintenance and Replanting....33
4.5.1 Cordgrass Maintenance....33
4.5.2 Replanting the Upper Shelf....33
4.6 Integration, Inspection & Maintenance Requirements....35
4.7 Program Benefits....35
4.8 Shoreline Stabilization & Outfall Repair Cost Estimates....35
4.9 Chapter Summary....36
CHAPTER 5: Littoral & Shoreline Maintenance Program....37
5.1 Introduction....37
5.2 Program Objectives....39
5.3 Routine & Seasonal Maintenance....39

Spring....39
Summer....39
Fall....39
Winter....39
5.4 Plant Maintenance Standards....39
5.4.1 Reference Photos — Maintained Species....40
5.5 Invasive Vegetation Management....42
5.6 Inspection Program....42
5.7 Adaptive Maintenance & Performance Evaluation....42
5.8 Maintenance Cost Estimates....43
5.9 Chapter Summary....43
CHAPTER 6: Fountain, Aeration, Bubblers & Water Quality Monitoring....44
6.1 Introduction....44
6.2 Existing Fountain Systems....44
6.3 Future Fountain, Bubbler & Aeration Strategy....44
6.3.1 Five-Year Fountain, Bubbler & Aeration Implementation Schedule....46
6.4 Data Evaluation & Adaptive Management....49
6.5 Long-Term Maintenance....49
6.6 Program Benefits....49
6.7 Fountain & Aeration Cost Estimates....49
6.8 Chapter Summary....49
CHAPTER 7: Lake-by-Lake Existing Conditions Assessment....51
7.1 Introduction....51
7.2 Assessment Methodology....51
7.3 Lake Assessment Format....52
7.4 Lake Assessments....52
Lake 1....53
Lake 2....55
Lake 3....57
Lake 4....59
Lake 5A....61
Lake 5B....63

Lake 6.....65
Lake 7.....67
Lake 8.....69
Lake 9.....71
Lake 10.....73
Lake 11.....75
Lake 12.....78
Lake 13.....80
Lake 14.....82
Lake 15A.....84
Lake 15B.....86
Lake 16.....88
Lake 17.....90
Lakes 18/19.....92
Lakes 20/21.....94
Lake 22.....96
Lake 23.....98
Lake 24.....100
Lake 25.....102
Lake 26.....104
Lake 27.....106
Flow Way Channel.....108
7.5 Chapter Summary.....109
CHAPTER 8: Five-Year Capital Improvement Program.....110
8.1 Introduction.....110
8.2 Capital Improvement Philosophy.....110
Preserve Existing Assets.....110
Improve Environmental Performance.....110
Maximize Capital Investments.....110
8.3 Fiscal Year Priorities.....111
8.4 Project Categories.....112
Littoral Shelf Restoration.....112

Shoreline Stabilization....112
Stormwater Infrastructure....112
Fountain & Aeration....112
Native Landscape Enhancements....112
8.5 Annual Review Process....113
8.6 Funding Strategy....113
8.7 Performance Measurement....113
8.8 Adaptive Capital Planning....114
8.9 Long-Term Vision....114
8.9 Planning-Level Unit Costs....115
8.10 Expected Service Life of Improvements....115
8.11 Chapter Summary....116
CHAPTER 9: Conclusions & Recommendations....117
9.1 Introduction....117
9.2 Summary of Findings....117
9.3 Program Recommendations....118
Shoreline Restoration....118
Erosion Control....118
Stormwater Infrastructure....118
Fountain & Aeration....118
Routine Maintenance....118
9.4 Adaptive Management....118
9.5 Long-Term Vision....119
9.6 Benefits to the District....119
9.7 Future Updates....120
9.8 Final Statement....120
9.9 Vision Statement....120
Table 9-1 – Master Plan Summary....123

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, Softrush, 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 and Lake 24 fountain; FY2028 — Lake 9; FY2029 — Lakes 20 & 21; FY2030 — Lakes 17, 23, 25; FY2031 — Lake 5A bubbler.
- **Flow Way Channel Improvements:** Shoreline and littoral restoration along the residential-facing shoreline of the Flow Way Channel, scheduled in FY2028. Work is limited to the residential side of the channel; the golf course side is excluded from this scope.

Five-Year Budget Summary

The total five-year capital improvement budget is $1,680,120. Each annual total includes construction costs plus a 7% Certified Engineer Inspector (CEI) allowance for construction oversight and inspection.

- **FY2027 — $202,450:** Decorative fountain at Lakes 18 & 19 and Lake 24; littoral plantings at Lakes 6, 4, 14, and 17.
- **FY2028 — $310,300:** Littoral plantings at 9 lakes; fountain installation at Lake 9; 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 $369,000. 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.

Fiscal Year	Primary Focus	Annual Total
FY2027	Decorative fountain at Lakes 18 & 19 and Lake 24; littoral plantings at Lakes 6, 4, 14, and 17. Includes 7% Certified Engineer Inspector (CEI) cost of $13,244.	$202,450
FY2028	Littoral plantings and cordgrass enhancements at Lakes 5A, 8, 10, 15B, 20, 21, 23, and 25; fountain installation at Lake 9; rainwater leader repairs; Flow Way Channel improvements. Includes 7% Certified Engineer Inspector (CEI) cost of $20,300.	$310,300
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 (not sure we need this summary – but let’s see how this report shakes out)

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 though 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 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	✔
Lake 16	Complete	✔

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



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.

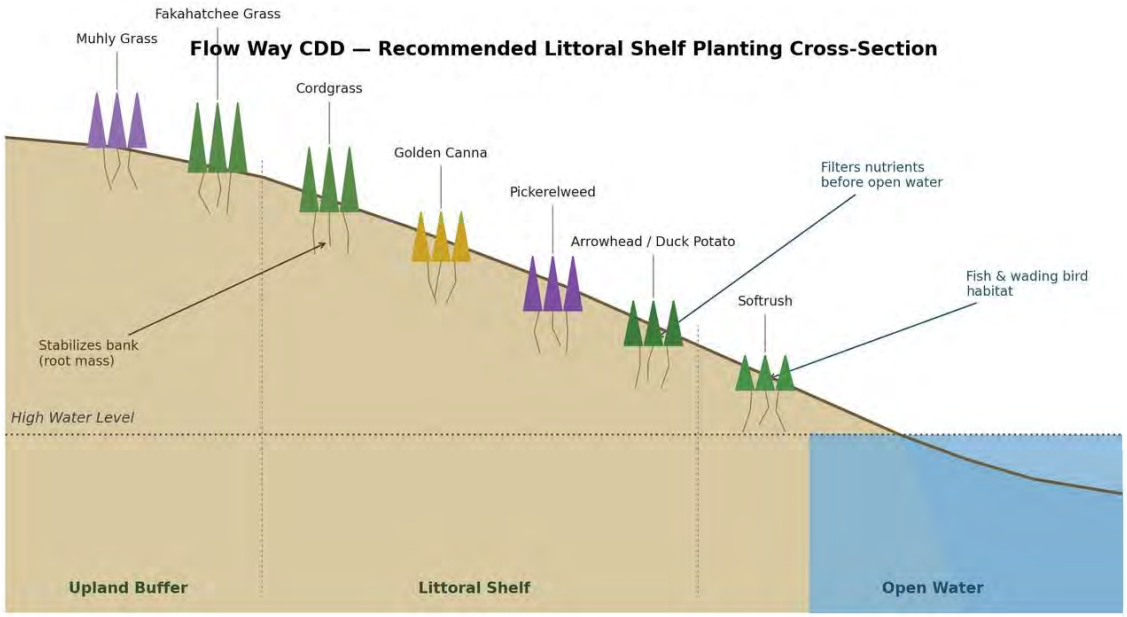


Figure 3-2. Recommended littoral shelf planting cross-section for Flow Way CDD, showing the upland buffer, littoral shelf, and open water zones with the species from Table 3.3 positioned by planting zone and their primary function (bank stabilization, nutrient filtration, and wildlife habitat).

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.



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	Shelf Dimensions	Area (SF)
Lake 16	250 LF x 20 ft	5,000
Lake 17	100 LF x 20 ft	2,000
Lakes 18 & 19 and Lake 24	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.

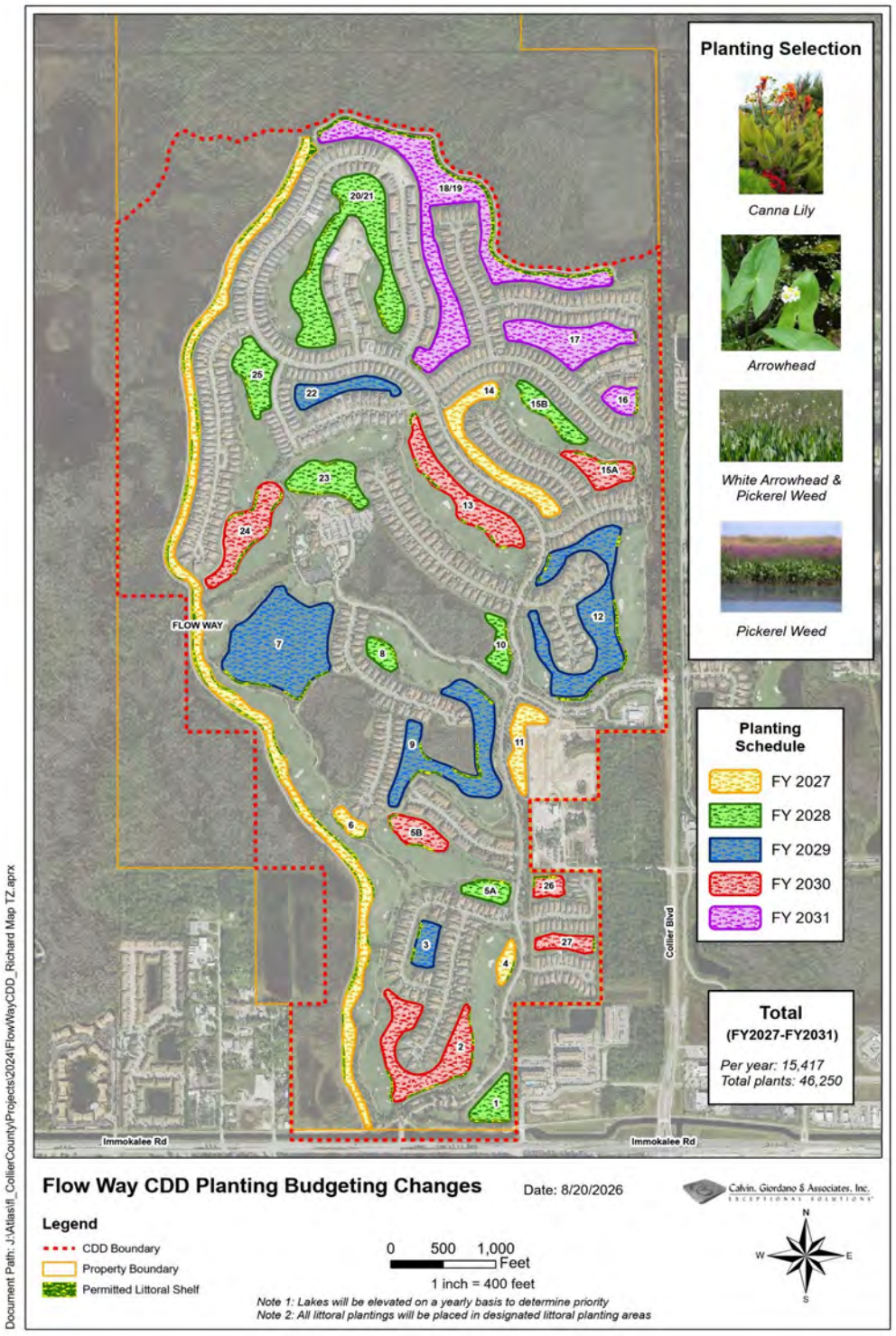


Figure 3-1. Flow Way CDD Planting Budgeting Changes Map, showing planned littoral planting areas by fiscal year (FY2027–FY2031), permitted littoral shelf boundaries, and the recommended planting selection palette. Date: 8/20/2026, Calvin, Giordano & Associates, Inc.

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
Softrush (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.



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.

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

Lake	Approximate Number of Exposed Rainwater Leaders
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.

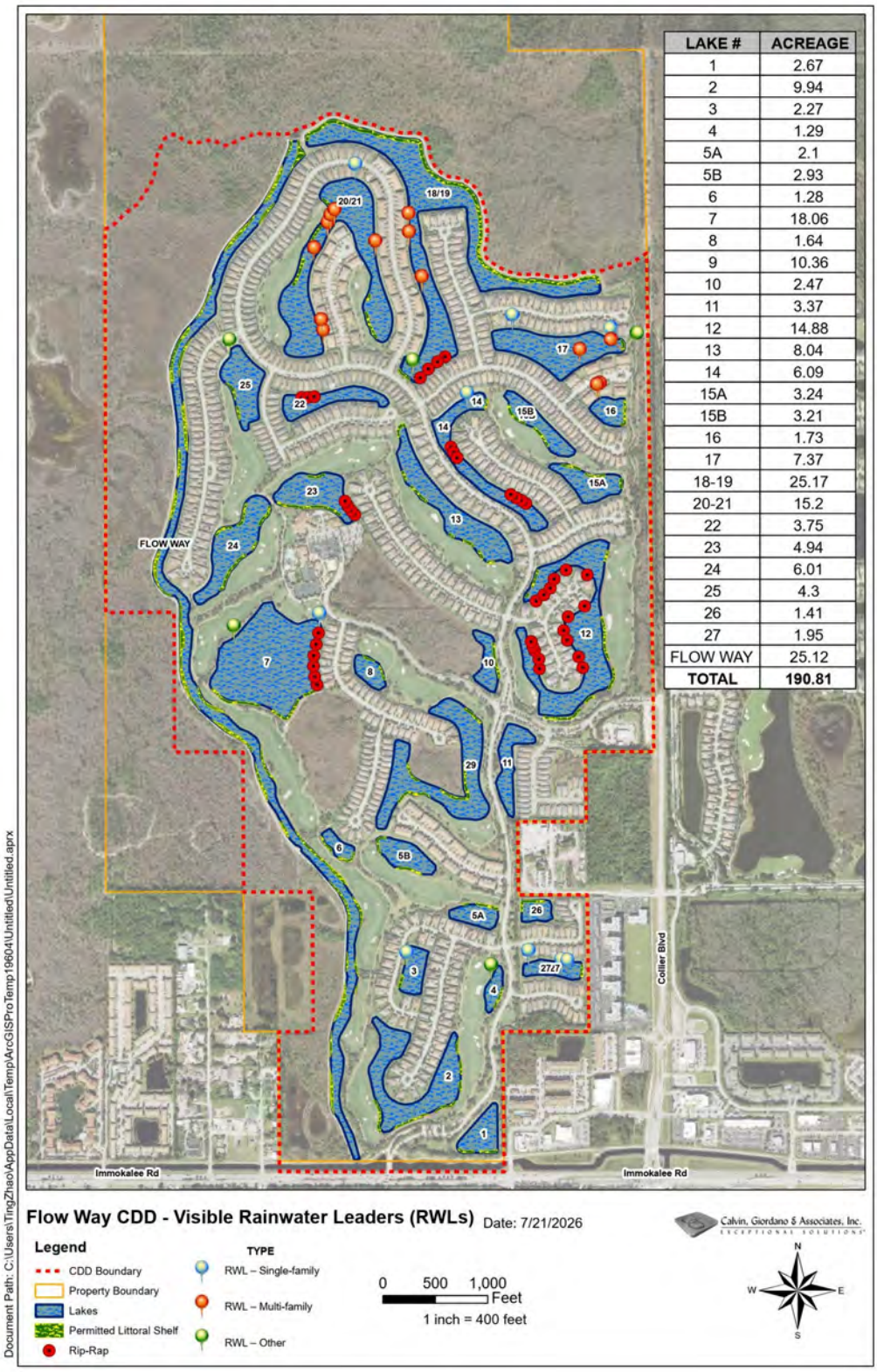


Figure 4-9. Flow Way CDD Visible Rainwater Leaders (RWLs) map, showing the location of each exposed rainwater leader by lake, keyed by type (Single-Family, Multi-Family, Other) and cross-referenced with

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 Softrush where the shelf is submerged or seasonally inundated. This recommendation is included in the cost estimates for plantings.



Figure 4-7a. 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 4-7b. 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

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.



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.

- **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 5-2. Reference photo (not Flow Way) of Cordgrass (Spartina bakeri) maintained as a dense, upright clump.



Figure 5-3. Reference photo (not Flow Way) of a mature Cordgrass (Spartina bakeri) clump in a landscape setting.



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



Figure 5-5. 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 and Lake 10. 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.



Figure 6-1. Reference photo (not Flow Way) of a decorative lake fountain, illustrating the aesthetic display style considered for future installations at select lakes.



Figure 6-2. 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

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 6-3. 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 and Lake 24 as the District's first priority projects.

- 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.

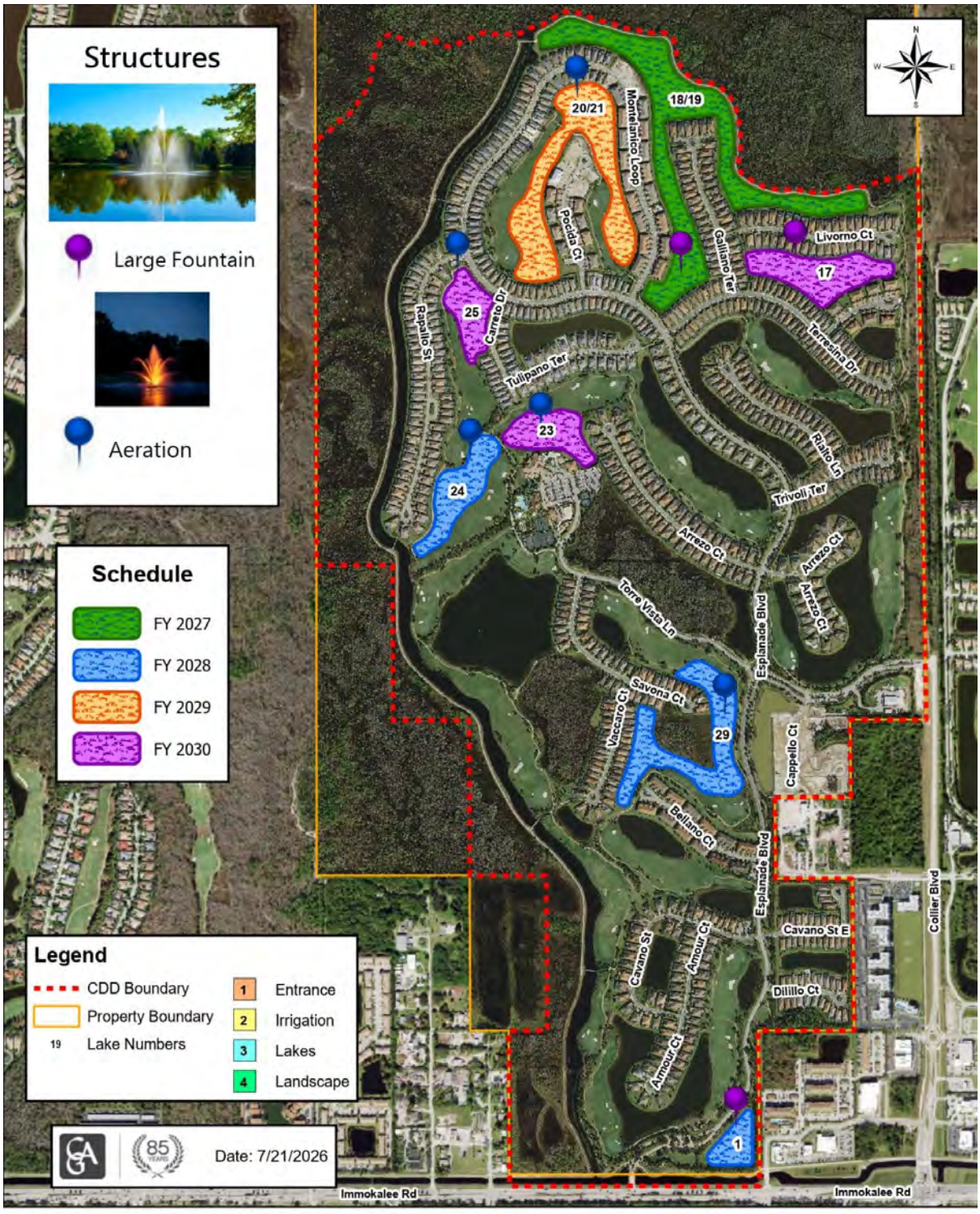
Fiscal Year	Proposed Fountain / Aeration Installations
FY2027	Lakes 18 & 19
FY2028	Lake 9
FY2029	Lake 20 and Lake 21
FY2030	Lake 17, Lake 23, and Lake 25
FY 2031	Lake 5A

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 9 (FY2028):** Decorative fountain — provides aesthetic enhancement and supplemental circulation for this centrally located lake.
- **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 - Engineer's Report Asset Map

Figure 6-4. 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

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 7-1 Existing Shoreline – Lake 1
- Figure 7-2 Existing Conditions Photographs – Lake 1



Figure 7-2a. 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 7-2b. 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.

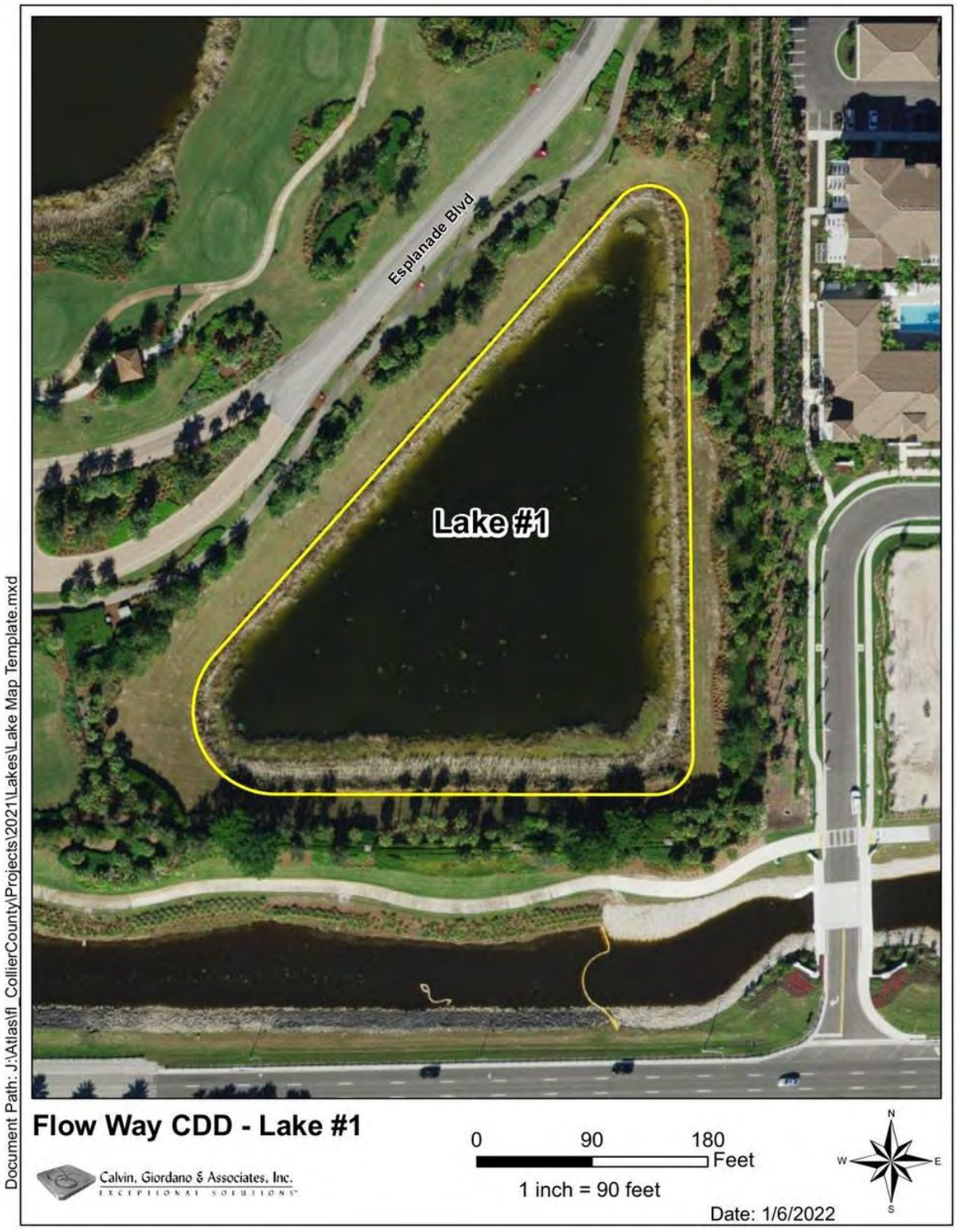


Figure 7-27. Aerial map of Lake 1, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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 7-3 Existing Shoreline – Lake 2
- Figure 7-4 Existing Conditions Photographs – Lake 2



Figure 7-4a. Existing shoreline condition at Lake 2, showing exposed sandy littoral shelf and isolated cordgrass clumps along the bank fronting the golf course green.



Figure 7-4b. Existing shoreline condition at Lake 2, showing sparse, isolated grass clumps on an eroded, rocky shoreline with limited continuous littoral coverage.



Figure 7-28. 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 7-7a. Existing shoreline condition at Lake 3, showing the sandy bank fronting residential lots with scattered cordgrass clumps at the water's edge.



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



Figure 7-29. 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 7-5a. Existing shoreline condition at Lake 4, showing the sandy bank and fairway edge with scattered cordgrass clumps along the water's edge.



Figure 7-5b. Existing shoreline condition at Lake 4, opposite view, showing the exposed sandy littoral shelf fronting the green and bunker complex.



Figure 7-30. 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 7-8a. Existing shoreline condition at Lake 5A, showing the residential bank with sparse littoral vegetation along the waterline.



Figure 7-8b. Existing shoreline condition at Lake 5A, showing the sandy shoreline and pathway edge with scattered grass clumps.



Figure 7-31. 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 7-54a. Existing shoreline condition at Lake 5B, showing the sandy bank fronting a residential lot with emerging littoral grasses at the waterline.



Figure 7-54b. Existing shoreline condition at Lake 5B, opposite view, showing the sandy bank and open water with scattered grass clumps along the shoreline.



Figure 7-32. 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 7-55a. Existing shoreline condition at Lake 6, showing the sandy bank fronting the fairway with scattered emergent grasses at the waterline.



Figure 7-55b. Existing shoreline condition at Lake 6, opposite view, showing the residential shoreline with sparse littoral vegetation along the sandy bank.



Figure 7-33. 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 7-26. Existing shoreline condition at Lake 7.



Figure 7-34. 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 7-13a. Existing shoreline condition at Lake 8.



Figure 7-13b. Existing shoreline condition at Lake 8, opposite view.



Figure 7-35. 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 7-36. 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.



Figure 7-36b. Lake 9 shoreline showing existing littoral vegetation and general lake conditions. Photo: Calvin, Giordano & Associates, Inc., October 2026.

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 7-9a. Existing shoreline condition at Lake 10, showing exposed sandy bank fronting residential lots with an isolated drainage pipe partially submerged at the shoreline.



Figure 7-9b. Existing shoreline condition at Lake 10, showing the sandy bank beneath mature oak trees with sparse littoral establishment.



Figure 7-37. 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 7-10a. Existing shoreline condition at Lake 11, showing low water levels exposing a wide bare bank with scattered cordgrass clumps along the perimeter.



Figure 7-10b. 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.



Figure 7-38. 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 7-11a. Existing shoreline condition at Lake 12, showing a riprap-stabilized bank fronting residential lots with sparse littoral vegetation at the shoreline.



Figure 7-11b. Existing shoreline condition at Lake 12, opposite view, showing the riprap-armored shoreline and sandy bank near the designated littoral shelf planting area.



Figure 7-39. 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 7-12. Existing shoreline condition at Lake 13, showing the sandy bank and clear water fronting a residential lot with isolated grass clumps at the waterline.



Figure 7-40. 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.

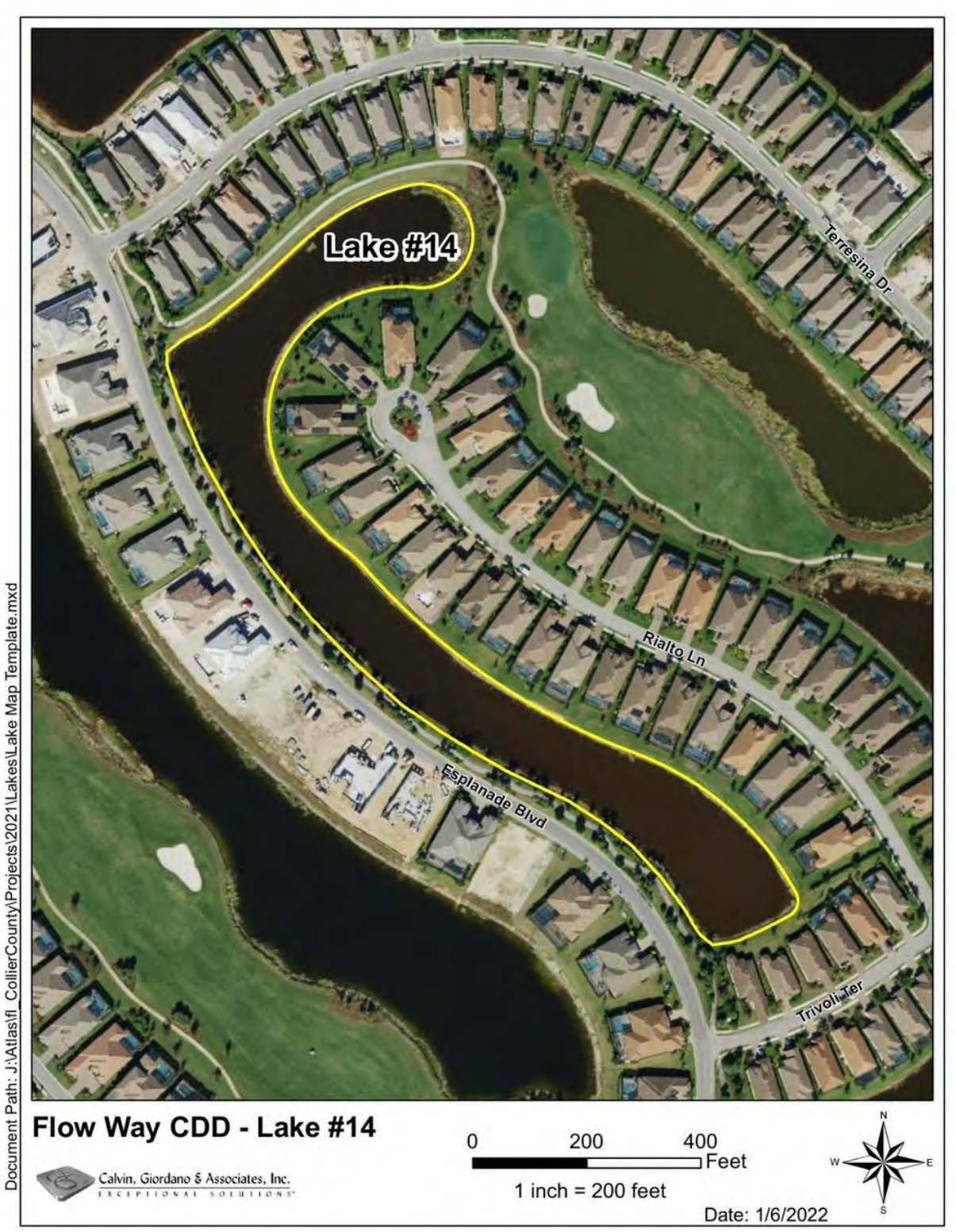


Figure 7-41. Aerial map of Lake 14, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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 7-15a. Existing shoreline condition at Lake 15A.



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



Figure 7-42. 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.

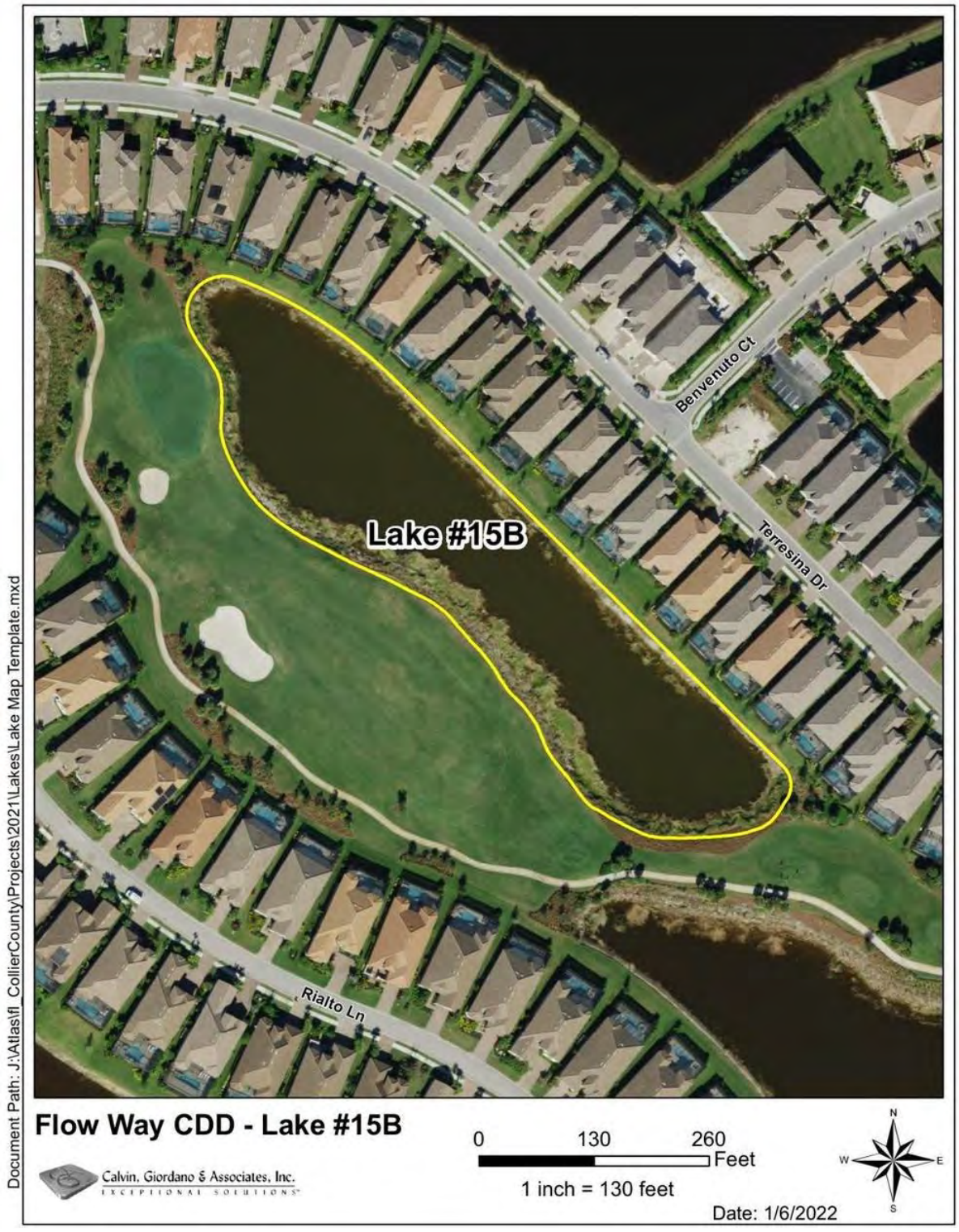


Figure 7-43. Aerial map of Lake 15B, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.



Figure 7-43b. Lake 15B shoreline showing native littoral plantings (muhly grass foreground) and general water quality conditions. Photo: Calvin, Giordano & Associates, Inc., October 2026.

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.

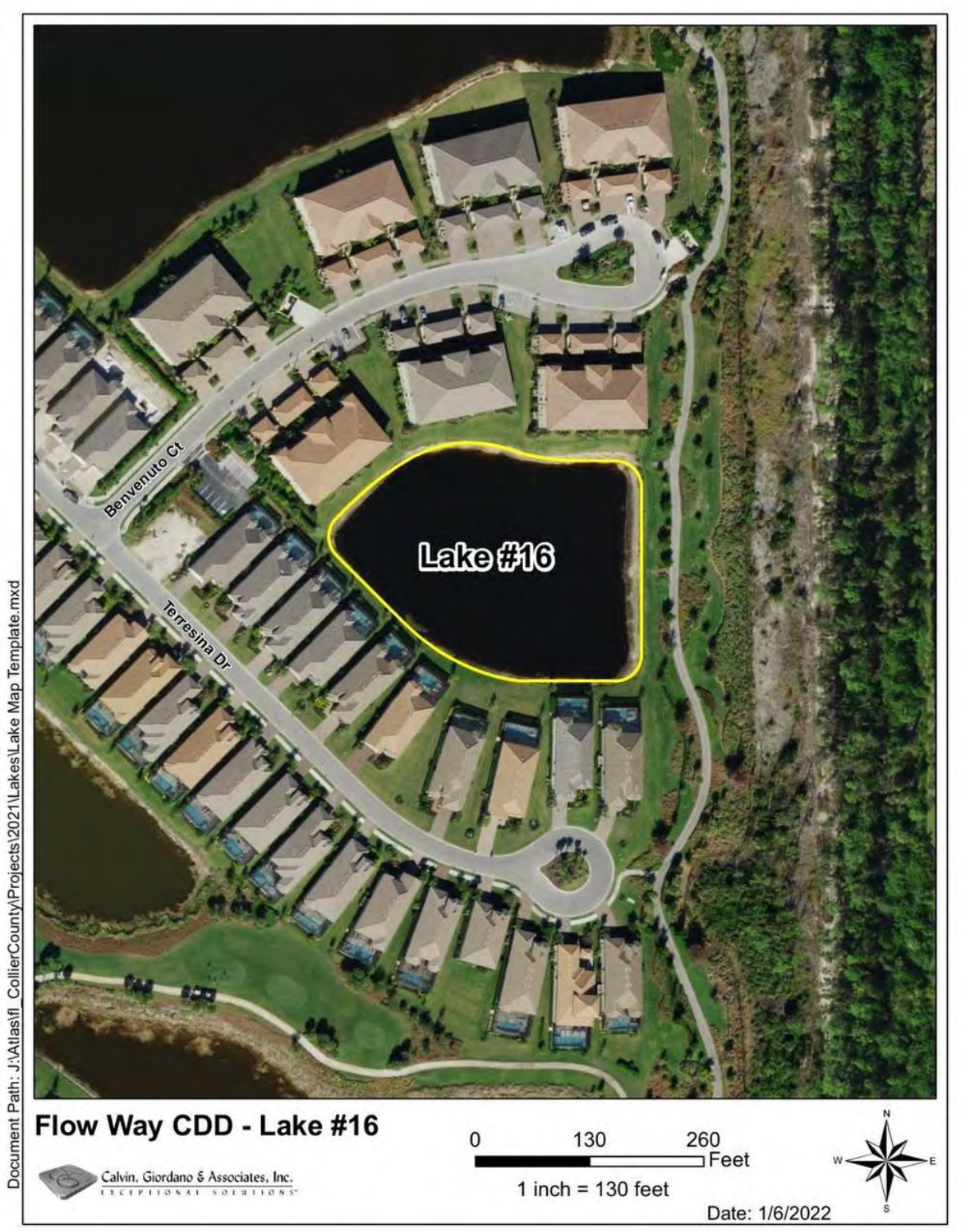


Figure 7-44. Aerial map of Lake 16, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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.

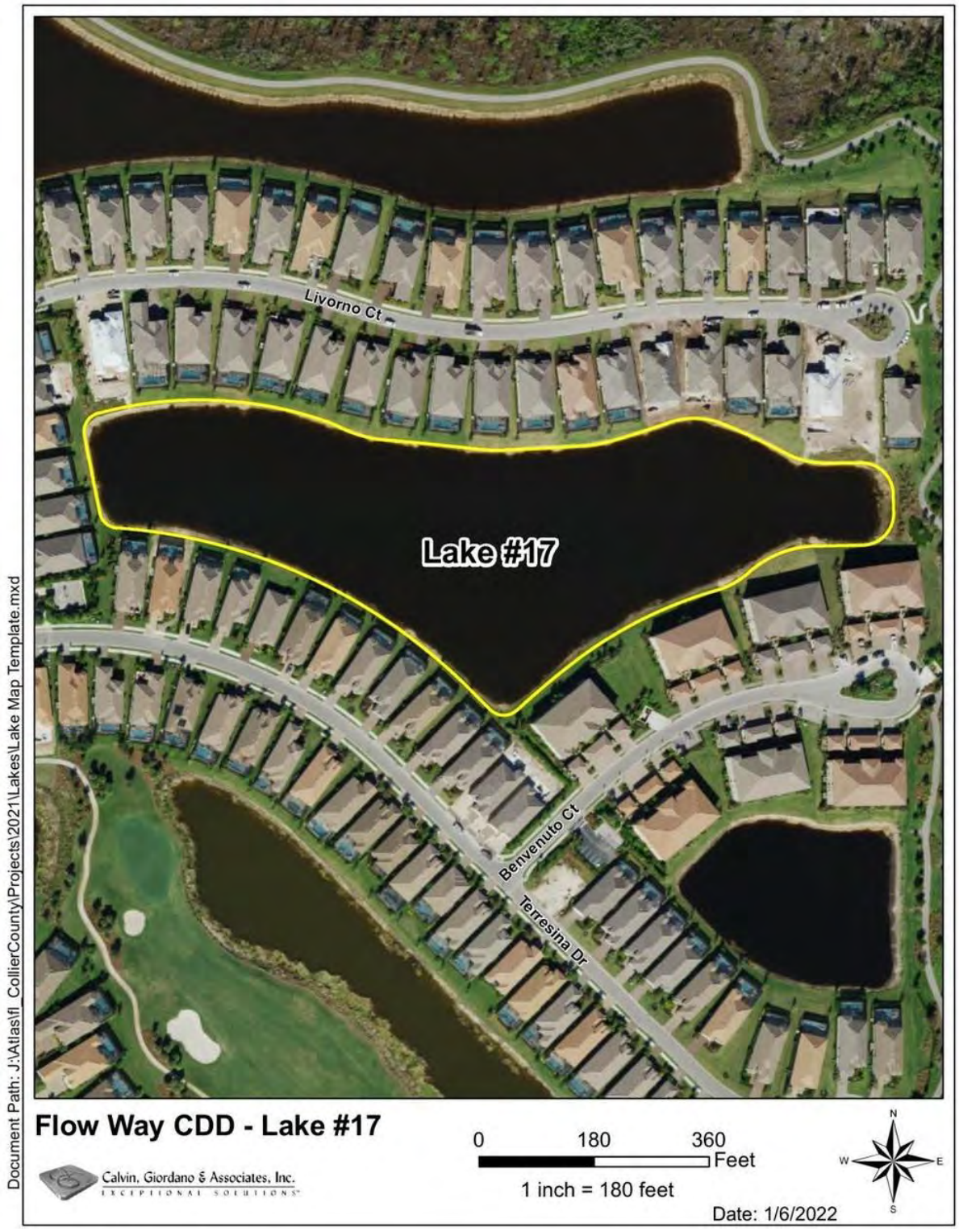


Figure 7-45. Aerial map of Lake 17, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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



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

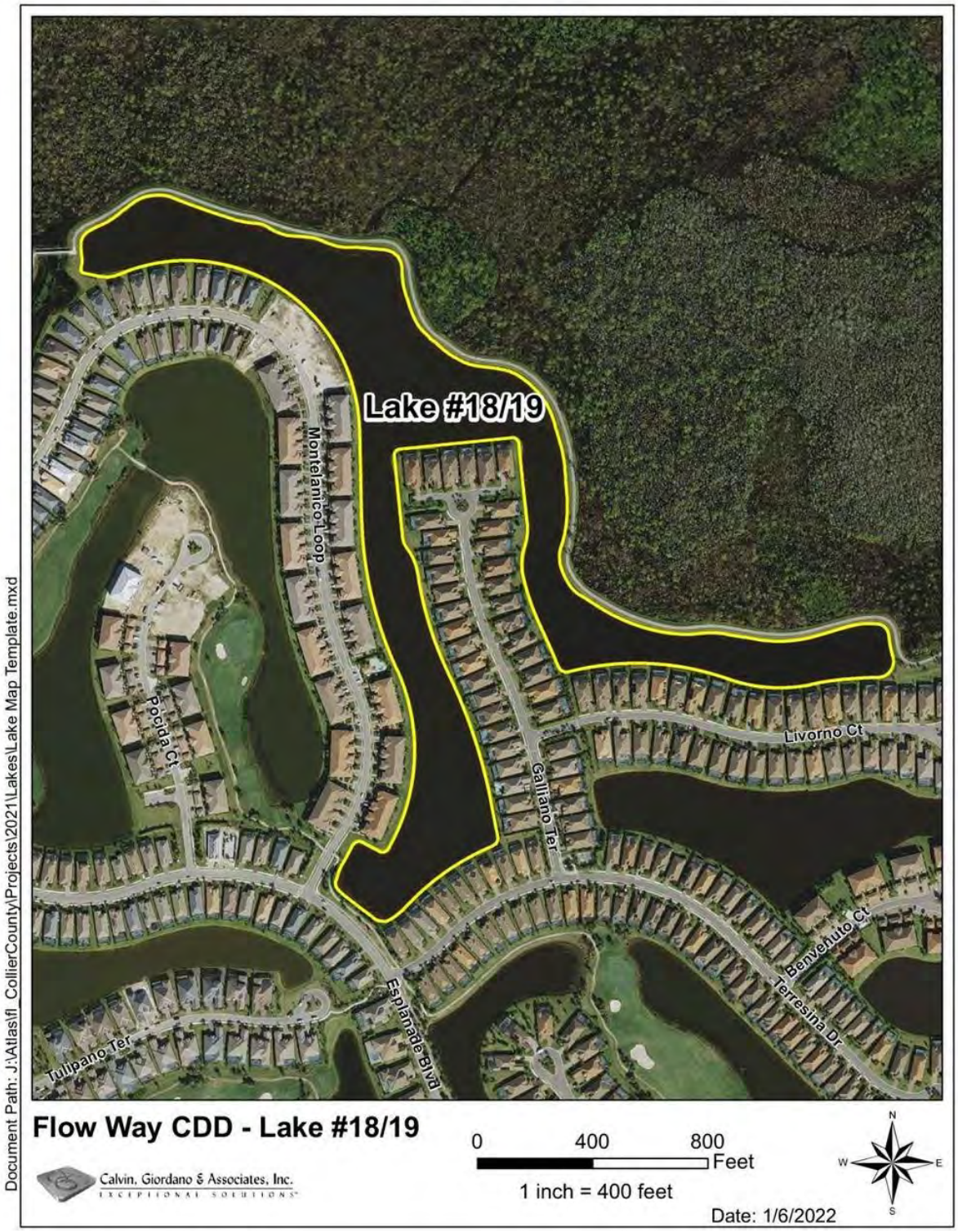


Figure 7-46. Aerial map of Lake 18/19, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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 7-19a. Existing shoreline condition at Lake 20/21.



Figure 7-19b. Existing shoreline condition at Lake 20/21, opposite view.

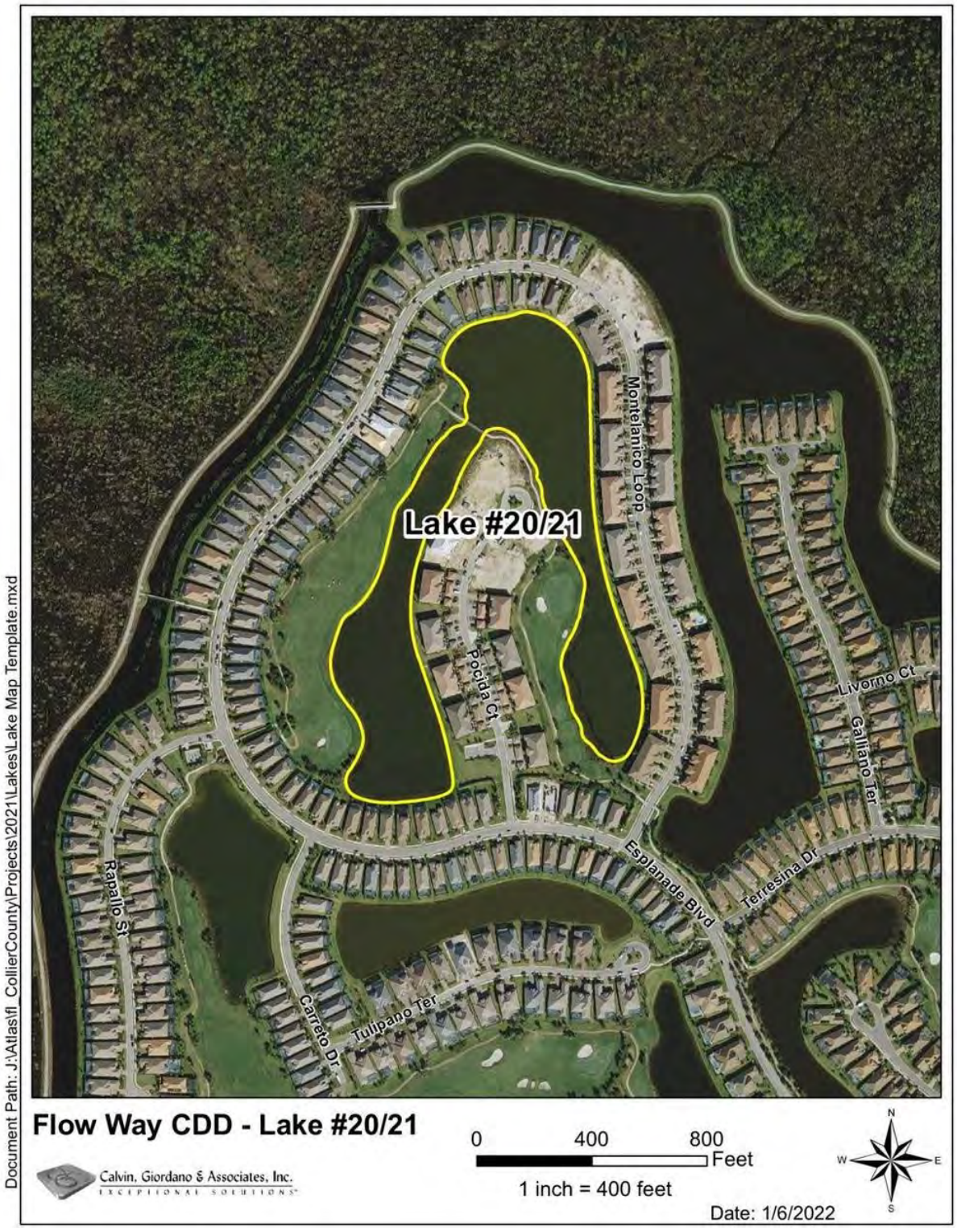


Figure 7-47. Aerial map of Lake 20/21, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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 7-20a. Existing shoreline condition at Lake 22.



Figure 7-20b. Existing shoreline condition at Lake 22, opposite view.



Figure 7-48. 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 7-21a. Existing shoreline condition at Lake 23.



Figure 7-21b. Existing shoreline condition at Lake 23, opposite view.



Figure 7-49. 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 7-22a. Existing shoreline condition at Lake 24.



Figure 7-22b. Existing shoreline condition at Lake 24, opposite view.



Figure 7-50. 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 7-23a. Existing shoreline condition at Lake 25.



Figure 7-23b. Existing shoreline condition at Lake 25, opposite view.



Figure 7-51. 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 7-24a. Existing shoreline condition at Lake 26.



Figure 7-24b. Existing shoreline condition at Lake 26, opposite view.

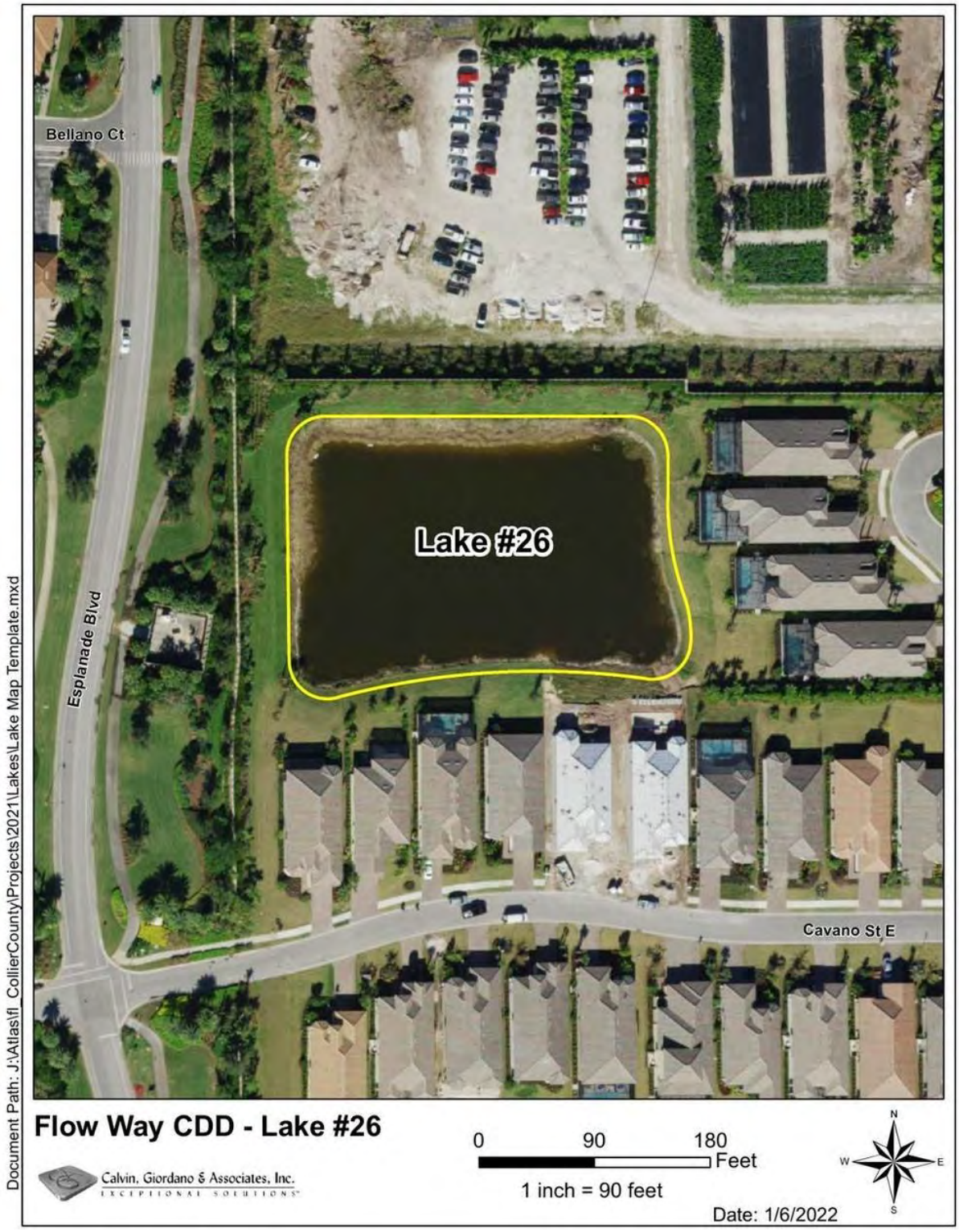


Figure 7-52. Aerial map of Lake 26, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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 7-6a. 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 7-6b. Existing shoreline condition at Lake 27, showing the residential shoreline with sparse littoral vegetation along the sandy bank.

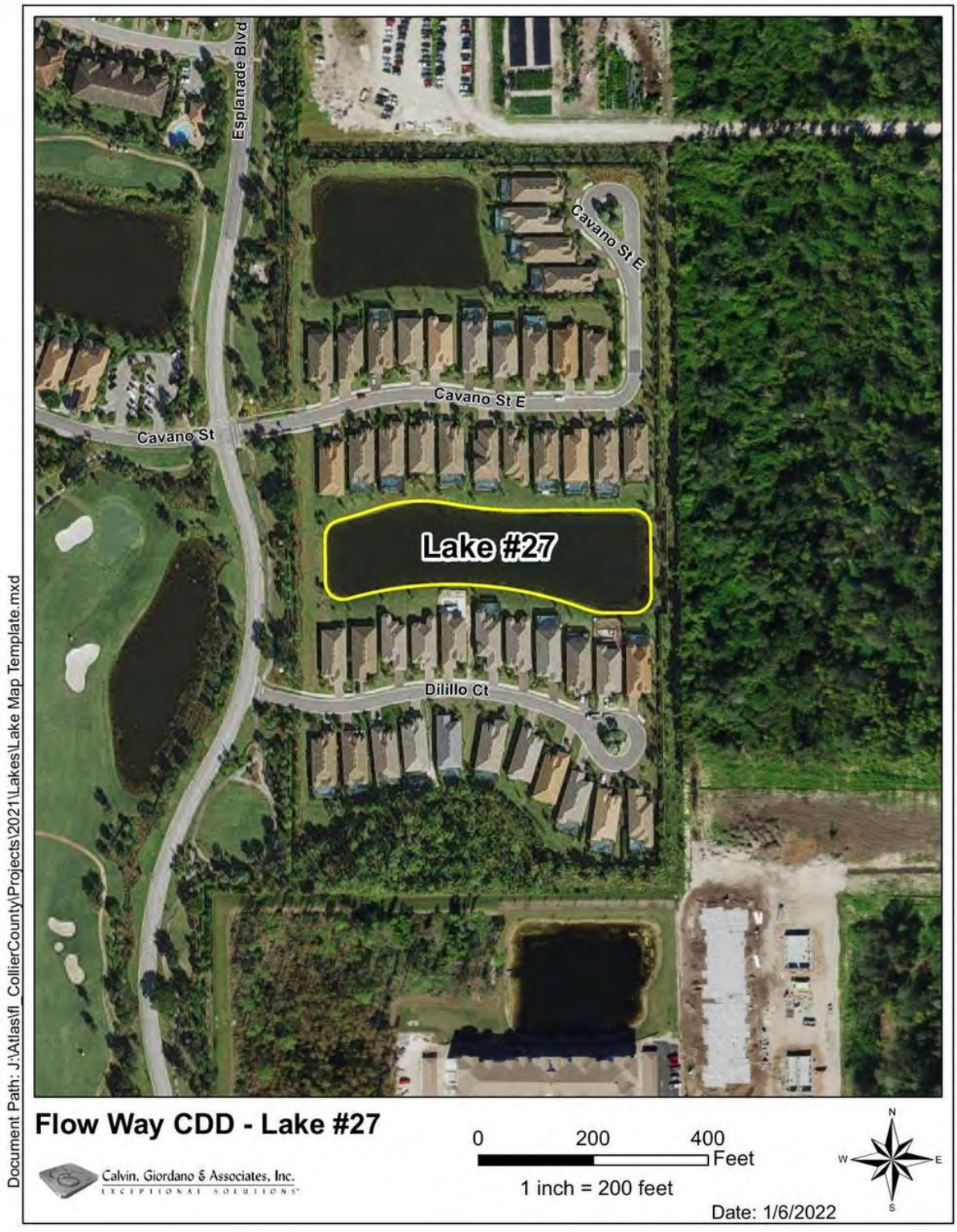


Figure 7-53. Aerial map of Lake 27, showing lake boundary and surrounding parcels. Source: Flow Way CDD Lake Map Series, Calvin, Giordano & Associates, Inc., 1/6/2022.

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 7-56a. Existing shoreline condition along the Flow Way Channel, showing the sandy bank and open water fronting the adjacent walking path.



Figure 7-56b. 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 and Lake 24.
- **Construction Budget:** $189,206.
- **7% CEI:** $10,794.
- **Annual Total:** $202,450.

Fiscal Year 2028

Major improvements include:

- Littoral plantings and cordgrass enhancements at Lake 5A, Lake 8, Lake 10, Lake 15B, Lakes 20 & 21, Lake 23, and Lake 25.
- Fountain installation at Lake 9.
- Rainwater leader repairs.
- Flow Way Channel improvements.
- **Construction Budget:** $290,000.
- **7% CEI:** $20,300.
- **Annual Total:** $310,300.

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.

- **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): $1,680,120.

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.

- 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

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.



Figure 9-4a. AI-generated conceptual visualization (not a Flow Way photograph) of a mature, densely planted lake shoreline with flowering littoral vegetation.



Figure 9-4b. AI-generated conceptual visualization (not a Flow Way photograph) showing wading bird habitat supported by a mature littoral planting.



Figure 9-4c. AI-generated conceptual visualization (not a Flow Way photograph) of a mature flowering shoreline planting along a community lake.

Table 9-1 – 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 performa

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Five-Year Shoreline & Lake Improvement Master Plan
Revision Summary

Fiscal Years 2027–2031 · Esplanade Golf & Country Club, Naples, Florida

REVISION DATE	PREPARED BY	NUMBER OF CHANGES	DOCUMENT STATUS
October 20, 2026	**Calvin, Giordano & Associates, Inc.**	**4 Revisions**	**Revised Draft — Board Review**

REVISIONS MADE

Revision 1 Flow Way Channel — Scope Clarified to Residential Shoreline Only

The Flow Way Channel improvement description has been updated to clarify that shoreline and littoral restoration work is limited to the residential-facing shoreline only. The golf course side of the channel is explicitly excluded from this scope. This clarification appears in the channel improvement description (Chapter 4) and the Chapter 7 lake-by-lake assessment.

Revision 2 Lake 11 — Incorrect Fountain Reference Removed

References stating that Lake 11 has an existing decorative fountain have been removed. The document previously listed Lake 11 alongside Lakes 7 and 10 as having existing fountains, and included a note in the FY2027 budget description referencing prior Lake 11 improvements. Both references have been corrected. The existing fountains statement now reads: "Existing fountains are currently located in Lake 7 and Lake 10."

Revision 3 Lake 24 Fountain — Moved Up to FY2027

The decorative fountain installation at Lake 24 has been moved from FY2028 to FY2027, joining the Lakes 18 & 19 fountain as a first-year priority project. All references to the fountain schedule — the implementation table (Section 6.3.1), the chapter summary bullets, the five-year budget overview, and the program narrative — have been updated accordingly.

Revision 4 Lake 1 Fountain — Removed from Schedule

The fountain/aeration installation planned for Lake 1 has been removed from the five-year schedule. All schedule tables, chapter summaries, and technology assignment descriptions have been updated to reflect this removal. The FY2028 fountain work now shows Lake 9 only (decorative fountain), and Lake 1 no longer appears in the fountain or aeration program.

Prepared by Calvin, Giordano & Associates, Inc. · This document summarizes revisions made to the Flow Way CDD Five-Year Shoreline & Lake Improvement Master Plan in response to Board direction provided at the October 2026 meeting. · The revised Master Plan incorporates all changes listed above.

Resolution 2027-2

RESOLUTION 2027-2

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

RECITALS

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

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

WHEREAS, the Board of Supervisors of the Flow Way Community Development District desire to appoint Vivian Carvalho as the Registered Agent and designate the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: Vivian Carvalho is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, is hereby designated as the Registered Office.

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

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

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

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 19th day of November, 2026.

ATTEST:	**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**
Vivian Caralho, Secretary	Name: _____, Chairman

Resolution 2027-3

RESOLUTION 2027-3

THE RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2026 BUDGET WHICH BEGAN ON OCTOBER 1, 2025, AND ENDED ON SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2026 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2026 Budget in accordance with Exhibit A attached hereto;

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

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

SECTION 2. AMENDMENT OF FISCAL YEAR 2026 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2026.

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

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

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

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 19th day of November, 2026.

ATTEST:

FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT

_____
Vivian Carvalho, Secretary

_____
Name: _____, Chairperson

Exhibit A

Fiscal Year 2026 Proposed Budget Amendment

Flow Way
Community Development District

FY 2026 - Proposed Budget Amendment #1

September 30, 2026

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

Flow Way Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2026

Description	Actual At 9/30/2026	FY 2026 Adopted Budget	Amendment #1	FY 2026 Amended Budget	Notes
Revenues and Other Sources					
Carryforward	$ -	$ -	$ -	$ -	N/A
Interest Income - General Account	$ 39,880	$ -	$ 39,880	$ 39,880	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	$ 2,184,483	$ 2,184,483	$ (0)	$ 2,184,483	Assessments from Property Owners
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	$ 110,436	$ 122,450	$ (12,014)	$ 110,436	Master HOA Contribution (50% of Actual Costs)
Total Revenue & Other Sources:	**$ 2,334,799**	**$ 2,306,933**	**$ 27,865**	**$ 2,334,799**	
Appropriations					
Legislative					
Board of Supervisors Fees	$ 9,800	$ 12,000	$ (2,200)	$ 9,800	Statutory Required Fees
Executive					
Professional - Management	$ 45,200	$ 45,200	$ -	$ 45,200	District Manager
Financial and Administrative					
Audit Services	$ 5,300	$ 5,300	$ -	$ 5,300	Statutory required audit yearly
Accounting Services	$ 17,500	$ 17,500	$ -	$ 17,500	All Funds
Assessment Roll Preparation	$ 17,500	$ 17,500	$ -	$ 17,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	$ 2,500	$ 3,000	$ (500)	$ 2,500	IRS Required Calculation to ensure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	$ 3,369	$ 3,500	$ (131)	$ 3,369	Statutory Required Legal Advertising
Trustee Services	$ 25,880	$ 25,993	$ (113)	$ 25,880	Trust Fees for Bonds
Dissemination Agent Services	$ 1,250	$ 5,500	$ (4,250)	$ 1,250	Required Reporting for Bonds
Bond Amortization Schedules	$ -	$ 1,000	$ (1,000)	$ -	
Property Appraiser & Tax Coll. Fees	$ 35,590	$ 15,500	$ 20,090	$ 35,590	Fees to place assessments on the tax bills
Bank Service Fees	$ 83	$ 250	$ (167)	$ 83	Bank Fees - Governmental Bank Account
Communications and Freight Services					
Postage, Freight & Messenger	$ 112	$ 250	$ (138)	$ 112	Agenda Mailings and other misc. mail
Computer Services (Web Site)	$ 2,400	$ 2,400	$ -	$ 2,400	Statutory Maintenance of District Web site
Insurance	$ 23,116	$ 22,608	$ 508	$ 23,116	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ -	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ 361	$ 1,600	$ (1,239)	$ 361	Agenda books and copies
Legal Services					
General Counsel	$ 43,595	$ 40,000	$ 3,595	$ 43,595	District Attorney
Special Counsel - Preserves Regulatory	$ 526	$ 2,000	$ (1,474)	$ 526	Special Counsel - SFWMD Preserve Compliance
Sub-Total:	**$ 234,257**	**$ 221,276**	**$ 12,981**	**$ 234,257**	

Prepared by:
PFM Management Services LLC

Flow Way Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2026

Description	Actual At 9/30/2026	FY 2026 Adopted Budget	Amendment #1	FY 2026 Amended Budget	Notes
Other General Government Services					
Engineering					
General Engineering	$ 37,422	$ 57,000	$ (19,578)	$ 37,422	Engineer
Engineering Services - Lake 11	$ 15,355	$ -	$ 15,355	$ 15,355	Included in General Engineering in FY 2026
Sub-Total:	**$ 52,777**	**$ 57,000**	**$ (4,223)**	**$ 52,777**	
Community Wide Irrigation System					
Professional Services					
Asset Management	$ 28,742	$ 30,000	$ (1,259)	$ 28,742	Field Operations Manager
Consumptive Use Permit Monitoring	$ 15,875	$ 15,000	$ 875	$ 15,875	SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	$ 45,212	$ 46,000	$ (788)	$ 45,212	Pumps Station Electric
Electric - Recharge Pumps	$ 24,265	$ 2,000	$ 22,265	$ 24,265	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance					
Pump Station and Wells	$ 108,284	$ 30,000	$ 78,284	$ 108,284	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	$ 2,980	$ 4,000	$ (1,020)	$ 2,980	Pump and Meter Repairs
Main Line Irrigation System	$ 416	$ 5,000	$ (4,584)	$ 416	Irrigation Main line Repairs
Contingencies	$ -	$ 1,560	$ (1,560)	$ -	4% of Repairs and Maintenance
Sub-Total:	**$ 225,774**	**$ 133,560**	**$ 92,214**	**$ 225,774**	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 2 - Monthly site visits	$ 6,038	$ 18,000	$ (11,962)	$ 6,038	On-going - anticipated completion in FY 27
Task 3 - Reporting to Regulatory Agencies	$ -	$ 7,500	$ (7,500)	$ -	On-going - anticipated completion in FY 27
Repairs and Maintenance					
Wading Bird Foraging Areas	$ 6,223	$ 6,300	$ (77)	$ 6,223	Permit Requirements
Internal Preserves	$ 2,987	$ 7,000	$ (4,013)	$ 2,987	Routine Maintenance of Internal Preserves
Western Preserve	$ 35,587	$ 36,000	$ (413)	$ 35,587	External Preserves
Northern Preserve Area 1	$ 63,771	$ 63,800	$ (29)	$ 63,771	External Preserves
Northern Preserve Area 2	$ 106,265	$ 106,300	$ (35)	$ 106,265	External Preserves
Contingencies	$ 3,671	$ 4,900	$ (1,229)	$ 3,671	Fixed Amount
Capital Outlay					
Internal and External	$ -	$ 9,000	$ (9,000)	$ -	See CIP for Detail
Sub-Total:	**$ 224,541**	**$ 258,800**	**$ (34,259)**	**$ 224,541**	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	$ 49,499	$ 50,000	$ (502)	$ 49,499	Field Operations Manager
NPDES Monitoring	$ -	$ 1,800	$ (1,800)	$ -	

Flow Way Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2026

Description	Actual At 9/30/2026	FY 2026 Adopted Budget	Amendment #1	FY 2026 Amended Budget	Notes
Repairs & Maintenance					
Aquatic Weed Control	$ 160,027	$ 188,000	$ (27,973)	$ 160,027	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	$ 45,480	$ 43,000	$ 2,480	$ 45,480	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	$ 2,476	$ 30,000	$ (27,524)	$ 2,476	Periodic maintenance of lake banks
Water Quality Testing	$ 12,150	$ 15,000	$ (2,850)	$ 12,150	Three times/year
Cane Toad Removal Program	$ 65,025	$ 35,000	$ 30,025	$ 65,025	Joint Pgm with HOA - CDD responsibility for Lakes
Littoral Shelf Maintenance	$ -	$ 25,000	$ (25,000)	$ -	Maint. of Littorals (New Littorals in Capital for FY 2025)
Control Structures, Catch basins & Outfalls	$ 21,675	$ 60,000	$ (38,325)	$ 21,675	Rotating Three Year Program (50% silt Cleaned)
Contingencies	$ 30,252	$ 15,840	$ 14,412	$ 30,252	4% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements/Fountains	$ -	$ 2,000	$ (2,000)	$ -	See CIP for Detail
Littoral Shelf Planting	$ 92,342	$ 2,000	$ 90,342	$ 92,342	See CIP for Detail
Lake Bank Erosion Restorations	$ 174,606	$ 187,000	$ (12,394)	$ 174,606	See CIP for Detail
Contingencies & CEI	$ 21,921	$ 32,470	$ (10,550)	$ 21,921	See CIP for Detail
Sub-Total:	**$ 675,452**	**$ 687,110**	**$ (11,658)**	**$ 675,452**	
Landscaping Services					
Professional Services					
Asset Management	$ 43,252	$ 40,000	$ 3,252	$ 43,252	Field Operations Manager
Utility Services					
Potable Water - Fountains	$ 3,376	$ 3,700	$ (324)	$ 3,376	Two (2 Fountains)
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	$ 161,052	$ 178,000	$ (16,948)	$ 161,052	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	$ 3,397	$ 25,000	$ (21,603)	$ 3,397	Yearly Trimming of Oak Branches
Landscape Replacements	$ 36,035	$ 35,000	$ 1,035	$ 36,035	Yearly Replacements as needed
Mulch Installation	$ 21,486	$ 33,000	$ (11,514)	$ 21,486	Two (2) times/year replacement with touchup
Annuals	$ 88,554	$ 80,000	$ 8,554	$ 88,554	Three (3) times/year consistent with Master HOA
Annual Holiday Decorations	$ 33,500	$ 33,000	$ 500	$ 33,500	Lighting, Wreaths, etc. at Bridge and Entrance Monuments
Landscape Lighting	$ 27,944	$ 2,000	$ 25,944	$ 27,944	Periodic repair of Decorative Lighting
Landscape Monuments	$ 690	$ 10,000	$ (9,310)	$ 690	Periodic Pressure Washing/Repairs
Fountains	$ 55,610	$ 20,000	$ 35,610	$ 55,610	Weekly Service and Pump Repairs (as needed)
Bridge & Roadway - Main Entrance	$ 17,676	$ 18,000	$ (324)	$ 17,676	Periodic Pressure Washing of Concrete and Brick Paver Repairs
Irrigation System	$ 14,366	$ 6,000	$ 8,366	$ 14,366	Periodic Repairs
Fertilizations - Palms	$ 1,652	$ 4,200	$ (2,548)	$ 1,652	Palm Tree Fertilizer Program
Bike/Walkway - Sealcoating/Misc. Repairs	$ 1,200	$ 27,000	$ (25,800)	$ 1,200	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	$ -	$ 6,000	$ (6,000)	$ -	Other Miscellaneous items not accounted for separately
Contingencies	$ -	$ 19,088	$ (19,088)	$ -	4% of Repairs and Maintenance

Flow Way Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2026

Description	Actual At 9/30/2026	FY 2026 Adopted Budget	Amendment #1	FY 2026 Amended Budget	Notes
Capital Outlay					
Monuments (Fountains Pumps/Motor Replacement)	$ 7,458	$ -	$ 7,458	$ 7,458	See CIP for Detail
Pressure cleaning, sanding and sealing pavers	$ 43,597	$ 55,000	$ (11,403)	$ 43,597	See CIP for Detail
Landscaping	$ -	$ 40,000	$ (40,000)	$ -	See CIP for Detail
Contingencies & CEI	$ 8,784	$ 16,150	$ (7,366)	$ 8,784	See CIP for Detail
Sub-Total:	**$ 569,629**	**$ 651,138**	**$ (81,509)**	**$ 569,629**	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	$ 210,670	$ 210,670	$ 70,939	$ 281,609	Long Term Capital Planning Tool
Other Fees and Charges					
Discounts on Early Payments	$ 70,759	$ 87,379	$ (16,620)	$ 70,759	Discount on assessments for November early payment - 4%
Total Appropriations:	**$ 2,263,860**	**$ 2,306,933**	**$ 27,865**	**$ 2,334,799**	
Net Increase/(Decrease) in Fund Balance	**$ 70,939**	**$ -**	**$ (0)**	**$ -**	Change from Current Year Operations
Fund Balances:					
Fund Balance - Beginning/Anticipated at October 1st	$ 889,376	$ 679,565		$ 889,376	
Current Year Reserve Allocation	$ 210,670	$ 210,670		$ 281,609	Budgeted Funds for Long Term Capital Planning
Fund Balance - Ending /Anticipated at September 30th	**$ 1,170,985**	**$ 890,235**		**$ 1,170,985**	
Use of Funds					
Reserved for Operations (2 Months)	$ 377,310	$ 384,489		$ 389,133	Reserved for Operations (2 Months)
Storm Events/Unforeseen Capital/Reserves/Future Operations	$ 793,675	$ 505,746		$ 781,852	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2026)
Total Fund Balance	**$ 1,170,985**	**$ 890,235**		**$ 1,170,985**	
Assessment Rate (Current and Proposed)		**$ 1,845.00**		**$ 1,845.00**	Assessment Rate
Adopted CAP Rate		**$ 2,214.00**		**$ 2,214.00**	Adopted Cap Rate
Total Units Subject to Assessment:		**1184**		**1184**	

Resolution 2027-4

RESOLUTION 2027-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare and publish on the District's website, on or before December 1 of each year, an annual report describing (a) the goals and objectives achieved by the District and the performance measures and standards used to make that determination, and (b) any goals or objectives the District failed to achieve, for consideration by the Board of the District.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 19th day of November, 2026.

ATTEST:

_____
Vivian Carvalho, Secretary

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

_____
Name: _____, Chairperson

Exhibit A: FY 2027 Performance Measures/Standards and Annual Reporting

Exhibit A

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
407.723.5900 | pfmmanagement.com

Flow Way Community Development District

James P. Ward, District Manager
wardj@pfm.com
Phone: (954) 658-4900

Vivian Carvalho, District Manager
carvalhov@pfm.com
Phone: (407) 723-5945

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

---

Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

Exhibit A

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

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

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

James P. Ward, District Manager	_____, Chairman
Date	Date

Memorandum of Understanding (Lake 11 Buffer)

MEMORANDUM OF UNDERSTANDING
(Lake 11 Buffer Landscaping)

This Memorandum of Understanding (the "MOU") is made and entered into this _____ day of _____, 2026, (the "Effective Date"), by and between:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "District"), whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (the "District"); and

ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC., a Florida not-for-profit corporation (the "Association"), whose mailing address is 8910 Torre Vista Lane, Naples, Florida 34119.

RECITALS

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, and as set forth in the Grant of Easement, dated August 20, 2026, as recorded at Official Records Book 6623, Page 941 in the Public Records of Collier County, Florida (the "Easement"), has installed and is responsible for the maintenance of certain irrigation facilities and landscaping improvements (the "Lake 11 Buffer") within the following tracts of land:

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

WHEREAS, in accordance with the Easement, the Association and the District mutually desire to have the Lake 11 Buffer landscaping maintenance services performed by a single contractor or reasonably at the same time to insure uniformity of services within the Easement Tracts; and

WHEREAS, the Association and the District desire to enter into this MOU detailing the responsibilities of the Association and the District with respect to the Lake 11 Buffer and the Easement Tracts; and;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for One and no/100ths ($1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

1.0 Recitals. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this MOU.

2.0 Description of Improvements. The Easement Tracts have been or will be improved by the District and are to be maintained pursuant to the authority granted in the Easement.

3.0 Performance. The District and the Association hereby agree, as follows:

(A) The District shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of the maintenance services and landscaping materials and irrigation facilities necessary for the Lake 11 Buffer installed by the District within the Easement Tracts.

(B) The District shall provide such maintenance to the Lake 11 Buffer.

(C) To provide for uniformity and continuity of maintenance services within the Easement Tracts, and that such maintenance services provided throughout the Easement Tracts are provided at or about the same time, the District agrees to make reasonable efforts to engage the Association vendor(s)/contractor(s) (each an "Association Contractor" and collectively, the "Association Contractors") providing similar services to the remainder of the Easement Tracts to provide maintenance services to the Lake 11 Buffer. This provision is not intended to require the District to contract with one or more of the Association Contractors for the maintenance of the Lake 11 Buffer, but is intended to encourage the District to utilize Association Contractors where factors such as price, experience, ability to perform, and quality of work reasonably warrant the use of an Association Contractor to achieve the purpose of this subsection.

4.0 The District's Responsibility for Acts of Force Majeure. The District and the Association agree that the services herein assumed by the District shall not include, by way of example but not limitation, the requirement to repair or replace of any portion of the Lake 11 Buffer within the Easement Tracts that is damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought, or flooding.

5.0 Term of MOU; Termination for Convenience. This MOU shall take effect as of the Effective Date. Unless terminated as otherwise permitted in this section, the term of this MOU shall expire at midnight on October 1, 2031. Thereafter, this MOU shall automatically renew for additional periods of five years each, commencing at 12:01 a.m. on October 1st of the then-current term. Either party may terminate this Agreement for convenience by providing the other party with at least thirty (30) days written notice of its intent to terminate.

6.0 Miscellaneous Provisions.

6.1 Notices: All notices, requests, consents and other communications required or permitted under this MOU shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO DISTRICT:	**Flow Community Development District** 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
With a copy to:	**Billing Cochran, P.A.** 515 E. Las Olas Boulevard, Suite 600 Fort Lauderdale, Florida 33301 Attention: Michael J. Pawelczyk, Esq.
AS TO ASSOCIATION:	**Esplanade Golf & Country Club of Naples, Inc.** 8910 Torre Vista Lane Naples, Florida 34119 Attention: President
With a copy to:	**Varnum LLP** 4501 North Tamiami Trail North, Suite 350 Naples, Florida 34103 Attention: Steven J. Adamczyk, Esq.

Except as otherwise provided in this MOU, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this MOU would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this MOU.

6.2 Sovereign Immunity. The Association acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statutes, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this MOU is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

6.3 Amendment and Waiver: This MOU may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this MOU or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this MOU.

6.4 Severability: The parties agree that if any part, term or provision of this MOU is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

6.5 Controlling Law: This MOU shall be construed under the laws of the State of Florida.

6.6 Authority: The execution of this MOU has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this MOU.

6.7 Costs and Fees: In the event that either party is required to enforce this MOU by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

6.8 Successors and Assignment: The rights and obligations created by this MOU shall be binding upon and inure to the benefit of the District, their heirs, executors, receivers, trustees, successors and assigns. This MOU may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

6.9 No Third-Party Beneficiaries: This MOU is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this MOU expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this MOU or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

6.10 Arm's Length Transaction: This MOU has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this MOU with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this MOU, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

6.11 Execution of Documents: Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

6.12 Construction of Terms: Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

6.13 Captions: The captions for each section of this MOU are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this MOU, or the intent of any provision hereof.

6.14 Counterparts: This MOU may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

IN WITNESS WHEREOF, the parties hereto execute this MOU and further agree that it shall take effect as of the date first above written.

Attest:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

_____
James Ward, Secretary

By: _____
Zack Stamp, Chairperson

_____ day of _____, 2026

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

Witnesses:

_____

By: _____
Lisa Colleran, President

_____
Print Name

_____

_____ day of _____, 2026

_____
Print Name

Memorandum on District Land Swap Agreement

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
AGENDA MEMORANDUM

TO:	Members of the Board of Supervisors
FROM:	Michael Pawelczyk, District Counsel Billing Cochran, P.A.
RE:	Land Swap Agreement with Association
MEETING DATE:	November 19, 2026

Attached is the proposed Land Swap Agreement (the "Agreement") between the Flow Way Community Development District (the "District") and the Esplanade Golf & Country Club of Naples, Inc. (the "Association"). This Agreement is necessitated due to the Association's Driving Range Project, which includes modifications to the lake banks and District lake parcel. The District and the Association have determined that it therefore appropriate for the Association and the District to swap lands of substantially similar acreage in order to accommodate the Driving Range Project, as set forth in the exhibits to the Agreement. The swap consists of the Association conveying 0.41 acres to the District and the District conveying 0.39 acres to the Association. The Agreement provides that the Association will cover all costs associated with the swap of lands, other than those costs associated with District staff and legal counsel. Upon approval and execution of the Agreement, I will work with Association counsel of the conveyance of lands as provided in the Agreement.

Should anyone have any questions or wish to discuss any of the above items prior to the next scheduled Board of Supervisors Meeting, please do not hesitate to contact me.

LAND SWAP AGREEMENT

This Land Swap Agreement ("Agreement") is made and entered into as of this ____ day of _____, 2026 (the "Effective Date"), by and between:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "District"), whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (the "District"); and

ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC., a Florida not-for-profit corporation (the "Association"), whose mailing address is 8910 Torre Vista Lane, Naples, Florida 34119.

RECITALS:

WHEREAS, the District is the owner of certain parcels of real property located in Collier County, Florida, which parcels are more particularly described in Exhibit "A" attached hereto (the "District Property"); and

WHEREAS, the Association is the owner of a certain parcels of real property located in Collier County, Florida, which parcels are more particularly described in Exhibit "B" attached hereto (the "Association Property"); and

WHEREAS, Association is undertaking the construction of a golf driving range, which includes modifications to lake banks in accordance with those plans and specifications set forth in Exhibit "C" attached hereto (the "Project"), which Project necessitates modifications to the lake bank and lake located on District Property and further requires an exchange of property to facilitate the construction of the Project while preserving existing minimum stormwater retention acreage and overall land ownership of the District; and

WHEREAS, the Association and the District have determined that it is appropriate to enter into this Agreement; and

WHEREAS, the net result of the swap of the Association Property and the District Property is that the District will own more acreage (approximately 0.02 acres as described in this Agreement) than prior to the swap and the Association has agreed to incur all costs, excepting the District's legal fees, in connection with the swap of the District Property and Association Property; and

WHEREAS, the District has agreed to swap the District Property for the Association Property, subject to the terms and conditions of this Agreement, and as provided herein; and

WHEREAS, the District and the Association agree that this Agreement shall be binding upon their respective heirs, executors, receivers, trustees, successors and assigns.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths ($10.00) Dollars from the District to the Association and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, and for Ten and no/100ths ($10.00) Dollars from the Association to the District and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, the parties agree as follows:

Section 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

Section 2. EXCHANGE OF PROPERTY; PROJECT.

(a) The District shall convey good and marketable title of the District Property to the Association, and the Association shall convey good and marketable title of the Association Property to the District. The Association shall coordinate with the District's attorney the process for the exchange of deeds. The Association shall provide the District with a title insurance commitment or an attorney's opinion of title acceptable to the District's attorney prior to Closing showing that title to the Association Property is in the name of the Association and that the Association's title to the Association Property is good and marketable, free of all liens and encumbrances.

(b) The Closing of this transaction shall occur on or before thirty (30) days following the Effective Date.

(c) At Closing, the District shall deliver to the Association an executed Special Warranty Deed in recordable form for the District Property, and the Association shall deliver to the District an executed Special Warranty Deed for the Association Property in recordable form, and each party shall deliver to the other the following: (i) a marked-up and signed title insurance commitment or an attorney's opinion of title consistent with Section 2(a) above; (ii) an affidavit executed by the property owner attesting to the absence of any liens, parties-in-possession, or other claims; (iii) a FIRPTA affidavit; (iv) a certificate of good standing and resolution authorizing the conveyance contemplated herein; (v) a closing statement; (vi) public disclosure affidavit; and (vii) such other documents as may be customarily executed by the parties in a real estate transaction in the State of Florida.

(d) The District and the Association each acknowledge that it is acquiring the District Property or the Association Property, as applicable, in its "AS IS, WHERE IS" condition, without representation or warranty on the part of the other party, except for the warranties of title contained in the Special Warranty Deeds and the representations expressly set forth in this Agreement.

(e) The District and the Association understand that due to this exchange of land by the District and the association as provided in this Agreement, it will be necessary to reconfigure and reassign lake maintenance easements (LMEs) in favor of the District. The Association agrees to grant new LMEs to the District and the District agrees to vacate the existing LMEs, as shown in Exhibit "D" attached hereto. The forms of such easement instruments shall be

reasonably approved by legal counsel for the District and the Association, but the new LMEs shall not grant any further rights to the District or impose restrictions on the District beyond which is provided in the existing LMEs to be vacated.

(f) By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyances contemplated by this Agreement.

(g) By approval and execution of this Agreement, the Association authorizes and ratifies the preparation and execution by the proper representative(s) of the Association of all documents necessary to effectuate the conveyances contemplated by this Agreement.

(h) Association shall complete the Project in accordance with the plans and specifications listed in Exhibit "C" within a reasonable time after Closing, subject to force majeure and receipt of the Approvals.

Section 3. COSTS OF EXCHANGE OF THE ASSOCIATION PROPERTY AND THE DISTRICT PROPERTY AND THE PROJECT. Except as specified herein, any and all costs associated with the exchange of the Association Property and the District Property, including, but not limited to, the Association's engineering fees, any documentary stamp taxes due on the exchange, title insurance premiums, surveying costs, and recording fees, shall be paid by Association. Each party shall bear its own attorneys' fees. Without limiting the foregoing, the District shall be responsible for attorneys' fees incurred by District Counsel or any other attorneys retained by the District in connection with this Project or Agreement. Association shall be fully responsible for any and all costs associated with the design, permitting, and construction of the Project.

Section 4. TAXES. All ad valorem taxes on either the District Property or the Association Property, if any, for the year of Closing shall be paid when due by the Association. Such taxes shall be paid to the Collier County Tax Collector in the manner provided by law. This Section 4 shall survive the closing of this transaction.

Section 5. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the Association and the District, and their respective heirs, executors, receivers, trustees, successors and assigns.

Section 6. CONSTRUCTION OF TERMS. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

Section 7. ENTIRE AGREEMENT. This Agreement contains the entire understanding between the District and the Association, and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

Section 8. CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement or the intent of any provision hereof.

Section 9. SEVERABILITY. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

Section 10. EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement, provided such acts or documents do not materially increase a party's obligations or liabilities hereunder.

Section 11. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

Section 12. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

Section 13. INCORPORATION OF EXHIBITS. All exhibits attached to this Agreement are incorporated herein by reference.

Section 14. AMENDMENTS AND WAIVERS. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by the District or the Association to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Either party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

Section 15. APPLICABLE LAW; VENUE. This Agreement is made and shall be construed under the laws of the State of Florida, without regard to principles of conflicts of law, and venue for purposes of any litigation arising out of this Agreement shall be Collier County, Florida.

Section 16. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement

expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 17. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Section 18. FURTHER ASSURANCES. At any and all times, the Association and the District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, for the better assuring, conveying, granting, assigning and confirming, as applicable, of any and all rights or interest in the District Property and the Association Property, provided such acts or documents do not materially increase a party's obligations or liabilities hereunder.

[the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date stated above.

Attest:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

_____
James Ward, Secretary

By: _____
Zack Stamp, Chairperson

_____ day of _____, 2026

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

Witnesses:

_____
_____
Print Name

By: _____
Lisa Colleran, President

_____
_____
Print Name

_____ day of _____, 2026

Exhibit "A"

Legal Description
District Property to be conveyed to Association

District Property totals 0.39 acres. Legal description to follow.

PROPERTY DESCRIPTION

BEING A PORTION OF TRACT "L21", ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 11°19'27" WEST ALONG THE WESTERLY LINE OF LOTS 141 THROUGH 145 OF SAID PLAT, FOR 320.76 FEET; THENCE NORTH 35°35'02" WEST DEPARTING SAID WESTERLY LINE, FOR 383.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 68°48'19" WEST, FOR 283.94 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 25.11 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 27.53 FEET THROUGH A CENTRAL ANGLE OF 52°16'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°39'48" WEST FOR 24.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 18.65 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 42.56 FEET THROUGH A CENTRAL ANGLE OF 25°06'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 04°58'13" WEST FOR 18.50 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 25.41 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 101.54 FEET THROUGH A CENTRAL ANGLE DF 14°20'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°45'22" EAST FOR 25.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 35.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.09 FEET THROUGH A CENTRAL ANGLE OF 22°11'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°49'54" EAST FOR 35.05 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 15.67 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 22.22 FEET THROUGH A CENTRAL ANGLE OF 40°24'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 20°28'10" WEST FOR 15.35 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "L21" OF SAID PLAT AND A ON A CURVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) EASTERLY 51.13 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 266.73 FEET THROUGH A CENTRAL ANGLE OF 10°58'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°29'51" EAST FOR 51.05 FEET TO A POINT OF COMPOUND CURVATURE; 2) SDUTHEASTERLY 15.90 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 18.81 FEET THROUGH A CENTRAL ANGLE OF 48°25'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°47'35" EAST FOR 15.43 FEET TO A POINT OF COMPOUND CURVATURE; 3) SOUTHERLY 40.39 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 81.07 FEET THROUGH A CENTRAL ANGLE OF 28°32'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°18'28" EAST FOR 39.97 FEET TO A POINT OF REVERSE CURVATURE; 4) SOUTHEASTERLY 41.63 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 58.89 FEET THROUGH A CENTRAL ANGLE OF 40°30'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°17'24" EAST FOR 40.77 FEET TO A POINT OF COMPOUND CURVATURE; 5) SOUTHEASTERLY 221.15 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 614.21 FEET THRDUGH A CENTRAL ANGLE OF 20°37'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°51'33" EAST FOR 219.96 FEET TO A POINT OF COMPOUND CURVATURE; 6) EASTERLY 59.07 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 72.07 FEET THROUGH A CENTRAL ANGLE OF 46°57'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°20'42" EAST FOR 57.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 26.47 FEET DEPARTING SAID BOUNDARY, ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 396.85 FEET THROUGH A CENTRAL ANGLE OF 03°49'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°57'13" WEST FOR 26.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 43.77 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 50°09'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°07'08" WEST FOR 42.38 FEET TO THE POINT DF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 16,829 SQUARE FEET OR 0.39 ACRE, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WESTERLY LINE OF 141 THROUGH 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S 11°19'27" W.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE:	26-20201303-LAKE
SHEET:	1 of 2

NOT A SURVEY

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

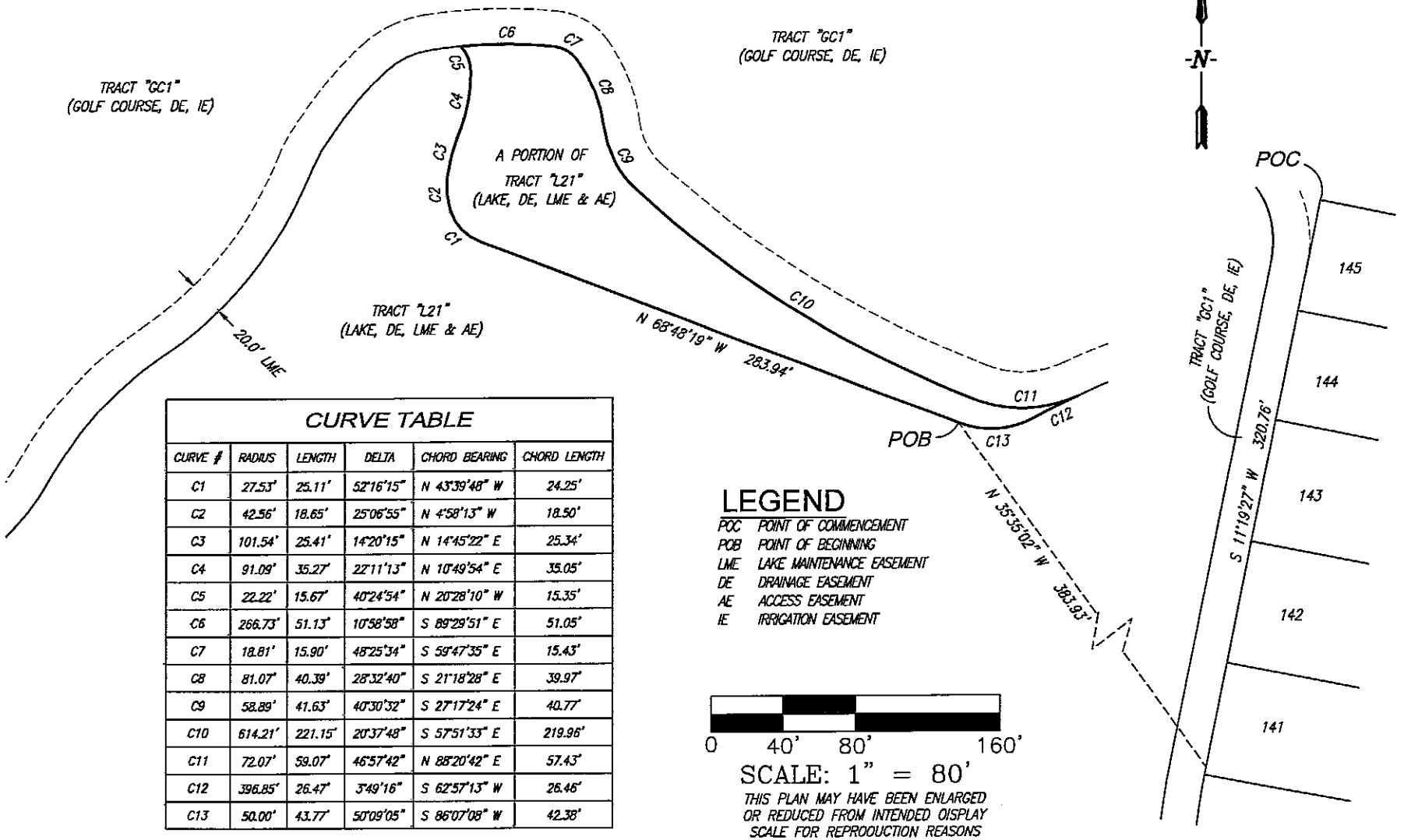
SKETCH AND DESCRIPTION

PORTION OF TRACT "L21"
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2026.06.11 08:04:43 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LAKE.DWG



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.53'	25.11'	52°16'15"	N 43°39'48" W	24.25'
C2	42.56'	18.65'	25°06'55"	N 4°58'13" W	18.50'
C3	101.54'	25.41'	14°20'15"	N 14°45'22" E	25.34'
C4	91.09'	35.27'	22°11'13"	N 10°49'54" E	35.05'
C5	22.22'	15.67'	40°24'54"	N 20°28'10" W	15.35'
C6	266.73'	51.13'	10°58'58"	S 89°29'51" E	51.05'
C7	18.81'	15.90'	48°25'34"	S 59°47'35" E	15.43'
C8	81.07'	40.39'	28°32'40"	S 21°18'28" E	39.97'
C9	58.89'	41.63'	40°30'32"	S 27°17'24" E	40.77'
C10	614.21'	221.15'	20°37'48"	S 57°51'33" E	219.96'
C11	72.07'	59.07'	46°57'42"	N 88°20'42" E	57.43'
C12	396.85'	26.47'	3°49'16"	S 62°57'13" W	26.46'
C13	50.00'	43.77'	50°09'05"	S 86°07'08" W	42.38'

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
LME	LAKE MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT
IE	IRRIGATION EASEMENT

SCALE: 1" = 80'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

PORTION OF TRACT "L21"
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64

LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	1" = 80'
DATE:	6/10/2026
FILE:	26-20201303-LAKE
SHEET:	2 of 2

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANADE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LAKE.DWG

Exhibit "B"

Legal Description
Association Property to be conveyed to District

Association Property totals 0.41 acres. Legal description to follow.

PROPERTY DESCRIPTION

BEING A PORTION OF TRACT "GC1", ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 11°19'27" WEST ALONG THE WESTERLY LINE OF LOTS 141 THROUGH 145 OF SAID PLAT, FOR 320.76 FEET; THENCE NORTH 43°34'45" WEST DEPARTING SAID WESTERLY LINE, FOR 723.59 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "GC1" OF SAID PLAT, THE SAME BEING A POINT ON A CURVE, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SIX (6) COURSES AND DISTANCE, 1) WESTERLY 17.24 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 266.73 FEET THROUGH A CENTRAL ANGLE OF 03°42'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 83°09'33" WEST FOR 17.24 FEET TO A POINT OF COMPOUND CURVATURE; 2) SOUTHWESTERLY 27.18 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 46.16 FEET THROUGH A CENTRAL ANGLE OF 33°44'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°26'12" WEST FOR 26.79 FEET TO A POINT OF COMPOUND CURVATURE; 3) SOUTHWESTERLY 48.03 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 181.85 FEET THROUGH A CENTRAL ANGLE OF 15°08'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°59'59" WEST FOR 47.89 FEET TO A POINT ON A CURVE; 4) SOUTHWESTERLY 20.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 87.10 FEET THROUGH A CENTRAL ANGLE OF 13°26'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°17'55" WEST FOR 20.38 FEET TO A POINT ON A CURVE; 5) SOUTHWESTERLY 135.98 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET THROUGH A CENTRAL ANGLE OF 34°37'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°24'32" WEST FOR 133.92 FEET TO A POINT OF REVERSE CURVATURE; 6) SOUTHWESTERLY 63.43 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 18°10'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°38'10" WEST FOR 63.17 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 32.03 FEET DEPARTING SAID BOUNDARY, ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 53.19 FEET THROUGH A CENTRAL ANGLE OF 34°30'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°11'40" EAST FOR 31.55 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 46.34 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,324.26 FEET THROUGH A CENTRAL ANGLE OF 01°08'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°51'54" EAST FOR 46.34 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 53.14 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET THROUGH A CENTRAL ANGLE OF 14°09'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°02'06" EAST FOR 53.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 54.90 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 237.19 FEET THROUGH A CENTRAL ANGLE OF 13°15'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°44'46" EAST FOR 54.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 39.92 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 80.29 FEET THROUGH A CENTRAL ANGLE OF 28°29'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°37'12" EAST FOR 39.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 26.86 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 93.30 FEET THROUGH A CENTRAL ANGLE OF 16°29'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 65°06'34" EAST FOR 26.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 37.39 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 203.74 FEET THROUGH A CENTRAL ANGLE OF 10°30'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°36'46" EAST FOR 37.33 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 39.82 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 311.35 FEET THROUGH A CENTRAL ANGLE OF 07°19'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 87°32'02" EAST FOR 39.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 14.43 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 4,762.49 FEET THROUGH A CENTRAL ANGLE OF 00°10'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°42'55" EAST FOR 14.43 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 28.12 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 46.70 FEET THROUGH A CENTRAL ANGLE OF 34°29'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 71°22'53" EAST FOR 27.69 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 5.22 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 22.22 FEET THROUGH A CENTRAL ANGLE OF 13°27'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 47°24'20" EAST FOR 5.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 17,731 SQUARE FEET OR 0.41 ACRE, MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WESTERLY LINE OF 141 THROUGH 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S 11°19'27" W.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE:	26-20201303-GC
SHEET:	1 of 2

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

PORTION OF TRACT "GC1"
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64

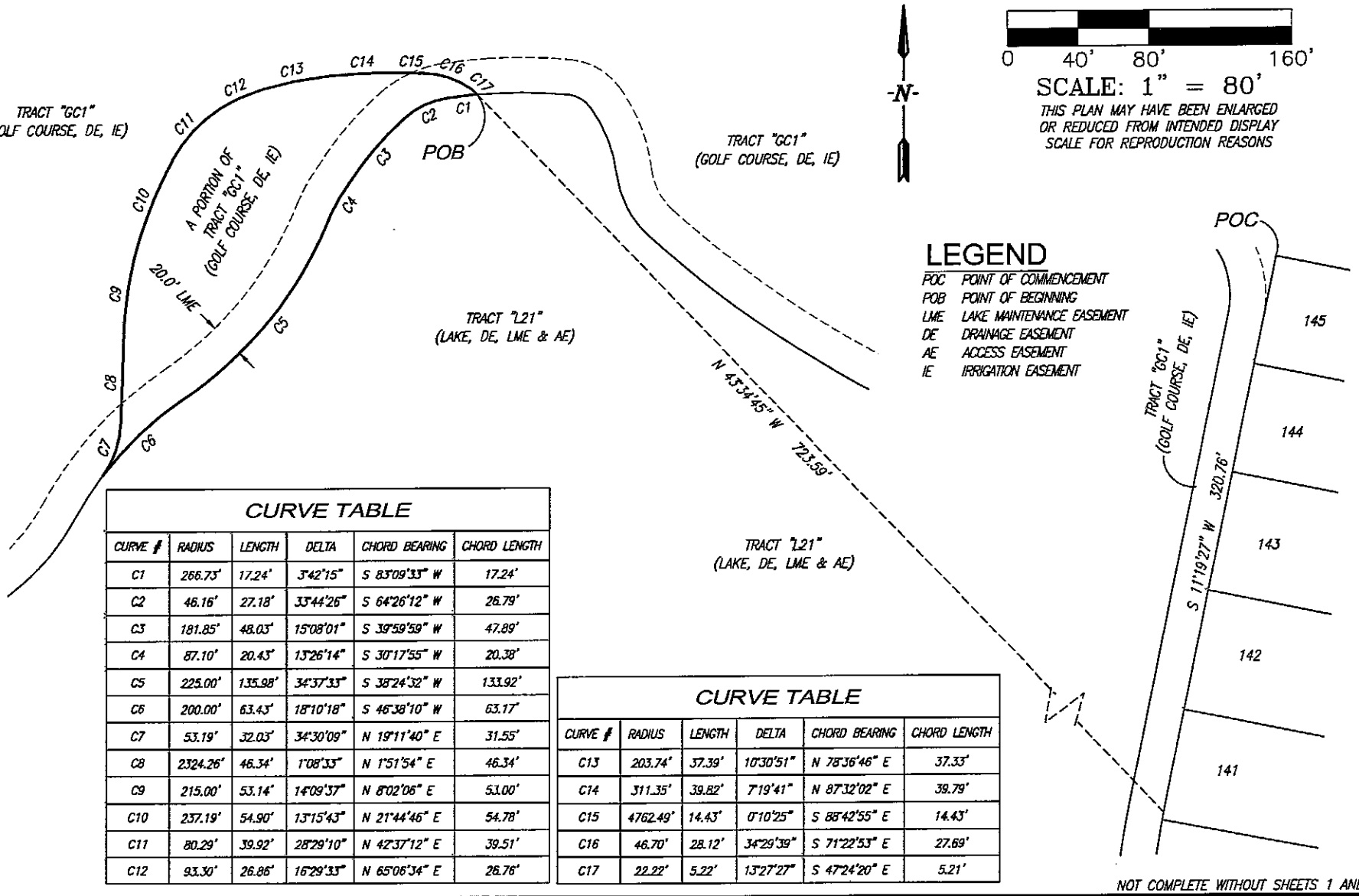
LYING IN

SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2026.06.11 08:10:33 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-GC.DWG



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	266.75'	17.24'	3°42'15"	S 83°09'33" W	17.24'
C2	46.16'	27.18'	33°44'26"	S 64°26'12" W	26.79'
C3	181.85'	48.03'	15°08'01"	S 39°59'59" W	47.89'
C4	87.10'	20.43'	13°26'14"	S 30°17'55" W	20.38'
C5	225.00'	135.98'	34°37'33"	S 38°24'32" W	133.92'
C6	200.00'	63.43'	18°10'18"	S 46°38'10" W	63.17'
C7	53.19'	32.03'	34°30'09"	N 19°11'40" E	31.55'
C8	2324.26'	46.34'	1°08'33"	N 1°51'54" E	46.34'
C9	215.00'	53.14'	14°09'37"	N 8°02'06" E	53.00'
C10	237.19'	54.90'	13°15'43"	N 21°44'46" E	54.78'
C11	80.29'	39.92'	28°29'10"	N 42°37'12" E	39.51'
C12	93.30'	26.86'	16°29'33"	N 65°06'34" E	26.76'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C13	203.74'	37.39'	10°30'51"	N 78°36'46" E	37.33'
C14	311.35'	39.82'	7°19'41"	N 87°32'02" E	39.79'
C15	4762.49'	14.43'	0°10'25"	S 88°42'55" E	14.43'
C16	46.70'	28.12'	34°29'39"	S 71°22'53" E	27.69'
C17	22.22'	5.22'	13°27'27"	S 47°24'20" E	5.21'

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

PORTION OF TRACT "GC1"
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64

LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

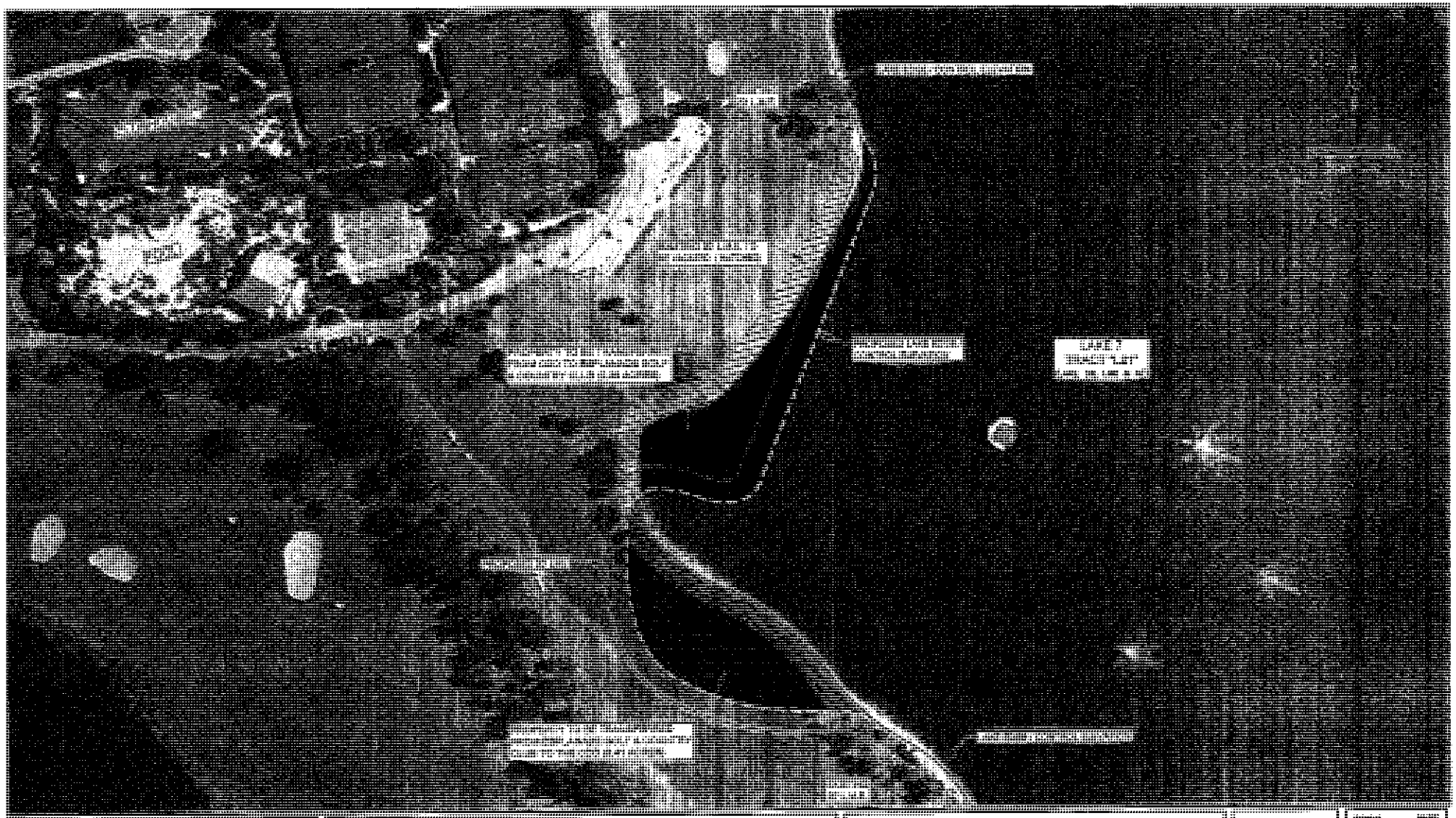
NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	1" = 80'
DATE:	6/10/2026
FILE:	26-20201303-GC
SHEET:	2 of 2

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANADE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-GC.DWG

Exhibit "C"

Project Plans and Specifications



	Blueshore Engineering BUILT ON INTEGRITY	EDPLAWADH GOLF COURSE	
		LAND EXCHANGE	1 of 1

Exhibit "D"

Lake Maintenance Easements

New Lake Maintenance Easement

PROPERTY DESCRIPTION

A 20 FOOT WIDE LAKE MAINTENANCE EASEMENT LOCATED WITHIN TRACT "L21" AND TRACT "GC1", ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 11°19'27" WEST ALONG THE WESTERLY LINE OF LOTS 141 THROUGH 145 OF SAID PLAT, FOR 320.76 FEET; THENCE NORTH 35°35'02" WEST DEPARTING SAID WESTERLY LINE, FOR 393.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 68°48'19" WEST, FOR 283.94 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 25.11 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 27.53 FEET THROUGH A CENTRAL ANGLE OF 52°16'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°39'48" WEST FOR 24.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 18.65 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 42.56 FEET THROUGH A CENTRAL ANGLE OF 25°06'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 04°58'13" WEST FOR 18.50 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 25.41 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 101.54 FEET THROUGH A CENTRAL ANGLE OF 14°20'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°45'22" EAST FOR 25.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 35.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.09 FEET THROUGH A CENTRAL ANGLE OF 22°11'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°49'54" EAST FOR 35.05 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 20.89 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 22.22 FEET THROUGH A CENTRAL ANGLE OF 53°52'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°11'53" WEST FOR 20.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 28.12 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 46.70 FEET THROUGH A CENTRAL ANGLE OF 34°29'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°22'53" WEST FOR 27.69 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 14.43 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 4,762.49 FEET THROUGH A CENTRAL ANGLE OF 00°10'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°42'55" WEST FOR 14.43 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 39.62 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 311.35 FEET THROUGH A CENTRAL ANGLE OF 07°19'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°32'02" WEST FOR 39.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 37.39 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 203.74 FEET THROUGH A CENTRAL ANGLE OF 10°30'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°36'46" WEST FOR 37.33 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 26.86 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 93.30 FEET THROUGH A CENTRAL ANGLE OF 16°29'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 65°06'34" WEST FOR 26.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 39.92 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 80.29 FEET THROUGH A CENTRAL ANGLE OF 28°29'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°37'12" WEST FOR 39.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY 54.90 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 237.19 FEET THROUGH A CENTRAL ANGLE OF 13°15'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°44'46" WEST FOR 54.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY 53.14 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET THROUGH A CENTRAL ANGLE OF 14°09'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°02'06" WEST FOR 53.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 35.01 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,324.26 FEET THROUGH A CENTRAL ANGLE OF 00°51'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°43'31" WEST FOR 35.01 FEET TO A POINT OF INTERSECTION WITH A 20' WIDE LAKE MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT AND A POINT ON A CURVE; THENCE SOUTHWESTERLY 39.71 FEET ALONG SAID EASEMENT AND THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET THROUGH A CENTRAL ANGLE OF 10°20'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°38'37" WEST FOR 39.66 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 19.32 FEET DEPARTING SAID EASEMENT, ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 33.19 FEET THROUGH A CENTRAL ANGLE OF 33°20'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°37'26" EAST FOR 19.05 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 49.07 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,304.26 FEET THROUGH A CENTRAL ANGLE OF 01°13'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°50'42" EAST FOR 49.06 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 55.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 13°33'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°20'16" EAST FOR 55.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 59.53 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 257.19 FEET THROUGH A CENTRAL ANGLE OF 13°15'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°44'46" EAST FOR 59.40 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 49.86 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 100.29 FEET THROUGH A CENTRAL ANGLE OF 28°29'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°37'12" EAST FOR 49.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 32.61 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 113.30 FEET THROUGH A CENTRAL ANGLE OF 16°29'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 65°06'34" EAST FOR 32.50 FEET TO A POINT OF COMPOUND CURVATURE;

CONTINUED ON SHEET 2 OF 4

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE:	26-20201303-LME
SHEET:	1 of 4

NOT COMPLETE WITHOUT SHEETS 1 – 4 OF 4

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2026.06.11 08:05:30 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME.DWG

PROPERTY DESCRIPTION

CONTINUED FROM SHEET 1 OF 4

THENCE EASTERLY 41.06 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 223.74 FEET THROUGH A CENTRAL ANGLE OF 10°30'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°36'46" EAST FOR 41.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 42.38 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 331.35 FEET THROUGH A CENTRAL ANGLE OF 07°19'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 87°32'02" EAST FOR 42.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 14.49 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 4,782.49 FEET THROUGH A CENTRAL ANGLE OF 00°10'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°42'55" EAST FOR 14.49 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 40.16 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 66.70 FEET THROUGH A CENTRAL ANGLE OF 34°29'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 71°22'53" EAST FOR 39.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 39.70 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 42.22 FEET THROUGH A CENTRAL ANGLE OF 53°52'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°11'53" EAST FOR 38.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY 43.02 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 111.09 FEET THROUGH A CENTRAL ANGLE OF 22°11'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°49'54" WEST FOR 42.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 20.40 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 81.54 FEET THROUGH A CENTRAL ANGLE OF 14°20'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 14°45'22" WEST FOR 20.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY 9.89 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 22.56 FEET THROUGH A CENTRAL ANGLE OF 25°06'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°58'13" EAST FOR 9.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 6.99 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 7.53 FEET THROUGH A CENTRAL ANGLE OF 53°10'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°06'59" EAST FOR 6.74 FEET; THENCE SOUTH 68°48'19" EAST, FOR 218.69 FEET TO A POINT A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "GC1" OF SAID PLAT AND A POINT ON A CURVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) SOUTHEASTERLY 68.75 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 614.21 FEET THROUGH A CENTRAL ANGLE OF 06°24'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°58'03" EAST FOR 68.72 FEET TO A POINT OF COMPOUND CURVATURE; 2) EASTERLY 59.07 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 72.07 FEET THROUGH A CENTRAL ANGLE OF 46°57'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°20'42" EAST FOR 57.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 26.47 FEET DEPARTING SAID BOUNDARY ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 396.85 FEET THROUGH A CENTRAL ANGLE OF 03°49'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°57'13" WEST FOR 26.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 43.77 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 50°09'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°07'08" WEST FOR 42.38 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 15,714 SQUARE FEET OR 0.36 ACRE, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WESTERLY LINE OF 141 THROUGH 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S 11°19'27" W.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4

PAPE-DAWSON
3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE:	26-20201303-LME
SHEET:	2 of 4

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME.DWG

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.53'	25.11'	52°16'15"	N 43°39'48" W	24.25'
C2	42.56'	18.65'	25°06'55"	N 4°58'13" W	18.50'
C3	101.54'	25.41'	14°20'15"	N 14°45'22" E	25.34'
C4	91.09'	35.27'	22°11'13"	N 10°49'54" E	35.05'
C5	22.22'	20.89'	53°52'21"	N 27°11'53" W	20.13'
C6	46.70'	28.12'	34°29'39"	N 71°22'53" W	27.69'
C7	4762.49'	14.43'	0°10'25"	N 88°42'55" W	14.43'
C8	311.35'	39.82'	7°19'41"	S 87°32'02" W	39.79'
C9	203.74'	37.39'	10°30'51"	S 78°36'46" W	37.33'
C10	93.30'	26.86'	16°29'33"	S 65°06'34" W	26.76'
C11	80.29'	39.92'	28°29'10"	S 42°37'12" W	39.51'
C12	237.19'	54.90'	13°15'43"	S 21°44'46" W	54.78'
C13	215.00'	53.14'	14°09'37"	S 8°02'06" W	53.00'
C14	2324.26'	35.01'	0°51'47"	S 1°43'31" W	35.01'
C15	220.00'	39.71'	10°20'31"	S 42°38'37" W	39.66'
C16	33.19'	19.32'	33°20'35"	N 19°37'26" E	19.05'
C17	2304.26'	49.07'	1°13'12"	N 1°50'42" E	49.06'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C18	235.00'	55.60'	13°33'18"	N 8°20'16" E	55.47'
C19	257.19'	59.53'	13°15'43"	N 21°44'46" E	59.40'
C20	100.29'	49.86'	28°29'10"	N 42°37'12" E	49.35'
C21	113.30'	32.61'	16°29'33"	N 65°06'34" E	32.50'
C22	223.74'	41.06'	10°30'51"	N 78°36'46" E	41.00'
C23	331.35'	42.38'	7°19'41"	N 87°32'02" E	42.35'
C24	4782.49'	14.49'	0°10'25"	S 88°42'55" E	14.49'
C25	66.70'	40.16'	34°29'39"	S 71°22'53" E	39.55'
C26	42.22'	39.70'	53°52'21"	S 27°11'53" E	38.25'
C27	111.09'	43.02'	22°11'13"	S 10°49'54" W	42.75'
C28	81.54'	20.40'	14°20'15"	S 14°45'22" W	20.35'
C29	22.56'	9.89'	25°06'55"	S 4°58'13" E	9.81'
C30	7.53'	6.99'	53°10'38"	S 44°06'59" E	6.74'
C31	614.21'	68.75'	6°24'49"	S 64°58'03" E	68.72'
C32	72.07'	59.07'	46°57'42"	N 88°20'42" E	57.43'
C33	396.85'	26.47'	3°49'16"	S 62°57'13" W	26.46'
C34	50.00'	43.77'	50°09'05"	S 86°07'08" W	42.38'

NOT COMPLETE WITHOUT SHEETS 1 – 4 OF 4

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

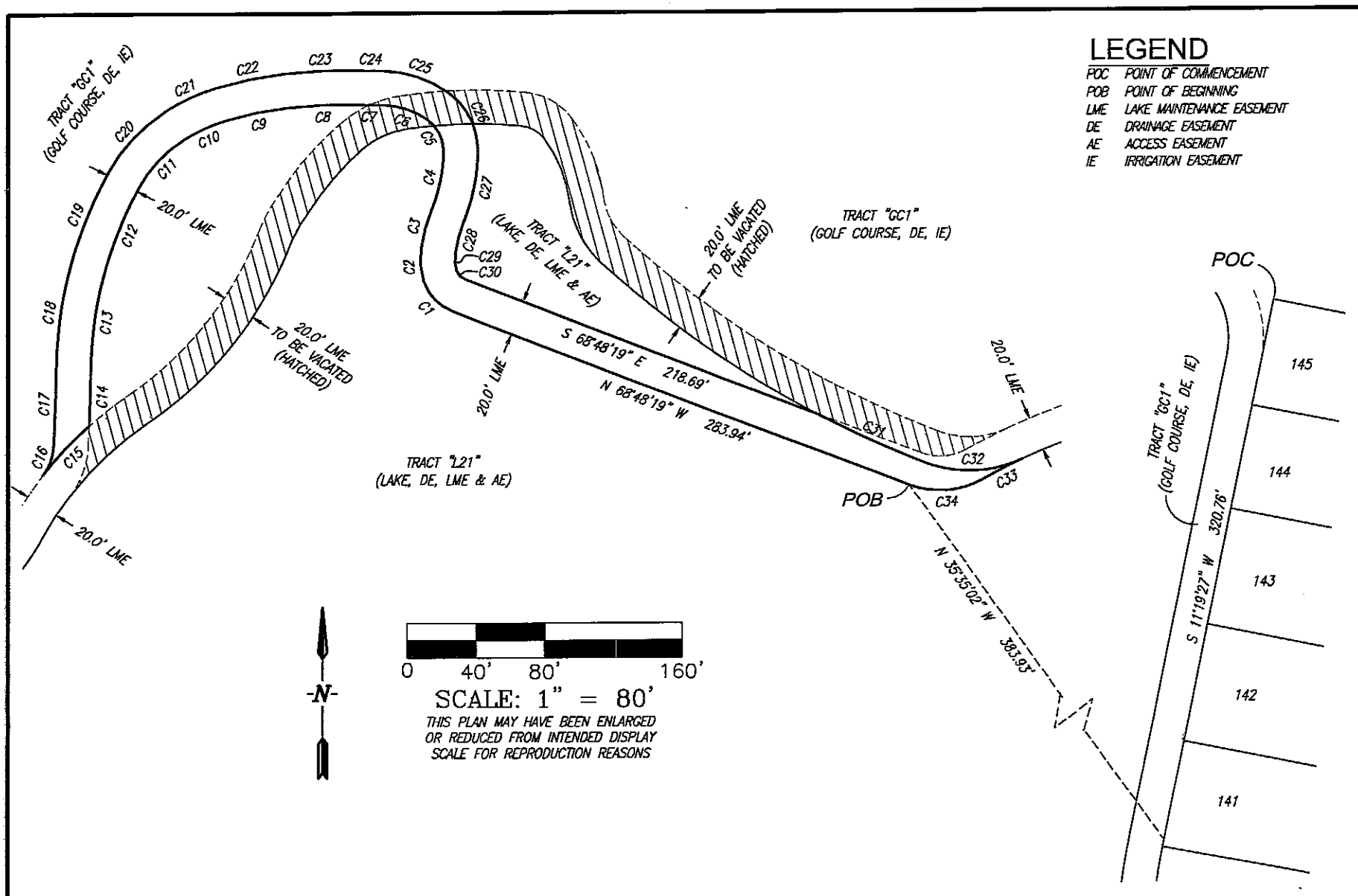
SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE:	26-20201303-LME
SHEET:	3 of 4

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANADE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME.DWG



NOT COMPLETE WITHOUT SHEETS 1 – 4 OF 4

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	1" = 80'
DATE:	6/10/2026
FILE:	26-20201303-LME
SHEET:	4 of 4

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME.DWG

Vacated Lake Maintenance Easement

PROPERTY DESCRIPTION

A 20' WIDE LAKE MAINTENANCE EASEMENT LYING WITHIN TRACT "GC1", ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 11°19'27" WEST ALONG THE WESTERLY LINE OF LOTS 141 THROUGH 145 OF SAID PLAT, FOR 320.76 FEET; THENCE NORTH 66°33'55" WEST DEPARTING SAID WESTERLY LINE, FOR 774.21 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "GC1" OF SAID PLAT, THE SAME BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTHERLY 32.03 FEET DEPARTING SAID BOUNDARY ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 53.19 FEET THROUGH A CENTRAL ANGLE OF 34°30'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°17'51" EAST FOR 31.55 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 11.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,324.26 FEET THROUGH A CENTRAL ANGLE OF 00°16'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°17'51" EAST FOR 11.43 FEET TO A POINT OF INTERSECTION WITH A 20 FOOT WIDE LAKE MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT AND A POINT ON A CURVE; THENCE ALONG SAID EASEMENT FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) NORTHEASTERLY 30.36 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET THROUGH A CENTRAL ANGLE OF 07°54'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°46'06" EAST FOR 30.34 FEET TO A POINT OF REVERSE CURVATURE; 2) NORTHEASTERLY 124.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET THROUGH A CENTRAL ANGLE OF 34°44'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 38°21'10" EAST FOR 122.39 FEET TO A POINT ON A CURVE; 3) NORTHEASTERLY 24.76 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 107.10 FEET THROUGH A CENTRAL ANGLE OF 13°14'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°57'15" EAST FOR 24.71 FEET TO A POINT ON A CURVE; 4) NORTHEASTERLY 52.54 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 201.85 FEET THROUGH A CENTRAL ANGLE OF 14°54'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°06'37" EAST FOR 52.39 FEET TO A POINT OF COMPOUND CURVATURE; 5) NORTHEASTERLY 38.96 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 66.16 FEET THROUGH A CENTRAL ANGLE OF 33°44'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 64°26'12" EAST FOR 38.40 FEET TO A POINT OF COMPOUND CURVATURE; 6) EASTERLY 73.50 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 286.73 FEET THROUGH A CENTRAL ANGLE OF 14°41'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°39'02" EAST FOR 73.30 FEET TO A POINT OF COMPOUND CURVATURE; 7) SOUTHEASTERLY 32.80 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 38.81 FEET THROUGH A CENTRAL ANGLE OF 48°25'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°47'35" EAST FOR 31.84 FEET TO A POINT OF COMPOUND CURVATURE; 8) SOUTHERLY 50.35 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 101.07 FEET THROUGH A CENTRAL ANGLE OF 28°32'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°18'28" EAST FOR 49.84 FEET TO A POINT OF REVERSE CURVATURE; 9) SOUTHEASTERLY 27.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 39.89 FEET THROUGH A CENTRAL ANGLE OF 40°30'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°17'24" EAST FOR 26.93 FEET TO A POINT OF COMPOUND CURVATURE; 10) SOUTHEASTERLY 213.95 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 594.21 FEET THROUGH A CENTRAL ANGLE OF 20°37'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°51'33" EAST FOR 212.80 FEET TO A POINT OF COMPOUND CURVATURE; 11) EASTERLY 42.68 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 52.07 FEET THROUGH A CENTRAL ANGLE OF 46°57'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°20'42" EAST FOR 41.49 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 27.80 FEET DEPARTING SAID EASEMENT ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 416.85 FEET THROUGH A CENTRAL ANGLE OF 03°49'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°57'13" WEST FOR 27.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 26.26 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 50°09'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°07'08" WEST FOR 25.43 FEET;

CONTINUED ON SHEET 2 OF 4

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE26-20201303-LME-VAC	
SHEET:	1 of 4

NOT A SURVEY

NOT COMPLETE WITHOUT SHEETS 1 – 4 OF 4

PAPE-DAWSON
3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2026.06.11 08:06:29 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME-VAC.1

PROPERTY DESCRIPTION

CONTINUED FROM SHEET 1 OF 4

THENCE NORTH 68°48'19" WEST, FOR 65.47 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF THE AFOREMENTIONED TRACT "GC1" AND A POINT ON A CURVE; THENCE NORTHWESTERLY 152.40 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 614.21 FEET THROUGH A CENTRAL ANGLE OF 14°12'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°39'09" WEST FOR 152.01 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, NORTHWESTERLY 41.63 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 58.89 FEET THROUGH A CENTRAL ANGLE OF 40°30'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°17'24" WEST FOR 40.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 40.39 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 81.07 FEET THROUGH A CENTRAL ANGLE OF 28°32'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°18'28" WEST FOR 39.97 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 15.90 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 18.81 FEET THROUGH A CENTRAL ANGLE OF 48°25'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 59°47'35" WEST FOR 15.43 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 68.37 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 266.73 FEET THROUGH A CENTRAL ANGLE OF 14°41'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°39'02" WEST FOR 68.18 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 27.18 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 46.16 FEET THROUGH A CENTRAL ANGLE OF 33°44'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°26'12" WEST FOR 26.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 48.03 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 181.85 FEET THROUGH A CENTRAL ANGLE OF 15°08'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°59'59" WEST FOR 47.89 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 20.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 87.10 FEET THROUGH A CENTRAL ANGLE OF 13°26'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°17'55" WEST FOR 20.38 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 135.98 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET THROUGH A CENTRAL ANGLE OF 34°37'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°24'32" WEST FOR 133.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 63.52 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 18°11'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°37'21" WEST FOR 63.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 13,496 SQUARE FEET OR 0.31 ACRE, MORE OR LESS.

NOTES:

1. *BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WESTERLY LINE OF 141 THROUGH 145, ESPLANADE GOLF AND COUNTRY CLUB, PLAT BOOK 53, PAGES 1 THROUGH 64, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S 11°19'27" W.*

2. *DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.*

3. *THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.*

NOT COMPLETE WITHOUT SHEETS 1 – 4 OF 4

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE26-20201303-LME-VAC	
SHEET:	2 of 4

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME-VAC.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.19'	32.03'	34°30'03"	N 19°17'51" E	31.55'
C2	2324.26'	11.43'	0°16'54"	N 2°17'51" E	11.43'
C3	220.00'	30.36'	7°54'26"	N 51°46'06" E	30.34'
C4	205.00'	124.29'	34°44'16"	N 38°21'10" E	122.39'
C5	107.10'	24.76'	13°14'50"	N 29°57'15" E	24.71'
C6	201.85'	52.54'	14°54'44"	N 40°06'37" E	52.39'
C7	66.16'	38.96'	33°44'26"	N 64°26'12" E	38.40'
C8	286.73'	73.50'	14°41'13"	N 88°39'02" E	73.30'
C9	38.81'	32.80'	48°25'34"	S 59°47'35" E	31.84'
C10	101.07'	50.35'	28°32'40"	S 21°18'28" E	49.84'
C11	38.89'	27.49'	40°30'32"	S 27°17'24" E	26.93'
C12	594.21'	213.95'	20°37'48"	S 57°51'33" E	212.80'
C13	52.07'	42.68'	46°57'42"	N 88°20'42" E	41.49'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C14	416.85'	27.80'	3°49'16"	S 62°57'13" W	27.79'
C15	30.00'	26.26'	50°09'05"	S 86°07'08" W	25.43'
C16	614.21'	152.40'	14°12'59"	N 54°39'09" W	152.01'
C17	58.89'	41.63'	40°30'32"	N 27°17'24" W	40.77'
C18	81.07'	40.39'	28°32'40"	N 21°18'28" W	39.97'
C19	18.81'	15.90'	48°25'34"	N 59°47'35" W	15.43'
C20	266.73'	68.37'	14°41'13"	S 88°39'02" W	68.18'
C21	46.16'	27.18'	33°44'26"	S 64°26'12" W	26.79'
C22	181.85'	48.03'	15°08'01"	S 39°59'59" W	47.89'
C23	87.10'	20.43'	13°26'14"	S 30°17'55" W	20.38'
C24	225.00'	135.98'	34°37'33"	S 38°24'32" W	133.92'
C25	200.00'	63.52'	18°11'55"	S 46°37'21" W	63.26'

NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

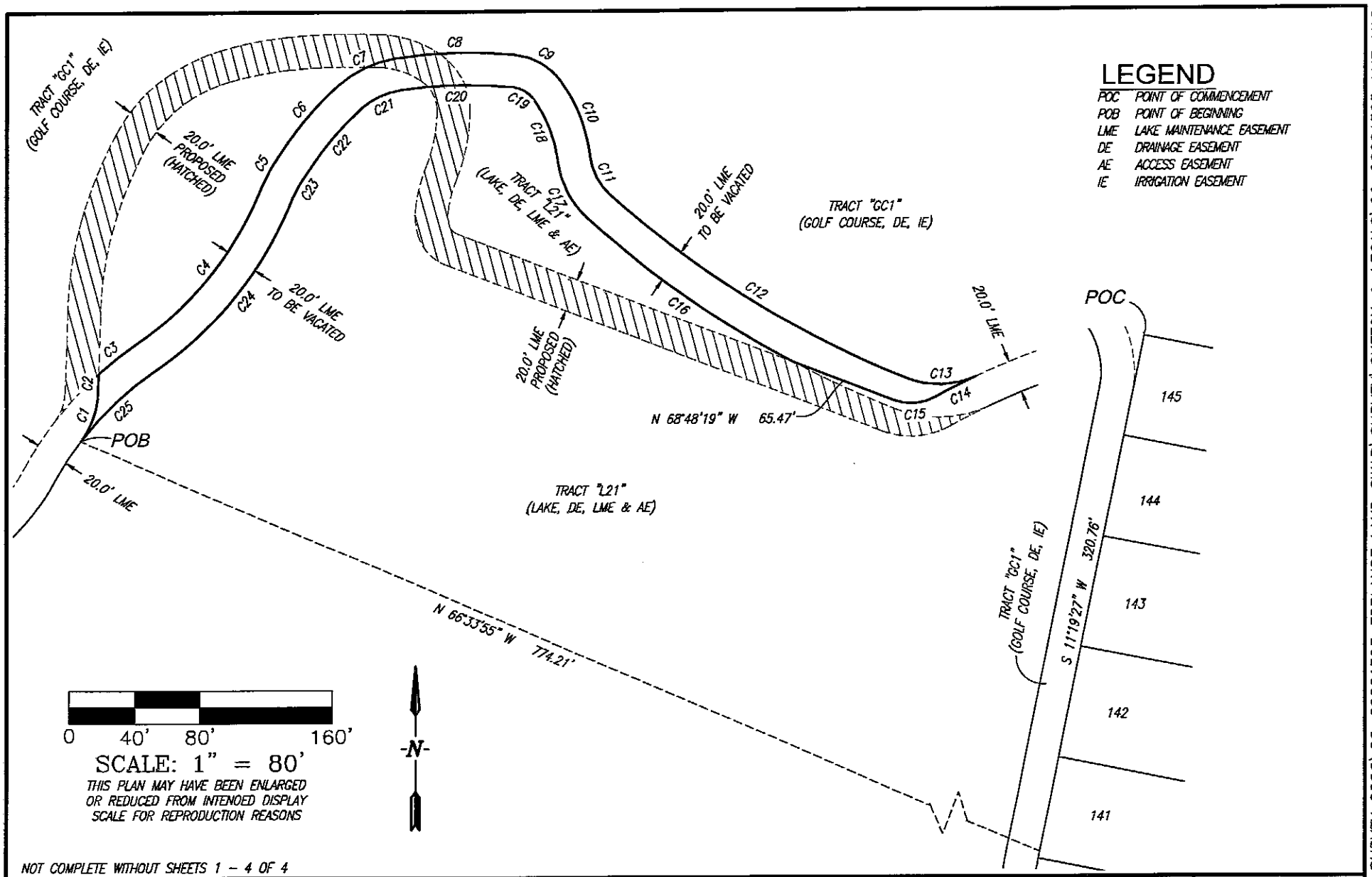
SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	N/A
DATE:	6/10/2026
FILE	26-20201303-LME-VAC
SHEET:	3 of 4

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANADE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME-VAC.1



NOT COMPLETE WITHOUT SHEETS 1 – 4 OF 4

PAPE-DAWSON

3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144

FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

SKETCH AND DESCRIPTION

LAKE MAINTENANCE EASEMENT
ESPLANADE GOLF AND COUNTRY CLUB
PLAT BOOK 53, PAGES 1 THROUGH 64
LYING IN
SECTIONS 15 & 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201303
SCALE:	1" = 80'
DATE:	6/10/2026
FILE26-20201303-LME-VAC	
SHEET:	4 of 4

G:\SURVEY\PROJECT SURVEY 2026\26-20201303 ESPLANDE LAND SWAP\SURVEY\SKETCH & LEGALS\26-20201303-LME-VAC.

Engineer’s Report 11/1/2026

FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT
November 2026

Board Meeting

November 19th, 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

TABLE OF CONTENTS

I. PURPOSE 3

II. CURRENT OPERATIONS 3

1. Landscape Maintenance 4
2. Entrance Maintenance 5
3. Lake Maintenance 6
4. Irrigation Pump House 14
5. External Preserves 15

III. CAPITAL PROJECTS 17

IV. FUTURE ASSET MAINTENANCE ITEMS 26

V. ENGINEER'S REPORT COMPLETE 28

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 5
3. Lake Maintenance 6
4. Irrigation Pump House 14
5. External Preserves 15

1. ***Landscape Maintenance***

Pine Straw and Mulch Installation

Installation of new pine straw mulch throughout the maintained common areas is scheduled for October 30, 2026. Brown cocoa mulch will also be installed within the center medians, providing a consistent, well-maintained appearance across the community's landscape beds.

Seasonal Annual Flower Rotation

The existing annuals throughout the District were removed during the last week of October in preparation for the seasonal rotation, and installation of the new annuals is scheduled for the first week of November. As part of the rotation, new planting soil will be incorporated into the beds to improve growing conditions, promote healthy root development, and support the long-term performance of the new plantings.

Front Entrance Landscape Replacements

Field inspections identified several locations along the front entrance and main boulevard where existing landscape material had declined, died, or was missing. Replacement plantings are scheduled for the first week of November within selected beds along the main boulevard and the Immokalee Road frontage. The new material will restore the appearance of these areas and maintain the District's landscape standards and will be inspected following installation to confirm proper establishment.



(1) Front Entrance and main boulevard landscaping

2. Entrance Maintenance

Front Entrance Pressure Cleaning

Comprehensive pressure cleaning of the front entrance is scheduled for the first or second week of November. The work will include the paver surfaces, sidewalks, monument columns, fountain areas, and other designated hardscape surfaces, removing accumulated dirt, algae, and staining to restore the appearance of the community's primary entrance.

Pedestrian Walkway Sealcoating

The asphalt pedestrian walkway at the front entrance is scheduled to receive a new sealcoat application during the first week of November. This preventative maintenance will protect the asphalt from weathering and deterioration, extend its useful life, and improve its appearance.

Holiday Decorations and Lighting

Preparations for the holiday season are underway. The remaining wreaths, garland, and supplemental decorative lighting are scheduled for installation during the week preceding Thanksgiving, with activation of the holiday lighting anticipated during Thanksgiving week. All decorations and lighting will be installed, tested, and verified to be operational prior to activation.

3. ***Lake Maintenance***

Aquatic Maintenance

On September 23, 2026, the wetland crew backpack-sprayed shoreline grasses, weeds, and vines in all of the District's lakes other than the Flow Way, and pond dye was applied to all lakes the same day. A boat was launched in the Flow Way to treat Illinois pondweed, Chara, and spatterdock on September 30 and October 7. Algae was sporadic and was treated as necessary, with algae treatments recorded in Lakes 11 and 22. Follow-up shoreline treatments were completed on October 14 in Lakes 1, 2, 5A, 5B, 6, 7, 9, 11, 12, 14, 22, 26, and 27. Access to the lakes on the golf course was not available on September 30 due to a tournament in progress.

October 2026 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Additional Tasks
1	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
2	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 09/30/2026, 10/14/2026	
3	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
4	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
5A	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
5B	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
6	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
7	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
8	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
9	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
10	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
11	Treated	Torpedo grass, shoreline weeds, vines & algae	09/23/2026, 10/14/2026	
12	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
13	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
14	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
15A	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Additional Tasks
15B	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
16	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
17	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
18/19	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
20/21	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 09/30/2026	
22	Treated	Torpedo grass, shoreline weeds, vines & algae	09/23/2026, 10/14/2026	
23	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
24	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
25	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026	
26	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
27	Treated	Torpedo grass, shoreline weeds & vines	09/23/2026, 10/14/2026	
Flow Way	Treated	Illinois pondweed, Chara & spatterdock	09/30/2026, 10/07/2026	10/7: treated by boat

Note: On 09/23/2026, all lakes other than the Flow Way were backpack-sprayed by the wetland crew and treated with blue pond dye.

Lake Bank Erosion and Washout Inspections

Recent fluctuations between periods of heavy rainfall and drought have produced erosion and washout conditions at several locations throughout the District, particularly along the Flow Way Channel. Field inspections have identified multiple locations requiring corrective action; the fifteen documented erosion locations along the Flow Way Channel are shown on the map below.

Many of these washouts appear to be associated with stormwater runoff from residential properties, where water discharged between adjacent homes is concentrated as it flows toward the lake banks and channel, causing significant erosion in certain locations. A comprehensive repair plan is being developed, including evaluation of downspout drainage connections and other stormwater management improvements to reduce the likelihood of recurrence. Proposals and pricing for the necessary repairs are currently being obtained.



(2) Lake bank washout on FW Channel



(3) Erosion scour on FW Channel



(4) Undercut bank and washout on FW Channel

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Shoreline Erosion Locations — Perimeter Lake System



LEGEND

A Documented shoreline erosion location

LOCATION SUMMARY

A – H	Western perimeter lake, adjacent to Rapallo St
I – M	Northwestern perimeter lake, adjacent to Montelanico Loop
N	Northern perimeter lake, north of Montelanico Loop
O	Northeastern perimeter lake, north of Livorno Ct

Total locations identified: 15

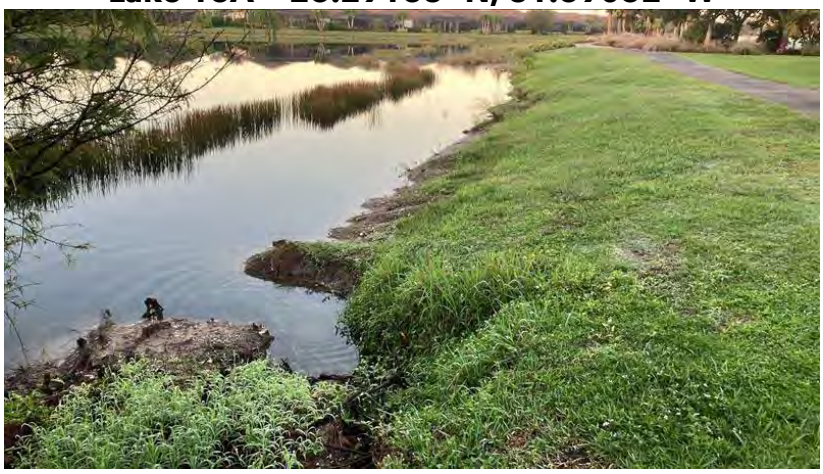
Imagery ©2026 Google, Airbus, Maxar Technologies. Not to scale.

Additional Lake Bank Repair Locations

In addition to the Flow Way Channel locations described above, the recent field inspections identified five additional lake bank locations exhibiting erosion and shoreline deterioration, at Lakes 12, 14, 15A, 15B, and 25. Unlike the channel washouts, these conditions do not appear to be attributable to residential downspout discharge or concentrated stormwater runoff between homes; however, each location will require corrective repair to stabilize the bank, prevent further loss of shoreline, and protect the adjacent slopes.

Based on a recently received proposal for comparable lake bank restoration at **$2,800 per location**, the estimated cost to repair all five locations is **$14,000** (5 locations × $2,800). These repairs are not considered urgent at this time; the locations will continue to be monitored and are recommended for inclusion in a future maintenance cycle or budget year. Representative photographs and GPS coordinates for each location are provided below.

Lake 15A – 26.29168° N, 81.69052° W



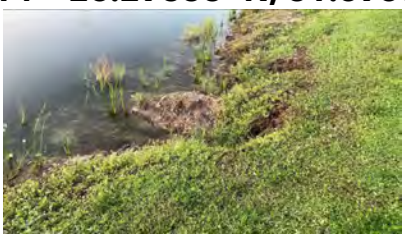
Lake 15B – 26.29274° N, 81.69254° W





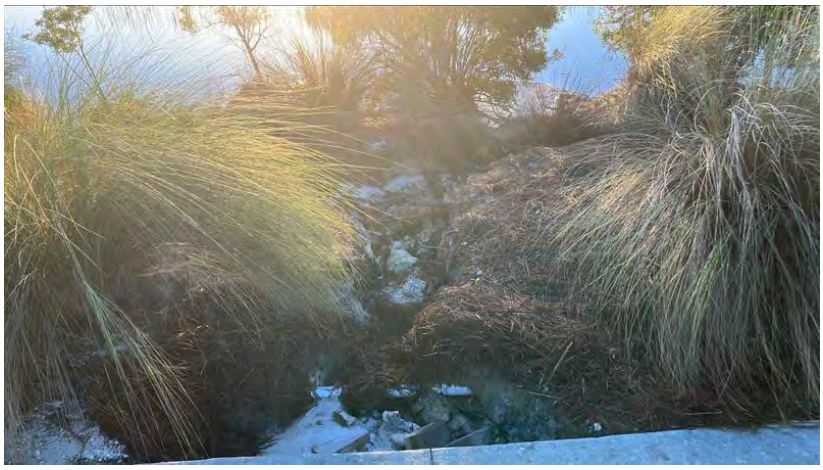
Lake 14 – 26.29333° N, 81.69555° W



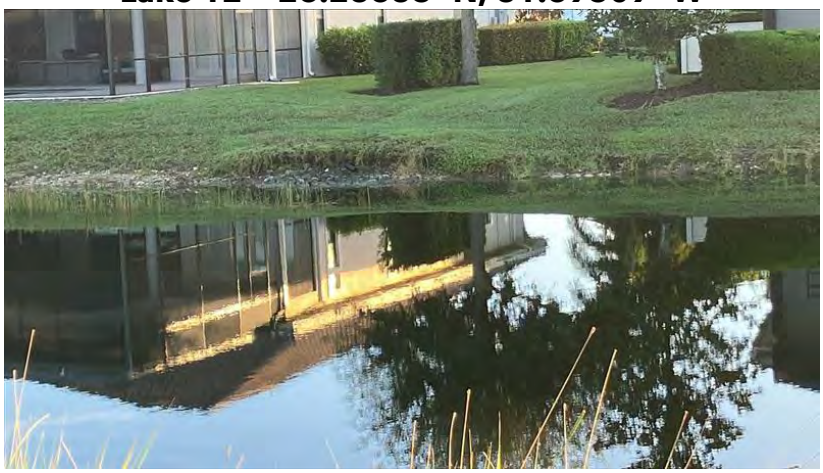




Lake 25



Lake 12 – 26.28683° N, 81.69309° W



Lake 11 Buffer Enhancement Project

The Lake 11 Buffer Enhancement Project remains in progress. The common-area buffer plantings have been installed, and supplemental staking was added to several newly installed trees to provide adequate support during establishment.

Elevated lake levels resulting from recent rainfall continue to delay portions of the remaining work. Lake elevations and the condition of the new vegetation are being monitored, and the remaining irrigation improvements, residential buffer plantings, and littoral installations will be completed once water levels recede sufficiently to allow the work to proceed.



(5) Lake 11 buffer plantings along shoreline



(6) Lake 11 buffer plantings within common area

Five-Year Capital Improvement Plan (Richard)

The District's Five-Year Shoreline & Lake Improvement Master Plan (FY2027–2031) has been revised to incorporate the comments and recommendations provided by the Board at the previous meeting. The revisions are documented on the revision summary cover sheet, and the complete updated plan is included as Section VI of this report for the Board's review and consideration. The principal revisions are as follows:

- **Flow Way Channel:** Shoreline and littoral restoration work in the Flow Way Channel has been clarified as limited to the residential-facing shoreline; the golf course side of the channel is excluded from the scope.

- **Lake 11:** The incorrect reference to an existing decorative fountain in Lake 11 has been removed. Existing fountains are located in Lakes 7 and 10.
- **Lake 24 Fountain:** The decorative fountain at Lake 24 has been advanced from FY2028 to FY2027, joining the Lakes 18 and 19 fountain as a first-year priority project.
- **Lake 1 Fountain:** The planned fountain/aeration installation at Lake 1 has been removed from the five-year schedule; FY2028 fountain work now consists of Lake 9 only.

With these revisions, the FY2027 budget is $202,450 and the total five-year capital improvement budget is $1,680,120, inclusive of the 7 percent Certified Engineer Inspector (CEI) allowance.

Cane Toad

Tadpole and adult cane toad collections declined significantly during October, running at approximately half of September's reported totals through October 20. The slowdown has continued through the heavy rainfall and the more recent onset of cooler weather, and tadpole activity is expected to conclude over the coming weeks as temperatures continue to drop.

October Totals (October 1–20, estimated):

- **Tadpoles Removed**: ~42,500
- **Adult Toads Removed**: ~140

4. Irrigation Pump House

The exhaust fan within the District's irrigation pump house was replaced during October. The new fan improves ventilation and airflow within the facility, helping to regulate internal temperatures and reduce the potential for irrigation equipment to overheat, which supports reliable operation of the irrigation system.

2026 Irrigation Water Use

Monthly irrigation water use for calendar year 2026 is summarized below. Withdrawals from production wells PW-1 and PW-2 have been minimal since August, as the wells have remained largely off during the rainy season. In October, irrigation demand was met entirely by the surface water pump stations, which delivered approximately 12.76 million gallons, while 6.65 inches of rainfall was recorded. Through October, total well withdrawals were approximately 226.8 million gallons and total irrigation use was approximately 280.6 million gallons, with 55.96 inches of rainfall.

Flow Way CDD – 2026 Irrigation Water Use (million gallons)

Month	PW-1	PW-2	Total Well Draw	Rain (in.)	Golf Course SWP-3	Master Pump SWP-1	Total Irrigation Used
January	18.48	12.80	31.28	1.15	13.20	15.80	29.00
February	21.96	10.77	32.73	0.50	9.60	18.37	27.97
March	26.24	14.84	41.08	2.17	15.47	19.48	34.95
April	26.24	14.84	41.08	2.62	17.02	12.57	29.59
May	28.35	10.05	38.40	7.35	13.74	14.69	28.43
June	—	—	—	7.98	14.17	23.33	37.50
July	17.13	10.69	27.82	8.30	10.62	19.00	29.62
August	0.00	13.60	13.60	9.28	13.80	20.35	34.15
September	0.00	0.84	0.84	9.96	0.30	16.37	16.67
October	0.00	0.00	0.00	6.65	0.19	12.57	12.76
YTD Total	**138.40**	**88.43**	**226.84**	**55.96**	**108.11**	**172.53**	**280.64**

Note: Volumes are in million gallons; rainfall is in inches. Total Well Draw = PW-1 + PW-2; Total Irrigation Used = SWP-3 + SWP-1. June well readings were not recorded. Reference values noted on the tracking sheet: well draw 33.48 MG/month (269.5 MG/year) and total irrigation 46.76 MG/month (374 MG/year).

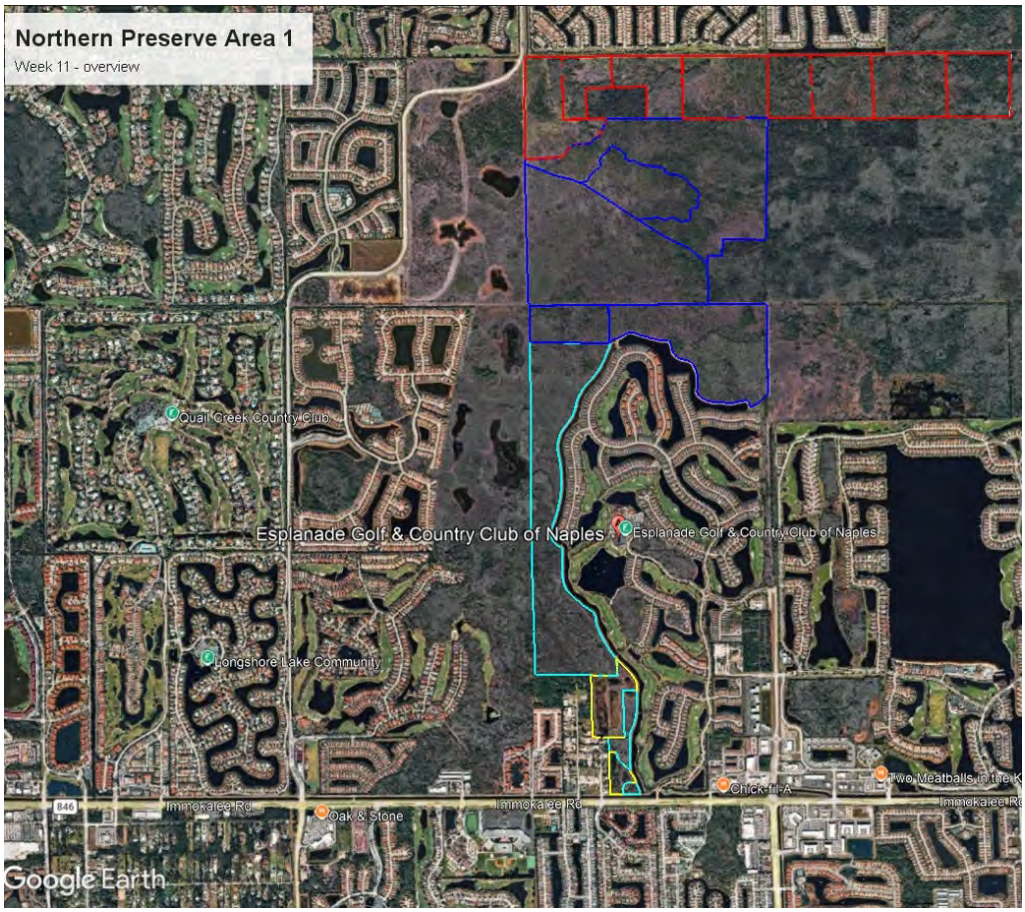
5. ***External Preserves***

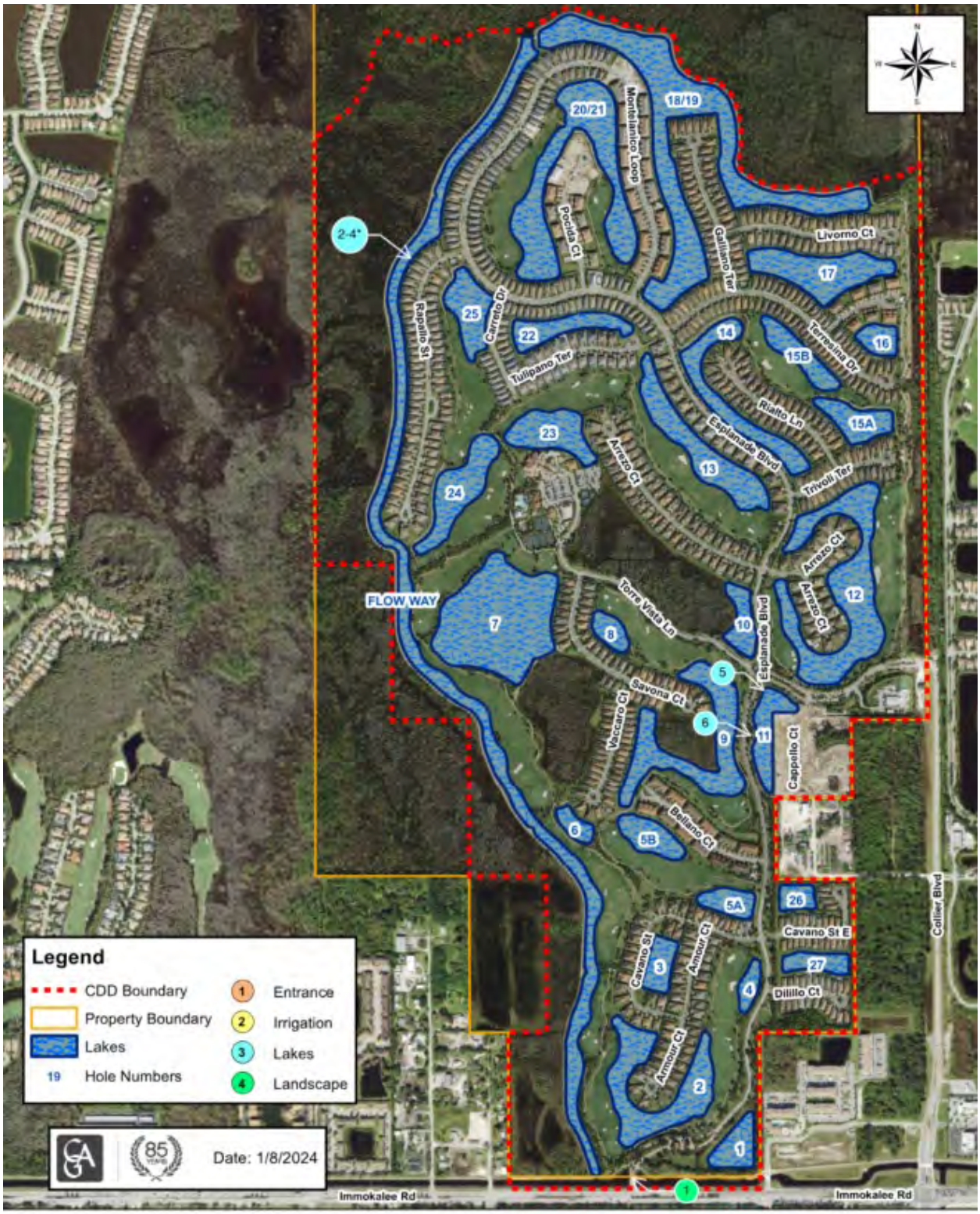
The District's internal preserve areas were inspected and treated for invasive vegetation during October as part of the ongoing preserve maintenance program. This work was performed in advance of an upcoming inspection by the South Florida Water Management District (SFWMD), and the preserves will continue to be maintained in accordance with applicable environmental requirements and District standards.

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.

iii. AQUATIC SYSTEM PHOTOS

Flo Way CDD
Aquatic System
October 2026



Lake 1



Lake 2



Lake 3



Lake 4



Lake 5 A



Lake 5 B



Lake 6



Lake 7



Lake 8



Lake 9



Lake 10



Lake 11



Lake 12



Lake 13



Lake 14



Lake 15 A



Lake 15 B



Lake 16



Lake 17



Lake 18/19



Lake 20/21



Lake 22



Lake 23



Lake 24



Lake 25



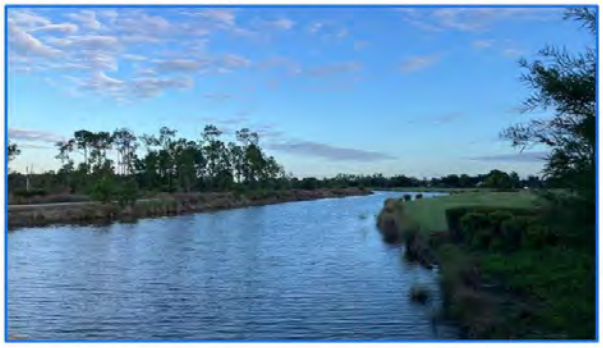
Lake 26



Lake 27



Flow Way



IV.FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Continue monitoring lake levels and adjusting 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.
- Continue working with the tree trimming vendor on the holiday lighting installation.
- Continue to follow up with the holiday lighting vendor on the upcoming installation.
- Monitor the fence line on the east side of the property.
- Continue monitoring Lake 11.
- Continue working with the landscape vendor on uplighting.
- **Lake 11 Buffer Enhancement Monitoring:** Continue monitoring the newly installed buffer plantings, tree staking, and lake elevations, and complete the remaining irrigation, residential buffer, and littoral planting improvements once conditions permit.
- **Community-Wide Lake Level Monitoring:** Continue monitoring water levels throughout the community, particularly where lake elevations are elevated or recent erosion has occurred, with inspections focused on potential impacts to lake banks, drainage systems, and adjacent District infrastructure.
- **Landscape Establishment and Quality Control:** Following the November landscape replacements, perform follow-up inspections of the new shrubs, trees, and annuals to evaluate plant health, irrigation coverage, and establishment.
- **Erosion Repairs and Downspout Drainage Improvements:** Continue obtaining and evaluating proposals for the identified washout locations, including lake bank stabilization and downspout drainage connections to redirect

concentrated runoff, and present recommended corrective actions to the Board for consideration.

- **Upcoming Landscape and Holiday Maintenance:** Oversee completion of the scheduled mulch installation, seasonal annual rotation, entrance pressure cleaning, walkway sealcoating, and holiday decoration installation, with follow-up inspections to verify that the work meets the District's maintenance and appearance standards.

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	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	2/24/25	5/15/25	Flow Way CDD	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)

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

Commission on Ethics Required Annual Ethics Training Memorandum

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 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)

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:
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

September 2026 Financial Package

September 30, 2026

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

TABLE OF CONTENTS

Flow Way Development District

Monthly Financial Statements

Balance Sheet – All Funds 1-3

Statement of Revenue, Expenditures and Changes in Fund Balance

General Fund 4-7

Debt Service Fund

Series 2015 Bonds (Phase 3) 8
Series 2015 Bonds (Phase 4) 9
Series 2016 Bonds (Phase 5) 10
Series 2017 Bonds (Phase 6) 11
Series 2019 Bonds (Phase 7, Phase 8, Hatcher) 12
Series 2024 13

Capital Project Fund

Series 2024 14

Income & Expense Graph – All Funds 15

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

	Governmental Funds								Account Groups		
	General Fund	Debt Service Funds					Capital Project Fund				Totals (Memorandum Only)
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
General Fund											
Truist - Checking Account	$ 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		
	General Fund	Debt Service Funds					Capital Project Fund				Totals (Memorandum Only)
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
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**	**$ 1,100,046**	

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

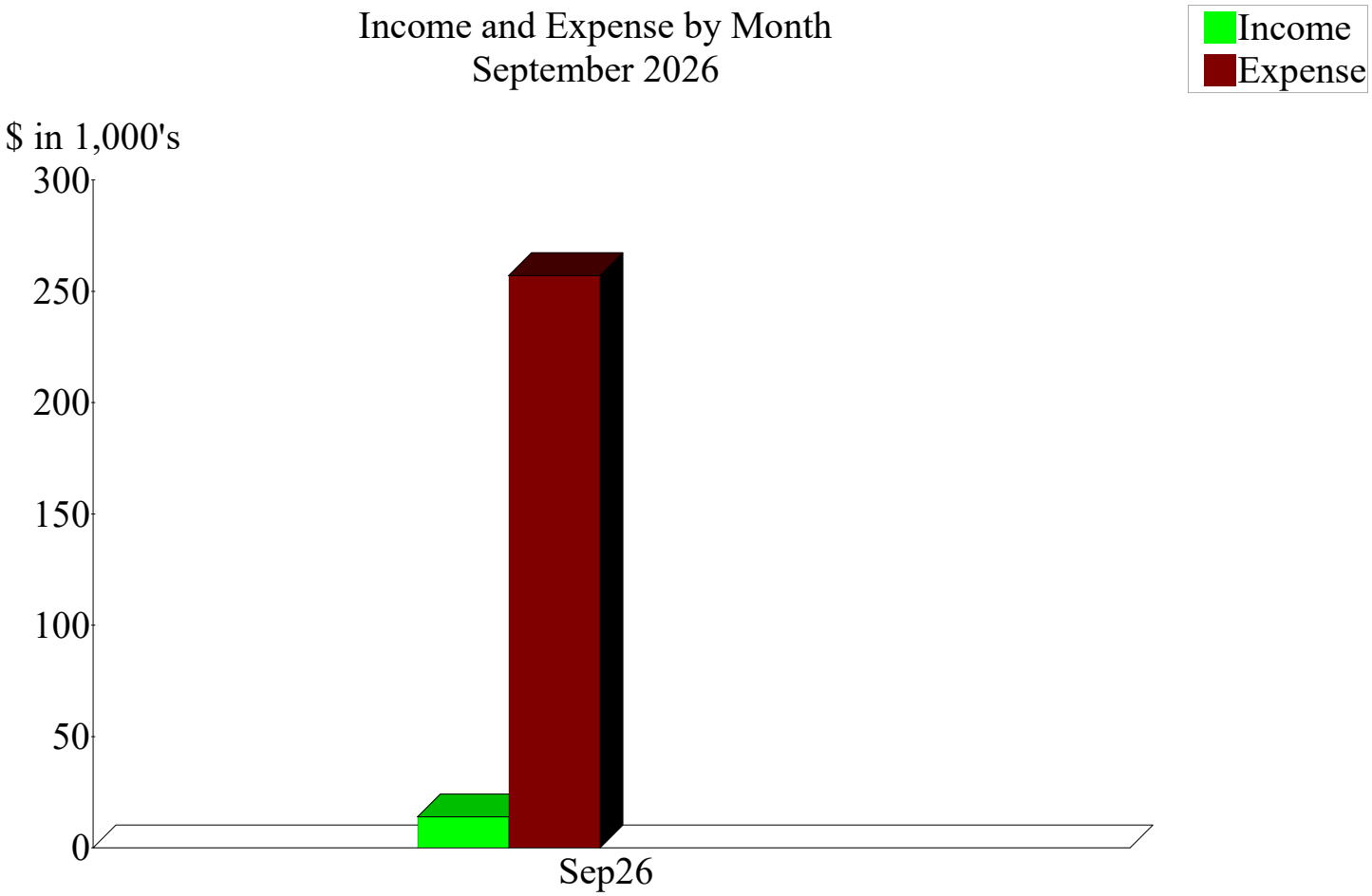
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	30	362	300	121%
Revenue Account	855	13,258	5,000	265%
Special Assessment Revenue				
Special Assessments - On-Roll	-	424,065	450,337	94%
Other 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

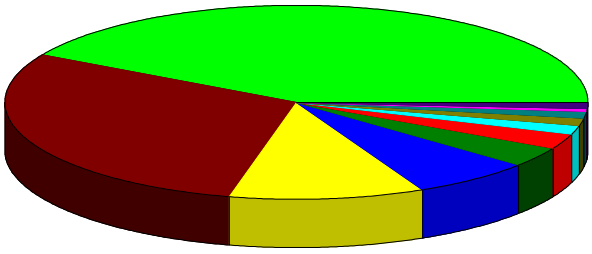
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Cost of Issuance	0	29	-	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	**$ 0**	**$ 29**	**$ -**	**0%**
Expenditures and Other Uses				
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



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

Flow Way
Community Development District

October 2026 Financial Package

October 31, 2026

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

TABLE OF CONTENTS

Flow Way Development District

Monthly Financial Statements

Balance Sheet – All Funds 1-3

Statement of Revenue, Expenditures and Changes in Fund Balance

General Fund 4-7

Debt Service Fund

Series 2015 Bonds (Phase 3) 8
Series 2015 Bonds (Phase 4) 9
Series 2016 Bonds (Phase 5) 10
Series 2017 Bonds (Phase 6) 11
Series 2019 Bonds (Phase 7, Phase 8, Hatcher) 12
Series 2024 13

Capital Project Fund

Series 2024 14

Income & Expense Graph – All Funds 15

Flow Way Community Development District
Balance Sheet
Through October 31, 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	
Assets											
Cash and Investments											
General Fund											
Truist - Checking Account	$ 148,028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 148,028
FMIT - Investment Account	903,139	-	-	-	-	-	-	-	-	-	903,139
Debt Service Fund											
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	434,895	259,967	372,222	241,865	545,755	289,620	-	-	-	2,144,324
Prepayment Account	-	498	192	866	1,615	202	-	-	-	-	3,374
General Redemption Account	-	-	2,892	-	-	-	-	-	-	-	2,892
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	7
Accounts Receivable	7,176	-	-	-	-	-	-	-	-	-	7,176
Due from Other Funds											
General Fund	-	3,033	2,564	4,150	2,820	6,113	4,992	-	-	-	23,672
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,136,222	-	3,136,222
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,443,778	-	22,443,778
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	14,599,561	14,599,561
Total Assets	**$ 1,058,343**	**$ 683,307**	**$ 426,064**	**$ 550,738**	**$ 364,675**	**$ 806,827**	**$ 304,612**	**$ 7**	**$ 25,580,000**	**$ 14,599,561**	**$ 44,374,133**

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

	Governmental Funds								Account Groups		
	General Fund	Debt Service Funds					Capital Project Fund				Totals (Memorandum Only)
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Liabilities											
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	23,672	-	-	-	-	-	-	-	-	-	23,672
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	**$ 23,672**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 152,054**	**$ 25,580,000**	**$ -**	**$ 25,755,726**

Flow Way Community Development District
Balance Sheet
Through October 31, 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)	-	678,325	422,286	545,024	360,823	798,419	298,761	(152,048)	-	-	2,951,592
Results from Current Operations	-	4,982	3,778	5,713	3,852	8,407	5,850	0	-	-	32,583
Unassigned											
Beginning: October 1, 2025 (Unaudited)	1,170,985	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance											
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	384,489
Extraordinary Capital/Operations	812,068	-	-	-	-	-	-	-	-	-	812,068
Results from Current Operations	(161,885)	-	-	-	-	-	-	-	-	-	(161,885)
Total Fund Equity and Other Credits	**$ 1,034,672**	**$ 683,307**	**$ 426,064**	**$ 550,738**	**$ 364,675**	**$ 806,827**	**$ 304,612**	**$ (152,048)**	**$ -**	**$ 14,599,561**	**$ 18,618,407**
Total Liabilities, Fund Equity and Other Credits	**$ 1,058,343**	**$ 683,307**	**$ 426,064**	**$ 550,738**	**$ 364,675**	**$ 806,827**	**$ 304,612**	**$ 7**	**$ 25,580,000**	**$ 14,599,561**	**$ 44,374,133**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest				
Interest - FMIT	6,001	6,001	22,917	0%
Special Assessment Revenue				
Special Assessments - On-Roll	23,643	23,643	2,184,486	1%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(88,324)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	-	89,025	0%
Total Revenue and Other Sources	**$ 29,645**	**$ 29,645**	**$ 2,208,104**	**1%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	1,000	12,000	8%
Executive				
Professional Management	4,167	4,167	50,000	8%
Financial and Administrative				
Audit Services	-	-	5,400	0%
Accounting Services	1,583	1,583	19,000	8%
Assessment Roll Services	1,583	1,583	19,000	8%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	26,425	0%
Dissemination Agent Services	1,250	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	60,624	60,624	30,000	202%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	250	0%
Computer Services - Website Development	-	-	2,400	0%
Insurance	21,023	21,023	23,816	88%
Printing & Binding	-	-	1,600	0%
Subscription & Memberships	-	-	175	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Legal Services				
Legal - General Counsel	-	-	40,000	0%
SFWMD - Permit Counsel	-	-	2,000	0%
Other General Government Services				
Engineering Services - General Fund	-	-	57,000	0%
Community Wide Irrigation System				
Professional Services				
Asset Management	-	-	30,000	0%
Consumptive Use Permit Monitor	-	-	18,000	0%
Utility Services				
Electric - Pump Station	3,501	3,501	46,000	8%
Electric - Recharge Pumps	67	67	14,659	0%
Repairs and Maintenance				
Pump Station and Wells	175	175	8,000	2%
Recharge Pumps	-	-	4,000	0%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	680	0%
Capital Outlay				
Irrigation Pump Station	-	-	60,000	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	-	13,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	4,725	0%
Internal Preserves	1,280	1,280	5,250	24%
Western Preserve	-	-	27,000	0%
Northern Preserve Area 1	-	-	47,850	0%
Northern Preserve Area 2	-	-	79,725	0%
Contingencies	-	-	4,500	0%
Capital Outlay				
Internal and External	-	-	31,500	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	-	40,000	0%
NPDES Monitoring	-	-	1,800	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance				
Aquatic Weed Control	10,400	10,400	163,177	6%
Littoral Shelf-Invasive Plant Control/Monitoring	4,500	4,500	43,000	10%
Lake Bank Maintenance	-	-	30,000	0%
Water Quality Testing	-	-	18,000	0%
Cane Toad Removal Program	-	-	37,000	0%
Littoral Shelf Maintenance	-	-	15,000	0%
Control Structures, Catch Basins & Outfalls	-	-	40,000	0%
Contingencies	-	-	13,847	0%
Capital Outlay				
Improvement to Water Quality/Sign Replacements/Fou	-	-	35,000	0%
Littoral Shelf Planting	-	-	45,000	0%
Lake Bank Erosion Restorations	15,600	15,600	86,100	18%
Contingencies and CEI	-	-	22,627	0%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	-	-	45,000	0%
Utility Services				
Potable Water - Fountains	289	289	2,754	10%
Repairs and Maintenance				
Landscaping Maintenance	13,532	13,532	178,000	8%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	-	-	40,000	0%
Mulch Installation	-	-	20,000	0%
Annuals	-	-	90,000	0%
Annual Holiday Decorations	20,125	20,125	35,000	58%
Landscape Lighting	-	-	22,000	0%
Fountains	3,772	3,772	18,000	21%
Bridge & Roadway - Main Entrance	-	-	8,000	0%
Irrigation System	-	-	10,500	0%
Fertilizations - Palms	1,486	1,486	5,500	27%
Bike/Walkway -Sealcoating/Misc Repair	-	-	3,000	0%
Miscellaneous Repairs	-	-	10,000	0%
Contingencies	-	-	18,600	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Bridge (Painting)	-	-	8,000	0%
Landscaping Maintenance	-	-	57,500	0%
Contingencies & CEI	-	-	11,135	0%
Reserve Allocations				
District Asset Restoration	25,572	25,572	306,860	8%
Total Expenditures and Other Uses	**$ 191,530**	**$ 191,530**	**$ 2,208,104**	**# 9%**
Net Increase/ (Decrease) in Fund Balance	**(161,885)**	**(161,885)**	**-**	
Fund Balance - Beginning	1,170,985	1,170,985	1,170,985	
Current Reserve Allocation	25,572	25,572	306,860	
Fund Balance - Ending	**$ 1,034,672**	**$ 1,034,672**	**$ 1,477,845**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	704	704	8,692	8%
Revenue Account	1,244	1,244	12,423	10%
Prepayment Account	1	1	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	3,033	3,033	273,784	1%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	**$ 4,982**	**$ 4,982**	**$ 276,988**	**2%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	-	90,000	0%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	-	151,881	0%
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ 241,881**	**0%**
Net Increase/ (Decrease) in Fund Balance	**4,982**	**4,982**	**35,107**	
Fund Balance - Beginning	678,325	678,325	678,325	
Fund Balance - Ending	**$ 683,307**	**$ 683,307**	**$ 713,432**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income		-		
Reserve Account	461	461	5,682	8%
Revenue Account	743	743	7,103	10%
Prepayment Account	1	1	-	0%
General Redemption Account	8	8	-	0%
Interest Account	-	-	106	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,564	2,564	231,388	1%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	**$ 3,778**	**$ 3,778**	**$ 229,233**	**2%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	-	70,000	0%
Interest Expense		-		
Series 2015 Bonds (Phase 4)	-	-	137,506	0%
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ 207,506**	**0%**
Net Increase/ (Decrease) in Fund Balance	**3,778**	**3,778**	**21,727**	
Fund Balance - Beginning	422,286	422,286	422,286	
Fund Balance - Ending	**$ 426,064**	**$ 426,064**	**$ 444,013**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	499	499	6,145	8%
Revenue Account	1,065	1,065	10,210	10%
Special Assessment Revenue				
Special Assessments - On-Roll	4,150	4,150	374,564	1%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Total Revenue and Other Sources	**$ 5,713**	**$ 5,713**	**$ 366,415**	**2%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	-	125,000	0%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	-	214,968	0%
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ 339,968**	**0%**
Net Increase/ (Decrease) in Fund Balance	**5,713**	**5,713**	**26,447**	
Fund Balance - Beginning	545,024	545,024	545,024	
Fund Balance - Ending	**$ 550,738**	**$ 550,738**	**$ 571,471**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	340	340	4,192	8%
Revenue Account	692	692	6,107	11%
Special Assessment Revenue				
Special Assessments - On-Roll	2,820	2,820	254,231	1%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Total Revenue and Other Sources:	**$ 3,852**	**3,852**	**$ 247,898**	**2%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	-	80,000	0%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	-	150,100	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ 230,100**	**0%**
Net Increase/ (Decrease) in Fund Balance	**3,852**	**3,852**	**17,798**	
Fund Balance - Beginning	360,823	360,823	360,823	
Fund Balance - Ending	**$ 364,675**	**$ 364,675**	**$ 378,621**	

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 October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	732	732	9,022	8%
Revenue Account	1,562	1,562	14,558	11%
Prepayment Account	1	1	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	6,113	6,113	551,562	1%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	**$ 8,407**	**8,407**	**$ 539,066**	**2%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	190,000	0%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	312,905	0%
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ 502,905**	**0%**
Net Increase/ (Decrease) in Fund Balance	**8,407**	**8,407**	**36,161**	
Fund Balance - Beginning	798,419	798,419	798,419	
Fund Balance - Ending	**$ 806,827**	**$ 806,827**	**$ 834,580**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	29	29	354	8%
Revenue Account	830	830	8,539	10%
Special Assessment Revenue				
Special Assessments - On-Roll	4,992	4,992	450,337	1%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Total Revenue and Other Sources	**$ 5,850**	**5,850**	**$ 429,769**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	175,000	0%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	248,500	0%
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ 423,500**	**0%**
Net Increase/ (Decrease) in Fund Balance	**5,850**	**5,850**	**6,269**	
Fund Balance - Beginning	298,761	298,761	298,761	
Fund Balance - Ending	**$ 304,612**	**$ 304,612**	**$ 305,030**	

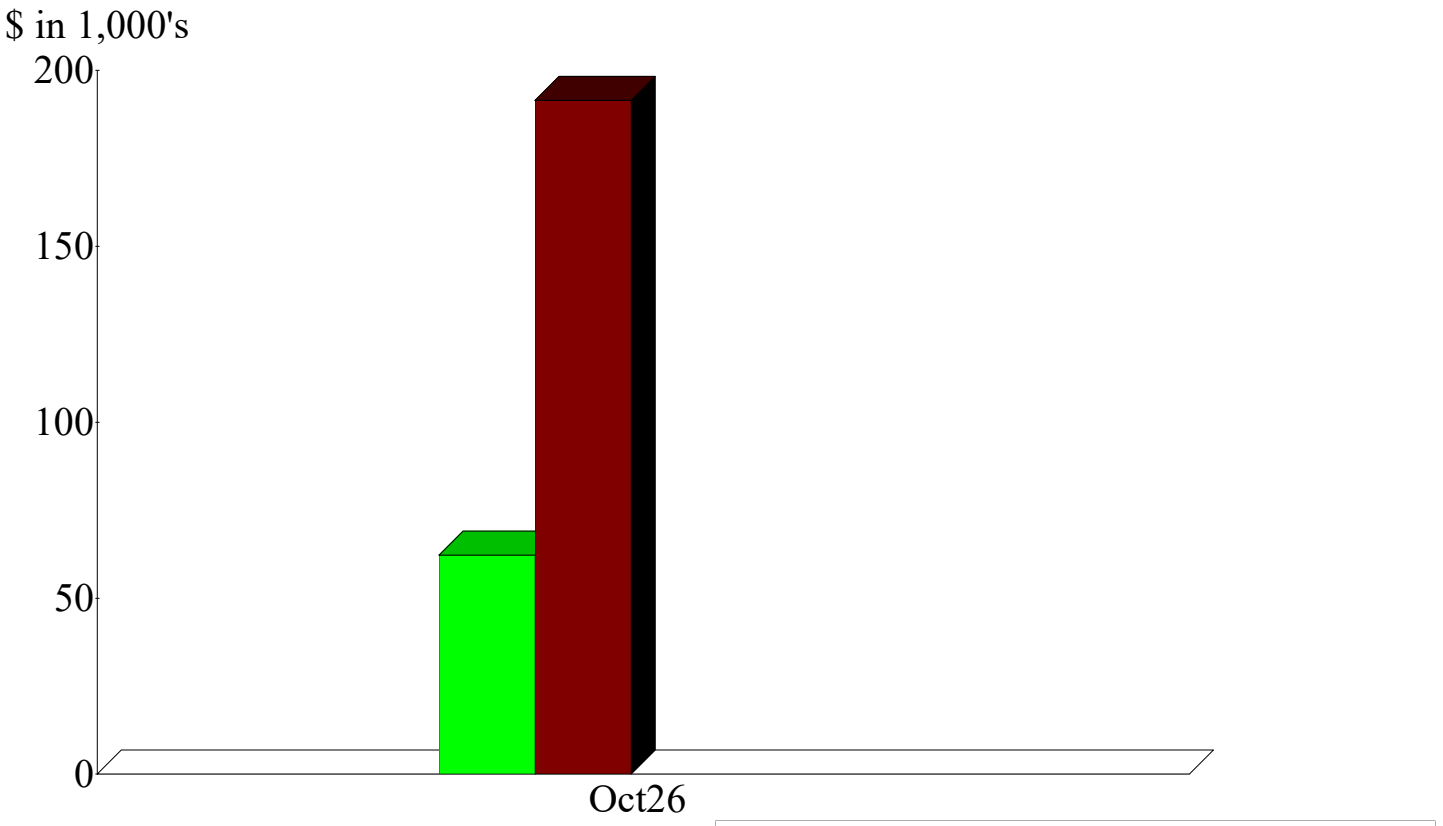
Flow Way Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

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

Flow Way Community Development District

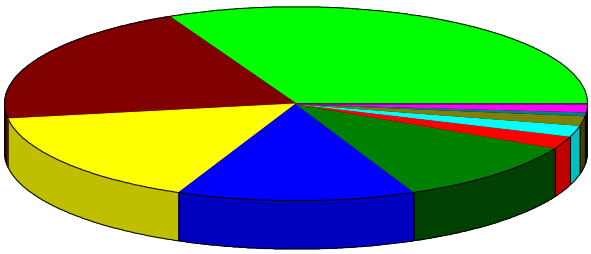
Income and Expense by Month

October 2026



Expense Summary

October 2026



5133400 · Other Contractual S	32.31%
5790000 · Landscaping Services	20.47
5384650 · Lake,Lake Bank & Li	15.92
9099000 · Reserve Allocations	13.35
5134500 · Insurance	10.98
5120000 · Executive	2.18
5370000 · Community Wide Irriga	1.95
5130000 · Financial and Administ	1.65
5380000 · Stormwater Manageme	0.67
5110000 · Legislative	0.52
Total	$191,529.53

By Account