

Flow Way

Community Development District

*Meeting Agenda
March 19, 2026*

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

FLOW WAY

Community Development District

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

DATE: March 19, 2026

TIME: 1:00 PM

MEETING AGENDA

Board of Supervisors

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

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m3f9069af358a7cedecb579d6606ab042>

✓ Phone: (408) 418-9388 Code: 2340 609 0035; Event Password: Jpward

MARCH, 2026

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AGENDA

1. Call to Order & Roll Call

2. Public Comments.

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

3. Minutes:

I. February 19, 2026 - Regular Meeting.

Pages 6-18

4. Discussion on Lake 11 Improvements.

5. Continuation of Fiscal Year 2027 Budget Discussion.

Pages 19-46

6. Staff Reports.

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

a) Litigation Updates.

II. District Engineer - Calvin, Giordano & Associates

a) Engineer's Report

I. Purpose.

II. Current Asset Updates.

1. Landscaping Maintenance.

2. Entrance Maintenance.

3. Lake Maintenance.

4. Irrigation Pump House.

5. External Preserves.

6. Cane Toads.

III. Capital Projects

IV. Future Asset Maintenance Items.

V. Engineer's Report Complete.

III. District Manager

a) **Important Meeting Dates for the remainder of FY2027:**

I. Next Meeting: April 16, 2026.

II. Thursday, June 18, 2026, Public Hearing - Fiscal Year 2027 Budget.

b) Financial Report for the period ending February 28, 2026 (unaudited).

Pages 47-82

7. Supervisors Requests.

8. Public Comments.

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

9. Adjournment.

AGENDA

Meeting Schedule - FY 2026

Thursday, October 23, 2025	Thursday, November 20, 2025
Thursday, December 18, 2025	Thursday, January 15, 2026
Thursday, February 19, 2026	<u>Thursday, March 19, 2026</u>
Thursday, April 16, 2026	Thursday, May 21, 2026
Thursday, June 18, 2026	Thursday, July 16, 2026
Thursday, August 20, 2026	Thursday, September 17, 2026

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

- Item 3: Minutes - February 19, 2026 - Regular Meeting.
- Item 4: Discussion on Lake 11 Improvements.
- Item 5: Is the continuation of the District’s Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
March 19, 2026, April 16, 2026, and May 21, 2026	Continued Discussion/Amendments of Proposed Budget	No Action required
June 18, 2026	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2025	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget.

The Public Hearing for the Fiscal Year 2027 Budget has been set for Thursday, June 18, 2026, at 1:00 P.M. at Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119. The Board will continue to discuss the Proposed Budget during the March 19, 2026, April 16, 2026, and May 18, 2026 meetings.

With the Fiscal Year 2027 Budget, the District is now entering its fifth (5th) year of operations and maintenance of the infrastructure within the District, which includes the

AGENDA

Stormwater Management System, i.e. Lakes, Littorals, Lake Banks and Stormwater pipes, Main Irrigation Station, the Front Entrance landscaping, Bridge, Roadway, and Berms.

During Fiscal Year 2026, we have made substantial gains in operations and are now in year one (1) of the second Five (5) year plan to restore the entire lake bank system.

The Fiscal Year 2027 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

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

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

11 The Regular Meeting of the Board of Supervisors of the Flow Way Community Development
12 District was held on Thursday, February 19, 2026 at the Esplanade Golf and Country Club,
13 8910 Torre Vista Lane, Naples, FL 34119. It began at 1:00 p.m. and was presided over by Mr.
14 Zack Stamp, Chairperson, and James P. Ward as Secretary.
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Present and constituting a quorum:

20 Zack Stamp	Chairperson
21 Ron Miller	Vice Chairperson
22 Bart Bhatla	Assistant Secretary
23 Tom Kleck	Assistant Secretary
24 Mark Scimio	Assistant Secretary

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Also present were:

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

31
32
33

Audience:

34 John Koles
35 Vinnie Frey
36 Charlie Machac
37 Mary Garcia
38 Lisa C.
39 Niki O'Connor
40 C. Franke

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

Call to Order/Roll Call

48 Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was
49 conducted, and all Members of the Board were present, with the exception of Supervisor
Miller, constituting a quorum. Supervisor Miller joined the meeting electronically at 1:13 p.m.
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SECOND ORDER OF BUSINESS

Consideration of Minutes

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January 15, 2026 - Regular Meeting Minutes

56 Chairperson Stamp asked if there were any additions, corrections, or deletions to the
57 Minutes; hearing none, he called for a motion.
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On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the January 15, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors of the Flow Way Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, June 18, 2026, at 1:00 P.M. at Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119

Mr. Ward stated Resolution 2026-4 was the start of the fiscal year 2027 budget process covering the period of October 1, 2026 through September 30, 2027. He indicated the public hearing was scheduled for June 18, 2026 at 1:00 p.m. He noted anything in the budget could be changed until the public hearing date, but after approval, the assessment rate could not be increased. He discussed the budget process. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Items

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

a. Litigation updates

Mr. Michael Pawelczyk: The appellate portion of the Colosi litigation, the special counsel filed our reply brief on or about January 23, 2026, so now they are just waiting for the court to decide on that, or direct (indecipherable), but that is about a year process, so we will let you know if anything comes up in between meetings on the appeal portion of that litigation. The newer litigation was filed as well shortly before the last meeting I believe. That's the litigation where Colosi has sued the Quarry CDD, the Flow Way CDD and the Esplanade Golf and Country Club regarding access issues and all the defendants in that litigation have filed motions to dismiss, none of which have been set for hearing. If anyone has any questions, I'm very happy to discuss this outside of the public meeting, or you can contact special counsel yourself.

Chairperson Stamp: If there is some item on the Agenda anyone would like to discuss, when we get to it, get my attention and we will give you three minutes to address it. If there is something you want to talk about that's not on the Agenda at the end of the meeting, we will give you three minutes to talk about it. I should have said that up front. Does anyone have anything we missed they want to talk about? No? Okay, moving on.

II. District Engineer - Calvin, Giordano & Associates

98 **a. Engineer's Report**

99 **1) Purpose**

100 **2) Current Asset Updates:**

101 **1. Landscaping**

102 **2. Entrance Maintenance**

103 **3. Lake Maintenance**

104 **4. Irrigation Pump House**

105 **5. External Preserves**

106 **6. Cane Toads**

107 **3) Capital Projects**

108 **4) Future Asset Maintenance Items**

109 **5) Engineer's Report Complete**

110
111 Mr. Jimmy Messick stated page 20 on the Engineers report had been revised and
112 distributed copies to the board. He discussed his report: the annuals were covered
113 to protect them from the cold; holiday lighting has been taken down; bridge
114 maintenance continued; new reflective signage was installed for the crosswalk;
115 fountain maintenance continued; storm drain inspection was ongoing; and lake 7
116 had recurring washout and a long-term solution was being considered.

117
118 Discussion ensued regarding potential long term solutions.

119
120 Mr. Messick indicated he put together a table discussing options for lake 11
121 adjacent to the roundabout and fountain in the middle of the development; options
122 1 and 2 added littorals and added landscaping would need an additional \$25,000
123 dollars each for irrigation. (Indecipherable). He noted littorals could be added to the
124 lake, but there was a problem with them potentially dying in an emergency storm
125 event and needing irrigation in the dry season and it would cost \$25,000 dollars to
126 facilitate irrigation.

127
128 *Chairperson Stamp: What we are talking about is tapping into the existing waterlines*
129 *that run down either side of the street.*

130
131 Mr. Bhatla stated he felt littorals were not ideal because they died easily.

132
133 Mr. Messick agreed, littorals could die.

134
135 Discussion ensued regarding the use of more hardy littorals; filling in landscaping
136 around lake 11; cost of landscaping; cost of littorals. Much of this discussion was
137 (indecipherable).

138
139 *Mr. Ward: With respect to Lake 11, the next option would be to add some irrigation*
140 *as Jimmy mentioned, to hide some of the disaster that it really is. Irrigation for*
141 *landscaping and for the littoral shelves or dying littorals in the dry season would help*
142 *mitigate some of that problem. We don't know whether that will solve it. That's the*
143 *\$50,000 dollar item here. We have costed that out and it is anticipated to be a little*
144 *over \$40,000 dollars. My opinion is that (indecipherable) in order to try to mitigate a*
145 *little more of the problems we are having and the concerns from residents on the*
146 *look of Lake 11.*

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Chairperson Stamp: Richard was also talking about something that looked like mangroves, putting something out there that might be hardier.

Mr. Ward: (Indecipherable). It's really hard to dig into it, but to the extent that we can get bigger materials in it, things that would help that are not the most expensive are on this list. We don't have a great solution for lake 11 but these might be good to think about.

Mr. Bhatla: I thought the objective was to improve the view.

Mr. Ward: Some people have an issue from the road, some like it, some don't, some people prefer the view, etc. On the residential side, we are still getting substantial pushback on what that lake looks like because of the fact that it is (indecipherable). Jimmy's team has come up with ways to address a little bit more the visual aspects of that lake as it relates to the residential side and try to put some littorals in there using irrigation that might help solve the problem with water levels dropping so low and being able to water them during the dry portion of the year. Jimmy will go through other potential solutions, but from a cost perspective, we may be able to mitigate this somewhat with some irrigation, larger trees, littorals and see if this works on an interim basis.

Mr. Bhatla: (Indecipherable).

Chairperson Stamp: This is a discussion item and even if we decided on any of these options we would not do anything until the fall in the rainy season. We've got some time to discuss this and flesh it out, and people may have better ideas.

Mr. Ron Miller apologized for being late. He said he was strongly in favor of doing something to hide the problem area. He indicated he was concerned about the cost but was more concerned about lake 11 and felt it was a necessity to fix it. He stated it looked terrible and needed to be fixed. He said he felt the CDD should move forward with the landscaping.

Mr. Bhatla said he agreed landscaping should be done, but planting littorals seemed like a bad idea.

Mr. Messick indicated the third option was to excavate the lake and this was the most expensive option due to the large amount of limestone rock in the lake; blasting was not a possibility because of the homes nearby, so the cost could be between \$3 million dollars and \$5 million dollars.

Discussion ensued regarding the cost of excavating the lake.

Mr. Messick stated another possibility was to fill in the lake and dig a lake elsewhere where there was less rock, but the CDD did not have any undeveloped land which could accommodate a lake. He noted it wouldn't be too much to fill in the lake, but the CDD would have to dig a lake in return because the lake was a part of the stormwater system as a whole and was required. He said he did not investigate the

196 cost because there was no land available for a new lake. He said another option was
197 to pump water into the lake, but he did not think it would be permissible. He
198 explained the lake was tied into the drainage system and the CDD would need to
199 get approval from SWFMD to pump water into the lake and he did not think SWFMD
200 would approve it.

201
202 Discussion ensued regarding asking AI for a solution.

203
204 Chairperson Stamp asked if there were any public comments.

205
206 Mr. ____30:00 stated something needed to be done to improve the visuals but the
207 thought of spending \$3 million dollars on top of the capital improvements, the golf
208 course renovation, and whatever else was coming down the pipe was an absurdity.
209 He said he felt the best approach would be to increase landscaping such as the red
210 flowers which seemed to be doing well.

211
212 Ms. Lisa C. stated she bought her home on lake 11 as a lakefront property and paid
213 a premium for lakefront property. She said she was misled; it was not lakefront
214 property. She said she wanted a solution, so residents were not looking at a flat rock
215 area. She said she understood the desire to cover it up for those driving, but for
216 those living on the lake it was disgusting to look at and needed to be fixed in the
217 right way.

218
219 Mr. Charlie Machac asked who would pay for the improvements made to lake 11. He
220 asked about the water.

221
222 Chairperson Stamp stated the CDD would pay which meant the residents paid
223 through the assessment. He stated the water would be recycled water, or non-
224 potable water.

225
226 Ms. Lisa C. stated she felt the community should work together to improve lake 11.
227 She asked if there was an option to triple down on the landscaping and littorals
228 because she did not feel adding irrigation alone would do the trick; it needed to be
229 fixed once and for all.

230
231 Mr. Vinnie Frey stated (indecipherable). He suggested using a jackhammer to break
232 up the rock and use the rock in the community. He said he did not understand how
233 it could cost over \$3 million dollars to dig out the lake. He stated an industrial
234 jackhammer, and a rock crusher would do the job. He said digging the lake was the
235 only real solution. He asked the CDD to get a quote for using a jackhammer to break
236 up the rock in the lake. He noted the rock could be used for rip rap.

237
238 Mr. Mark Scimio asked, if the CDD could get a permit to dig it out, was there a
239 possibility of taking out a bond for the Hatcher property which did not have a bond
240 attached to it.

241
242 Chairperson Stamp stated the CDD could look into it.

243

244 Mr. Miller stated several years ago a rumor went around that the residents were
245 given the option to cancel their contracts or get a \$50,000 dollar refund and he
246 wondered if it were true. He asked if the residents living on the lake would be willing
247 to put money in the pot and help pay for improvements.
248

249 Ms. Niki O'Connor said she believed a refund was offered to residents who
250 purchased the property expecting a lake view, but to be fair, the residents who
251 purchased lots on the lake had no idea what it would end up looking like. She said it
252 did not look so terrible several years ago, but now it looked horrendous. She stated
253 she would like to find out how much it would cost to use a jackhammer and rock
254 crusher to dig out the lake.
255

256 Mr. Messick noted it was an exorbitant amount of rock which would need to be
257 removed; the lake would have to be dug down 30 feet, not just a few feet, and the
258 cost could be provided in a proposal in more detail. He said the cost estimate he
259 had was simply a ballpark figure he obtained from a contractor.
260

261 Chairperson Stamp noted there was a danger to residents' foundations even using a
262 jackhammer.
263

264 Mr. Messick agreed; vibrations could cause foundation damage.
265

266 Discussion ensued regarding the cost of option 1 and option 2; the possibility of a
267 bond for the Hatcher community; the Hatcher property not paying any bond debt
268 issue at this time; and how the Hatcher property ended up with no bond payment.
269 Portions of this discussion were (indecipherable).
270

271 Ms. ____45:39 asked if it was possible to use funds obtained as a result of the
272 litigation of Taylor Morrison to fix lake 11.
273

274 Chairperson Stamp explained the HOA was litigating Taylor Morrison, not the CDD.
275 He said if the HOA wished to give the CDD money from the lawsuit the CDD would
276 certainly use it; however, he believed the HOA had projects earmarked for those
277 potential funds.
278

279 Mr. Ron Miller stated he felt assigning a \$3 million to \$5 million dollar bond to the
280 Hatcher property was a bad idea; the Hatcher property only had 30 homes, and it
281 was a large debt. He noted only 13 of the 30 Hatcher homes were on the lake, so 17
282 homes would likely strenuously object to the bond.
283

284 Chairperson Stamp stated this subject would be on the agenda for discussion for
285 the next few months and residents were welcome to bring in ideas.
286

287 Ms. ____ thanked the CDD for actively working to fix this problem.
288

289 Mr. Messick continued his report: the recharge well (indecipherable); the Hatcher
290 parcel irrigation pump station filter housing was replaced; the water level
291 (indecipherable). He indicated the well water level was not providing enough flow;

292 throttling the valves improving the situation, but too much throttle could burn out
293 the pump.

294
295 Discussion ensued regarding the amount of recharge water actual flow versus
296 allowed flow; water pumped into the lakes versus water used for irrigation; how
297 much water the District should be allowed to pump; contacting SWFMD to permit
298 drilling another well; SWFMD refusing to permit a fourth well; filling in an existing
299 well to dig a new well with potentially more water; and what would happen if the
300 community ran out of reuse water (purchase water). Much of this discussion was
301 (indecipherable).

302
303 Mr. Messick stated the annual external preserves maintenance program would start
304 next month; this would be the last year of required monitored recording; the
305 maintenance program would continue at a lesser amount in the years to come. He
306 reviewed the coyote trapping program map showing places to trap coyotes away
307 from public areas and the areas where coyote activity was noted. He discussed the
308 coyote trapping plan.

309
310 *Mr. Ward: The HOA has indicated it has declined being a part of the program. You*
311 *have to kill the coyotes if you catch them and there was some concern with the HOA*
312 *with respect to the method of disposal. We would not be able to do this entire*
313 *program. It was contingent upon us being able to do the preserves and the HOA*
314 *doing areas outside of the preserves. It's not worth doing the program just within the*
315 *preserves.*

316
317 *Mr. ____: Is the HOA worried about a PEETA thing?*

318
319 *Mr. Ward: I don't know. I only know they had comments from residents that they don't*
320 *like the disposal method. They have declined to participate. It does not make sense*
321 *to only trap the coyotes within the preserves, and we can't go outside the preserves*
322 *to trap these things. That's the issue.*

323
324 Discussion ensued regarding capturing the coyotes on camera to determine how
325 many coyotes there were in the community to determine whether there was a
326 problem; the cost of coyote trapping; trapped coyotes having to be destroyed; the
327 inability to relocate coyotes.

328
329 Mr. Messick discussed the cane toad removal; the number of toads were reduced.

330
331 Mr. Ward noted the problem with cane toads was growing exponentially in south
332 Florida. He stated the cane toads were moving north; he was seeing cane toads all
333 the way up in Charlotte County.

334
335 *Mr. Messick: The last thing for the lakes is from capital projects. We did our report in*
336 *2022. Next year we have the last of the lakes from the first five year cyclical program.*
337 *This summer the plan was to reevaluate everything pending the last three lakes and*
338 *evaluate what that meant from a capital budget program standpoint. It's been*
339 *requested that we look at alternatives which includes full rip-rap sections, so what I've*
340 *done is provided an estimate not specific to which lakes need to be addressed*

341 because that still needs to be evaluated. But this is including all the lakes. The reason
342 we've updated it and brought in the numbers is because this is every shoreline.
343 We've been asked to remove the canal shoreline and just include the lake shoreline,
344 so the 101,000 linear feet went down to 77,000 linear feet, but the comparison
345 between the two is still the same. I'm going to go through (indecipherable) option
346 number 2, the Geosock and rip rap section is the preferred method from our office,
347 and the Board can certainly chime in. We have Geotubes. The Geosock rip rap we
348 feel will help prevent future washouts underneath the Geotubes and the Geosock
349 allows for a sloped cross section. Of course, there is still concern about the grass
350 dying and coming off of it and the Geosocks being exposed, but that is still going to
351 be a part of our annual maintenance. We are just trying to limit our exposure by
352 adding to the rip rap for stabilization. Going through the two options, option number
353 one is a full rip rap section. There are two different sections depending on how much
354 erosion was anticipated, and whether we do a four foot or eight-foot-deep section.
355 That \$6 million dollars and \$12 million dollars comes from that \$80 dollars (4 foot
356 deep) or \$160 dollars (8 foot deep) per linear foot. I've shown this to you over the
357 seven years because if we do this it will be over the entire community. We have about
358 21 lakes, and we do about three lakes per year. That seems to be our sweet spot with
359 what the vendors can do per year and not be too rushed. We've taken that overall
360 cost and divided it by the number of units over 7 years to give you a ballpark figure of
361 what that rip rap costs per unit. The second option is Geosock and rip rap. I would
362 like to point out that this option would not be required over the entire lake bank. It is
363 going to be evaluated over the summer to see if it is 50 percent of that or 75 percent
364 of that. It's to be determined. But to do a comparison per linear foot, I do have the
365 cost for the 6 foot tall or 10 foot tall Geosock and that costs \$131 or \$151 dollars, so
366 you take the same unit prices and extrapolate out, and you come down to the price
367 per unit over seven years. Again, that's just to show you the price per foot
368 comparison. We can't really tell you what the overall capital program cost is going to
369 be. We can tell you that we don't like the look of rip rap. It's ugly. You're going to
370 have stains and you're going to have to pressure wash. There are other things to
371 think about other than installation costs. It's not ideal. It's more of a commercial
372 application. The Geosock and the rip rap blend is probably a better fit for the
373 neighborhood. These costs are estimated for 100 percent of the lakes needing to be
374 restored, which we know they do not. With rip rap it has to be all or nothing, but with
375 Geosock, because you have the sod which overlays it, you could do that as needed
376 over the next seven years. We are looking to install the 2 foot rip rap tow for
377 stabilization and resodding, or we can go full blown in two years with this option to
378 make sure that holds up over two years.

379
380 Discussion ensued regarding Geotubes versus Geosocks; and installing Geosock on
381 lake 7.

382
383 Chairperson Stamp asked if rip rap would be installed where there were littoral
384 shelves.

385
386 Mr. Ward: The concept is we would plant littorals around the culverts. Within the
387 context of our existing fiscal year 2026 budget, we have sufficient funds to do the
388 Geosocks, rip rap, with some littorals in four lakes, one of which is lake 7.

389

390 *Chairperson Stamp: I mean take the linear feet of littorals out of your calculation.*

391

392 *Mr. Messick: We can. We do need to maintain the littorals.*

393

394 *Chairperson Stamp: I agree with that. We are not going to be installing rip rap over*
395 *them, so we should not be including that cost.*

396

397 *Mr. Messick: The littorals are in the water, not on the bank. For the Geosock/rip rap*
398 *section, it will only be the areas that needs it, which typically aren't littorals. I can look*
399 *at the last capital program and look at percentage wise the previous lake bank*
400 *restoration needed to incorporate and bank that into this cost.*

401

402 *Chairperson Stamp: I understand these are not going to be exact numbers, I just*
403 *want a better ballpark. I'm getting people telling me they want to do all the lakes, but*
404 *I think when they see the cost they may not want to do all the lakes.*

405

406 Discussion continued regarding the residents wanting to rip rap the lakes; the lake
407 water levels being low right now; and obtaining more accurate numbers to enable
408 the Board to make an informed decision.

409

410 Mr. Miller asked if it would be possible to fill in lake 11 and make up for the volume
411 of the lake by digging the canal deeper.

412

413 *Mr. Messick: The volume of the stormwater is above the water table. The lakes go*
414 *below the water table per handbook drainage requirements from South Florida, but*
415 *the volume that you have to offset is above the water table, so digging deeper does*
416 *not help with the volume of stored water during a rain event.*

417

418 Mr. Miller noted the lake bank rip rap program could be stretched out to 10 or 15
419 years to make the cost more reasonable if it was felt rip rap was the better option.

420

421 Mr. Messick stated the best approach would be to determine the best solution and
422 then move forward from there.

423

424 Mr. Mark Scimio asked if the CDD would be able to get permitting approved for
425 excavating lake 11.

426

427 Mr. Messick responded in the affirmative. He noted the littorals would need to be
428 offset and there would be environmental considerations, but he believed the CDD
429 would be permitted to excavate the lake.

430

431 Discussion ensued regarding excavating lake 11, the difficulty, and the cost.

432

433 **III. District Manager - JPWard & Associates, LLC**

434 **a. Discussion of Proposal for Coyote Trapping**

435 **b. Financial Report for the period ending January 31, 2026 (unaudited)**

436

437 No report.

438

439

440 **FIFTH ORDER OF BUSINESS****Supervisor's Requests**

441

442 Supervisor Ron Miller request: Hatcher Landscaping / Improvement Budget. This item was
443 discussed earlier in the meeting.

444

445 Chairperson Stamp indicated the FY 2027 budget would now be discussed; there were no
446 longer any members of the public present. He stated the budget would be discussed over
447 the next few months to iron out the line items, with adoption of the budget in June if the
448 assessment rate remained below the cap level. He noted if the budget went above the cap
449 rate then mailed notice would be required and the budget would be adopted in July. He
450 noted the assessment rate at this point remained the same as last year. He stated this budget
451 left the assessment rate at \$1,845 dollars, funded asset replacement for the near term,
452 completed the success criteria for the preserves, began funding mitigation of fire hazards (a
453 controlled burn may be needed in the future), increased the manager's compensation by
454 \$5,000 dollars (increased for the first time in years), and began the first year of the second
455 five year plan. He said the two things it did not include were major lake 11 improvements and
456 long term rip rap plans; these would be budget add-ons.

457

458 Mr. Ward directed the Board to pages 8 and 9 of the budget which was a report created by
459 Mr. Messick, an analysis of all the CDD's assets in detail, including remaining useful life and
460 current replacement costs. He indicated the purpose of this report was to prepare for fiscal
461 year 2027 and gauge the ability of the CDD to maintain said assets. He said he crossed out
462 line items which did not need a reserve because the assets had an extended life, such as the
463 concrete pipes which had a 100 year life span. He said he also took out a lot of the larger
464 landscaping items, such as the larger palms and trees in the community. He explained if there
465 were a storm event, the CDD would not replace landscaping at full large tree value; the
466 landscaping would be replaced at a smaller size and value. He stated when he removed
467 those items, the reserve allocation for fiscal year 2027 was reduced to \$85,000 dollars. He
468 indicated it was essentially the same amount to be collected for the reserve account annually;
469 over time the reserve account would be built up. *We basically have about \$1,096,000 dollars
470 anticipated to be in cash going into the current fiscal year. We've added \$85,000 dollars to
471 this. I want you to go into the long term capital funding/hurricane restoration. We had
472 \$306,000 dollars in the budget. I want to point out this is a plug. This is a number we use to
473 get to \$1,845 dollars. We build the budget. If I'm under \$1,845, I plug that number to get us
474 up to \$1,845 dollars and you can see from 2026 to 2027 I have been able to increase it
475 because two things are occurring. One is we've been able to take some money from a
476 reduction in the amount of funding we're going to spend on the external preserves, and we
477 are currently starting to see a flattening in the curve of increases in cost estimates for services
478 provided. You've been able to save some money in terms of our operating expenses. It goes
479 into that \$306,000 dollar plug, which then keeps us at \$1,845 dollars per unit.*

480

481 *Mr. Scimio: (indecipherable).*

482

483 *Mr. Ward: I break this into a couple of different parts. One is how much does it take to operate
484 for the first two months. That's \$330,000 dollars. For storm events, capital operations, we are
485 at the \$985,000 dollars number going into the end of next year. That gives you \$1.2 million
486 dollars basically in cash. I know Ron will tell you he thinks of that as one big cash fund and you
487 can use it for either/or, but in my mind I separate it because I need to know what we have to*

488 operate the District on and what we need for storm events. \$85,000 dollars is in addition to
489 that. I think we need to have a separate line item for our reserves for our assets going forward.
490 By the end of next year, we will go from \$1 million dollars to \$1.4 million dollars broken down
491 as you see it in the line items with an assessment rate of \$1,845 dollars. As Chairperson Stamp
492 has noted, you can go over \$1,845 dollars to \$2,214 dollars. You can reduce the \$300,000
493 dollar number but keep the \$1,845 dollars. All of these other numbers in the reserve will go
494 down by whatever you take out of the \$300,000 dollar number to fund it. The only other thing I
495 want to comment on is in regard to the debt service fund which is your capital financing. We
496 are still not in a position to refinance the bonds due last November. The ones coming up this
497 November are basically at the same rates. The market has not changed, so we now have two
498 series of bonds that are basically at the same position. The next series of bonds which are
499 coming up the following year are also basically at the same rates. Unless the market changes,
500 we will still be in the same position another year out.

501
502 Chairperson Stamp: It may be the desire of the Board to say we probably ought to do
503 something about the concrete structures and pipes, and maybe we put \$50,000 dollars a year
504 aside for them, or for inflation adjustments knowing some day it will be an issue, but I think
505 that's a discussion for next year or the year after that. We've adequately handled the short term
506 risk with what we've got there and that's what we set out to do, and I think we've done it. The
507 other thing is, we budgeted \$30,000 dollars for the emergency well and we spent about
508 \$81,000 dollars. What's the situation there?

509
510 Mr. Ward: The original estimate was to not install the pipe from the well to the lake, and the
511 meter to deal with that, but then we decided it would be best to install that pipe and the
512 meter. That was an additional emergency we had to deal with, so we had division funds within
513 the constraints of the existing budget, although the line item is over.

514
515 Discussion ensued regarding the well, pipe and meter; lake 11 landscaping; costs of lake 11
516 landscaping and whether some landscaping could be done within the constraints of the
517 existing budget; whether lake 11 should be prioritized; whether the HOA should be
518 responsible for adding landscaping to lake 11; the CDD being responsible for work on the
519 actual lake; and the necessity of irrigation for lake 11 landscaping.

520
521 Mr. Ward stated one option was to spend \$40,000 dollars to add some additional
522 landscaping and trees as well as irrigation to lake 11.

523
524 Chairperson Stamp: In my opinion we do the irrigation and put in the littorals that look like
525 mangroves. We owe it to the public to give them a chance to come back and say this is what
526 we like, what we don't like, or this is something you haven't even thought of. I don't think
527 anybody here wants to spend \$3 million dollars or \$5 million dollars. The charge I gave Jimmy
528 was to start with nothing and go to the Cadillac version and give us everything you can think
529 of.

530
531 Mr. Scimio: You know the community would like to have the lake dug out but do they want to
532 pay for it?

533
534 Chairperson Stamp: That's why it's good to have the numbers out for a while for people to
535 think about. He suggested Mr. Messick take pictures of how rip rap looked when it became
536 stained for the residents to see what rip rap would look like over time.

537

538 Mr. Messick discussed stained rip rap versus new rip rap. He said he would take some
539 pictures.

540

541 Discussion ensued regarding the budget; rip rap staining; the community weighing in on the
542 decision regarding lake 11; and rip rap installation versus Geosock installation.

543

544 Chairperson Stamp noted a couple of months ago the CDD adopted a new way of
545 compensating the engineers. He asked if this increased or decreased engineering costs.

546

547 *Mr. Ward: As of October 24th, we had a slight increase over the same period as last year of*
548 *about \$6,000 dollars, but it's a little early in the year to tell. I'm monitoring this on a quarterly*
549 *basis. I will keep you updated. The fall is always a little heavier period for us, and once we get*
550 *into winter it slows down a little bit.*

551

552 *Chairperson Stamp: And we've put more demands on him with the rip rap proposals and lake*
553 *11 proposals. He's not doing those for free.*

554

555 Mr. Miller endorsed the increase to Jim Ward and Associates. He stated he disagreed with
556 Mr. Ward regarding the Hatcher property; he believed it was a CDD issue, not an HOA issue.
557 He indicated he felt the CDD should pay for the landscaping. He discussed the budget saying
558 it sounded as if the CDD would meet the reserve account goal and have a little extra, which
559 was good. He noted he would like more time to think about the budget, as well as rip rap
560 versus Geosock, and he looked forward to future discussion about such. He asked if he
561 understood the current budget had funds to rip rap the exposed pipes in the lakes.

562

563 Mr. Messick stated lake 7 was this year, not proposed budget for next year; the CDD was
564 covering the cost to fix lake 7. *When we look at an evaluation for future capital costs, we will*
565 *incorporate the rip rap for the pipes for each section.*

566

567 *Mr. Ward: We have four lakes that are going to be done this year. Let's exclude lake 7. The*
568 *concept is we are going to use the Geosock or Geotube and then around these concrete*
569 *pipes we were going to use littorals to cover the pipes up and a little rip rap on either side to*
570 *hold it all in place. It is a little bit of rip rap around the pipes simply to hold the littorals in*
571 *place, but not anything to the extent that you had mentioned earlier.*

572

573 *Mr. Miller: Thank you for that clarification.*

574

575

576 **SIXTH ORDER OF BUSINESS**

Public Comments

577

578 Chairperson Stamp noted there were no members of the public present. He noted he would
579 not be present for the March meeting. He said three Board Members had to be present for a
580 quorum.

581

582 Mr. Miller noted he would be present.

583

584

585

586 **SEVENTH ORDER OF BUSINESS** **Adjournment**

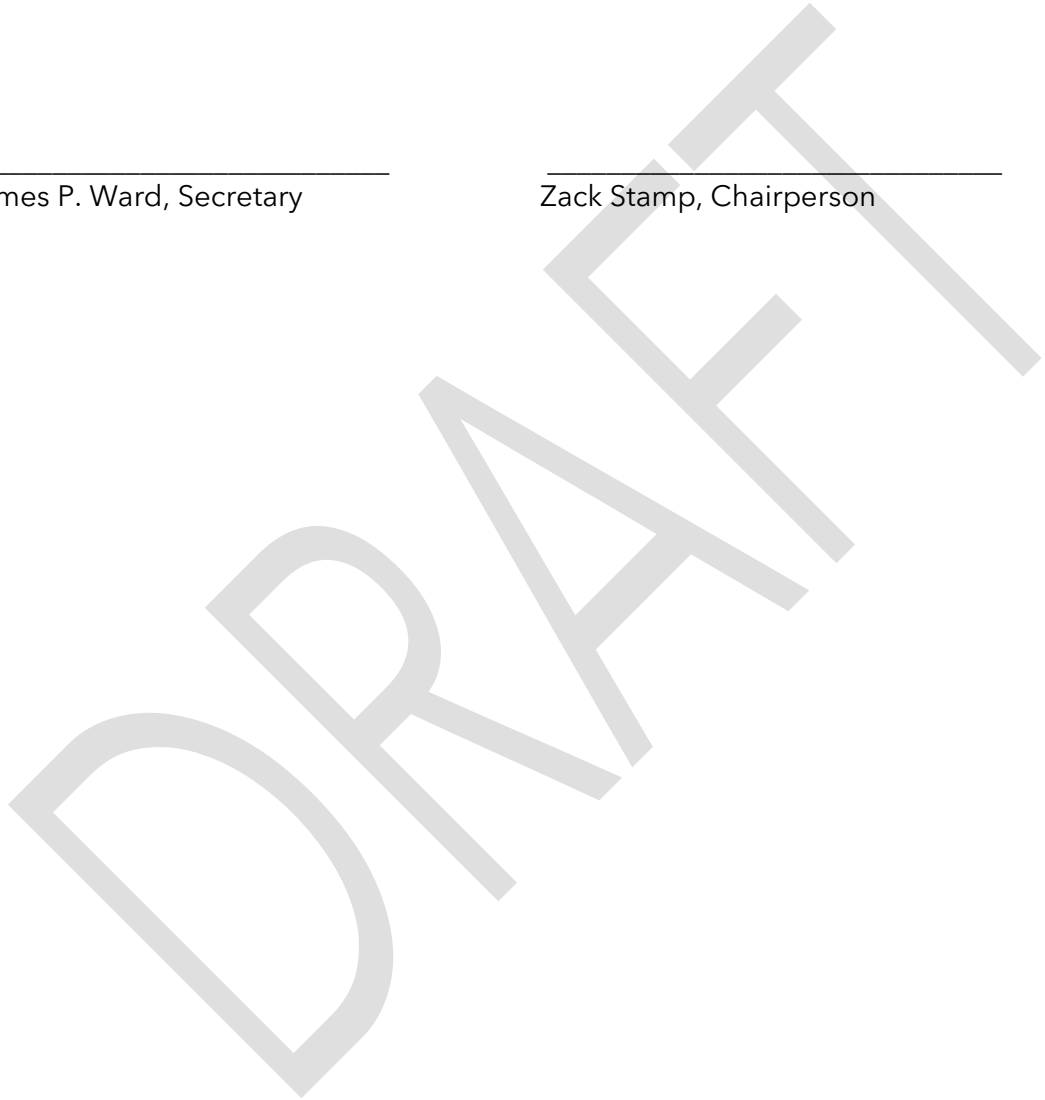
587
588 The meeting was adjourned at approximately 2:56 p.m.
589

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

592
593
594 Flow Way Community Development District

595
596
597
598
599 _____
600 James P. Ward, Secretary

Zack Stamp, Chairperson



Flow Way

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Proposed Budget - General Fund
Fiscal Year 2027
Budget Summary

Description	Fiscal Year 2026 Budget	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 2,184,483	\$ 2,184,483	\$ 2,184,486	Assessments from Property Owner's
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ 122,450	\$ 89,025	Master HOA Contribution (50% of Actual Costs)
Interest Income - General Account	\$ -	\$ 25,463	\$ 22,917	Florida Municipal Investment Trust
Total Revenue and Other Sources	\$ 2,306,933	\$ 2,332,396	\$ 2,296,427	
Appropriations				
General Government				
Administration	\$ 179,276	\$ 198,035	\$ 203,314	Administration
Legal	\$ 42,000	\$ 32,360	\$ 42,000	General Legal
Engineering	\$ 57,000	\$ 37,962	\$ 57,000	General Engineering
Stormwater Management Services				
Preserve Area Maintenance	\$ 258,800	\$ 261,800	\$ 214,050	Internal Preserves - External Fencing
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 687,110	\$ 697,620	\$ 590,551	Maint. Continued Lake Bank Restoration
Community Wide Irrigation System	\$ 133,560	\$ 196,027	\$ 186,339	Maint. Capital for Backup Well
Landscaping Services	\$ 651,138	\$ 614,383	\$ 607,989	Maintenance
Reserves & Overall Contingencies:	\$ 210,670	\$ 210,670	\$ 306,860	Unforeseen Operations/Natural Disaster
Discounts on Early Payments	\$ 87,379	\$ 87,379	\$ 88,324	Discount for Early Payment Tax Bills
Total Expenditures and Other Uses	\$ 2,306,933	\$ 2,336,236	\$ 2,296,427	
Net Increase/(Decrease) in Fund Balance	\$ 0	\$ (3,840)	\$ -	Change from Current Year Operations
Fund Balance - Beginning/Anticipated at October 1st	\$ 889,376	\$ 889,376	\$ 1,096,206	
Additions to Fund	\$ 210,670	\$ 210,670	\$ 306,860	Budgeted Funds for Long Term Capital Planning
Total Fund Balance - Ending /Anticipated at September 30th	\$ 1,100,047	\$ 1,096,206	\$ 1,403,066	Anticipated Cash Balance at FYE
Use of Funds				
Reserved for Operations (1st 2 Months)	\$ 384,489	\$ 389,373	\$ 331,595	Partial Funds 1st Qtr Operations
Asset Reserve	\$ -	\$ -	\$ 85,933	Asset Maintenance Reserve
Storm Event's/Unforeseen Capital/Operations Reserve	\$ 715,558	\$ 706,834	\$ 1,071,472	Long Term Asset Restoration/Hurricane (Est. Balance at FYE)
Total Fund Balance	\$ 1,100,047	\$ 1,096,206	\$ 1,403,066	
Assessment Rate (Current and Proposed)	\$ 1,845.00		\$ 1,845.00	Assessment Rates
Adopted CAP Rate	\$ 2,214.01		\$ 2,214.01	Cap Rate which triggers mailed notices
Total Units Subject to Assessment:	1184		1184	Residential Units subject to Assessment

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income - General Account	\$ -	\$ 6,366	\$ 25,463	\$ 22,917	Interest on General Bank Account
Special Assessment Revenue					
Assessments - On-Roll	\$ 2,184,483	\$ 1,829,132	\$ 2,184,483	\$ 2,184,486	Assessments from Property Owner's
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ -	\$ 122,450	\$ 89,025	Master HOA Contribution (50% of Actual Costs)
Total Revenue and Other Sources	\$ 2,306,933	\$ 1,835,498	\$ 2,332,396	\$ 2,296,427	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 2,000	\$ 11,000	\$ 12,000	Statutory Required Fees
Executive					
Professional - Management	\$ 45,200	\$ 11,300	\$ 45,200	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,400	Statutory required audit yearly
Accounting Services	\$ 17,500	\$ 4,375	\$ 17,500	\$ 19,000	All Funds
Assessment Roll Preparation	\$ 17,500	\$ 4,375	\$ 17,500	\$ 19,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 257	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,993	\$ 3,950	\$ 25,923	\$ 26,423	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 1,250	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Bond Amortization Schedules	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	
Property Appraiser & Tax Coll. Fees	\$ 15,500	\$ 35,221	\$ 35,221	\$ 30,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services					
Postage, Freight & Messenger	\$ 250	\$ 9	\$ 250	\$ 250	Agenda Mailings and other misc. mail
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web site
Insurance					
	\$ 22,608	\$ 23,116	\$ 23,116	\$ 23,816	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 1,600	\$ -	\$ 1,200	\$ 1,600	Agenda books and copies
Legal Services					
General Counsel	\$ 40,000	\$ 7,590	\$ 30,360	\$ 40,000	District Attorney
Special Counsel - Preserves Regulatory	\$ 2,000	\$ 526	\$ 2,000	\$ 2,000	Special Counsel - SFWMD Preserve Compliance
Sub-Total	\$ 221,276	\$ 99,444	\$ 230,395	\$ 245,314	
Other General Government Services					
Engineering					
General Engineering	\$ 57,000	\$ 6,991	\$ 37,962	\$ 57,000	Engineer
Sub-Total	\$ 57,000	\$ 6,991	\$ 37,962	\$ 57,000	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Emergency & Disaster Relief Services					
Hurricane Services	\$ -	\$ -	\$ -	\$ -	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ 30,000	\$ 3,249	\$ 30,000	\$ 30,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 15,000	\$ -	\$ 16,000	\$ 18,000	SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	\$ 46,000	\$ 11,330	\$ 45,318	\$ 46,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 2,000	\$ 3,490	\$ 13,961	\$ 14,659	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance					
Pump Station and Wells	\$ 30,000	\$ 71,687	\$ 81,687	\$ 8,000	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 4,000	\$ -	\$ 3,500	\$ 4,000	Pump and Meter Repairs
Main Line Irrigation System	\$ 5,000	\$ -	\$ 4,000	\$ 5,000	Irrigation Main line Repairs
Contingencies	\$ 1,560	\$ -	\$ 1,560	\$ 680	4% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ 60,000	See CIP for Detail (Backup Pum/Motor & Pump Station Imp.)
Sub-Total	\$ 133,560	\$ 89,756	\$ 196,027	\$ 186,339	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 2 - Monthly site visits	\$ 18,000	\$ -	\$ 18,000	\$ 13,500	On-going - anticipated completion in FY 27
Task 3 - Reporting to Regulatory Agencies	\$ 7,500	\$ -	\$ 7,500	\$ -	On-going - anticipated completion in FY 27
Contingencies	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Wading Bird Foraging Areas	\$ 6,300	\$ -	\$ 6,300	\$ 4,725	Permit Requirements
Internal Preserves	\$ 7,000	\$ -	\$ 10,000	\$ 5,250	Routine Maintenance of Internal Preserves
Western Preserve	\$ 36,000	\$ -	\$ 36,000	\$ 27,000	External Preserves
Northern Preserve Area 1	\$ 63,800	\$ -	\$ 63,800	\$ 47,850	External Preserves
Northern Preserve Area 2	\$ 106,300	\$ -	\$ 106,300	\$ 79,725	External Preserves
Contingencies	\$ 4,900	\$ 3,071	\$ 4,900	\$ 4,500	Fixed Amount
Capital Outlay					
Internal and External	\$ 9,000	\$ -	\$ 9,000	\$ 31,500	See CIP for Detail
Sub-Total	\$ 258,800	\$ 3,071	\$ 261,800	\$ 214,050	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 50,000	\$ 4,290	\$ 50,000	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Repairs & Maintenance					
Aquatic Weed Control	\$ 188,000	\$ 40,728	\$ 163,177	\$ 163,177	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 43,000	\$ 8,745	\$ 39,980	\$ 43,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 30,000	\$ 2,307	\$ 30,000	\$ 30,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 15,000	\$ -	\$ 11,850	\$ 18,000	Three times/year
Cane Toad Removal Program	\$ 35,000	\$ 12,150	\$ 69,648	\$ 37,000	Joint Pgm with HOA - CDD responsibility for Lakes
Littoral Shelf Maintenance	\$ 25,000	\$ -	\$ 38,600	\$ 15,000	Maint. of Littorals (New Littorals in Capital for FY 2025)
Control Structures, Catch basins & Outfalls	\$ 60,000	\$ -	\$ 60,000	\$ 40,000	Rotating Three Year Program (50% silt Cleaned)
Contingencies	\$ 15,840	\$ -	\$ 15,840	\$ 13,847	4% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements/Fountains	\$ 2,000	\$ -	\$ 2,000	\$ 35,000	See CIP for Detail
Littoral Shelf Planting	\$ 2,000	\$ 2,725	\$ 2,725	\$ 45,000	See CIP for Detail
Lake Bank Erosion Restorations	\$ 187,000	\$ -	\$ 187,000	\$ 86,100	See CIP for Detail
Contingencies & CEI	\$ 32,470	\$ 1,047	\$ 25,000	\$ 22,627	See CIP for Detail
Sub-Total	\$ 687,110	\$ 71,991	\$ 697,620	\$ 590,551	
Landscaping Services					
Professional Services					
Asset Management	\$ 40,000	\$ 9,069	\$ 40,000	\$ 45,000	Field Operations Manager
Utility Services					
Potable Water - Fountains	\$ 3,700	\$ 356	\$ 2,623	\$ 2,754	Two (2 Fountains)
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 178,000	\$ 39,413	\$ 163,060	\$ 178,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Yearly Trimming of Oak Branches
Landscape Replacements	\$ 35,000	\$ 6,431	\$ 40,000	\$ 40,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 9,997	\$ 19,994	\$ 20,000	Two (2) times/year replacement with touchup
Annuals	\$ 80,000	\$ 29,059	\$ 87,177	\$ 90,000	Three (3) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 33,000	\$ 33,500	\$ 33,500	\$ 35,000	Lighting, Wreaths, etc. at Bridge and Entrance Monuments
Landscape Lighting	\$ 2,000	\$ -	\$ 2,000	\$ 22,000	Periodic repair of Decorative Lighting
Landscape Monuments	\$ 10,000	\$ -	\$ 5,000	\$ -	Periodic Pressure Washing/Repairs
Fountains	\$ 20,000	\$ 1,274	\$ 15,200	\$ 18,000	Weekly Service and Pump Repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 18,000	\$ 850	\$ 7,500	\$ 8,000	Periodic Pressure Washing of Concrete and Brick Paver Repairs
Irrigation System	\$ 6,000	\$ 3,605	\$ 10,330	\$ 10,500	Periodic Repairs
Fertilizations - Palms	\$ 4,200	\$ 327	\$ 5,000	\$ 5,500	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ -	\$ -	\$ -	\$ -	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc. Repairs	\$ 27,000	\$ 1,200	\$ 27,000	\$ 3,000	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 6,000	\$ -	\$ 6,000	\$ 10,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 19,088	\$ -	\$ 15,000	\$ 18,600	4% of Repairs and Maintenance

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 8,000	Included in Bridge & Roadway - Main Entrance
Pressure cleaning, sanding and sealing pavers	\$ 55,000	\$ 43,597	\$ 55,000	\$ -	See CIP for Detail
Landscaping	\$ 40,000	\$ -	\$ 40,000	\$ 57,500	See CIP for Detail
Contingencies & CEI	\$ 16,150	\$ 584	\$ 15,000	\$ 11,135	See CIP for Detail
Sub-Total	\$ 651,138	\$ 179,260	\$ 614,383	\$ 607,989	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 210,670	\$ 52,667	\$ 210,670	\$ 306,860	Reserve Added to Maintain Assessment Rate the Same
Other Fees and Charges					
Discounts on Early Payments	\$ 87,379	\$ -	\$ 87,379	\$ 88,324	Discount on assessments for November early payment - 4%
Total Expenditures and Other Uses	\$ 2,306,933	\$ 503,181	\$ 2,336,236	\$ 2,296,427	
Net Increase/(Decrease) in Fund Balance	\$ 0	\$ 1,332,317	\$ (3,840)	\$ -	Change from Current Year Operations
Fund Balances:					
Fund Balance - *Beginning/Anticipated at October 1st	\$ 889,376	\$ 889,376	\$ 889,376	\$ 1,096,206	
Current Year Reserve Appropriation	\$ 210,670	\$ 52,667	\$ 210,670	\$ 306,860	Budgeted Funds for Long Term Capital Planning
Fund Balance - Ending /Anticipated at September 30th	\$ 1,100,047	\$ 2,274,361	\$ 1,096,206	\$ 1,403,066	
Use of Funds					
Reserved for Operations (1st 2 Months)	\$ 384,489	\$ 83,863	\$ 389,373	\$ 331,595	Reserved for Operations (1st 2 Months)
Asset Reserve	\$ -	\$ -	\$ -	\$ 85,933	Asset Maintenance Reserve
Storm Event's/Unforeseen Capital/Operations Reserve	\$ 715,558	\$ 2,190,497	\$ 706,834	\$ 985,539	Long Term Asset Restoration/Hurricane
Total Fund Balance	\$ 1,100,047	\$ 2,274,361	\$ 1,096,206	\$ 1,403,066	
*Beginning balance at 10/1/2025 per audited financial statements					
Assessment Rate (Current and Proposed)	\$ 1,845.00			\$ 1,845.00	Assessment Rate
Adopted CAP Rate	\$ 2,214.01			\$ 2,214.01	Adopted Cap Rate
Total Units Subject to Assessment:	1184			1184	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027
Capital Plan - Fiscal Years 2025 - 2032

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Stormwater Management Services									
Improvements to Water Quality									
Aerator/Fountain/Bubbler	\$ -	\$ -	\$ 33,000	\$ 36,000	\$ 35,000	\$ 38,000	\$ 39,000	\$ 40,000	\$ 221,000
Signage Replacements (Lakes/Perimeter)	\$ 22,725	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 38,725
Littoral Shelf Plantings	\$ 40,000	\$ 2,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 289,000
Sub-Total:	\$ 62,725	\$ 4,000	\$ 47,000	\$ 83,000	\$ 82,000	\$ 12,000	\$ 12,000	\$ 72,000	\$ 548,725
Erosion Restoration									
Lake 1 (No Capital Required)									\$ -
Lake 2			\$ 9,000						\$ 9,000
Lake 3					\$ 6,500				\$ 6,500
Lake 4							\$ 5,000		\$ 5,000
Lake 5A				\$ 3,900					\$ 3,900
Lake 5B (No Capital Required)									\$ -
Lake 6				\$ 4,000					\$ 4,000
Lake 7			\$ 33,300						\$ 33,300
Lake 8				\$ 3,000					\$ 3,000
Lake 9							\$ 11,000		\$ 11,000
Lake 10 (No Capital Required)									\$ -
Lake 11			\$ 12,000						\$ 12,000
Lake 12 (Damage from Hurricane Milton)	\$ 97,000								\$ 97,000
Lake 13				\$ 15,098					\$ 15,098
Lake 14		\$ 98,000							\$ 98,000
Lake 15A						\$ 14,000			\$ 14,000
Lake 15B (No Capital Required)									\$ -
Lake 16				\$ 8,910					\$ 8,910
Lake 17							\$ 43,000		\$ 43,000
Lake 18-19					\$ 15,000				\$ 15,000
Lake 20-21				\$ 11,385					\$ 11,385
Lake 22		\$ 66,000							\$ 66,000
Lake 23		\$ 23,000							\$ 23,000
Lake 24 (No Capital Required)									\$ -
Lake 25				\$ 12,870					\$ 12,870
Lake 26 (No Capital Required)									\$ -
Lake 27 (No Capital Required)									\$ -
Flow-Way			\$ 11,800						\$ 11,800
Miscellaneous Repairs			\$ 20,000	\$ 20,000	\$ 20,000	\$ 24,000	\$ 27,000	\$ 27,000	\$ 138,000
Sub-Total:	\$ 97,000	\$ 187,000	\$ 86,100	\$ 79,163	\$ 41,500	\$ 38,000	\$ 38,000	\$ 75,000	\$ 641,763
Contingencies (7%)	\$ 11,181	\$ 13,370	\$ 9,317	\$ 11,351	\$ 8,645	\$ 3,500	\$ 3,500	\$ 10,290	\$ 71,434
Construction Engineering (10%)	\$ 15,973	\$ 19,100	\$ 13,310	\$ 16,216	\$ 12,350	\$ 5,000	\$ 5,000	\$ 14,700	\$ 102,049
Total - Stormwater Management System	\$ 186,878	\$ 223,470	\$ 155,727	\$ 189,731	\$ 144,495	\$ 58,500	\$ 58,500	\$ 171,990	\$ 1,363,971

Prepared by:
JPWard Associates, LLC

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027
Capital Plan - Fiscal Years 2025 - 2032

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Internal and External Preserves									
Fencing and Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internal: Hazardous Tree Removal	\$ 3,000	\$ 2,000	\$ 2,000	\$ 10,000	\$ 10,000	\$ 2,000	\$ 3,000	\$ 3,500	\$ 35,500
External: Hazardous Tree Removal	\$ 2,500	\$ 12,000	\$ 12,000	\$ 34,000	\$ 34,000	\$ 12,000	\$ 12,000	\$ 4,500	\$ 123,000
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 7,500	\$ 4,000	\$ 4,000	\$ 3,500	\$ 41,500
External: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 2,000	\$ 93,000
Total - External Preserves	\$ 9,000	\$ 39,000	\$ 31,500	\$ 66,500	\$ 66,500	\$ 33,000	\$ 34,000	\$ 13,500	\$ 293,000
Irrigation Pump Station									
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Backup Well Installation	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 135,000
Pump Station Improvements	\$ 110,000	\$ -	\$ 35,000	\$ 105,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 330,000
Total - Irrigation Pump Station	\$ 155,000	\$ -	\$ 60,000	\$ 105,000	\$ 65,000	\$ 20,000	\$ 65,000	\$ 20,000	\$ 490,000
Community Entrance									
Bridge (Painting)	\$ -	\$ -	\$ 8,000	\$ 18,000	\$ 8,000	\$ 20,000	\$ 8,000	\$ 22,000	\$ 84,000
Monuments (Painting)	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 15,000
Monuments (Fountains Pumps/Motor Replacer)	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Pressure Cleaning, Sanding and Sealing Pavers	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 120,000
Landscaping	\$ -	\$ 40,000	\$ 57,500	\$ 57,500	\$ 57,500	\$ 45,000	\$ 40,000	\$ 40,000	\$ 337,500
Lighting - (Replace Underground Electrical)	\$ -	\$ 30,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ -	\$ 100,000
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies (7%)	\$ 8,400	\$ 8,750	\$ 4,585	\$ 7,035	\$ 5,985	\$ 10,850	\$ 4,060	\$ 4,690	\$ 54,355
Construction Engineering (10%)	\$ 12,000	\$ 12,500	\$ 6,550	\$ 10,050	\$ 8,550	\$ 15,500	\$ 5,800	\$ 6,700	\$ 77,650
Total - Community Entrance	\$ 140,400	\$ 146,250	\$ 76,635	\$ 117,585	\$ 100,035	\$ 181,350	\$ 67,860	\$ 78,390	\$ 908,505
Total - All Capital	\$ 491,278	\$ 408,720	\$ 323,862	\$ 478,816	\$ 376,030	\$ 292,850	\$ 225,360	\$ 283,880	\$ 3,055,476
Cost Per Residential Unit	\$ 431.53	\$ 359.01	\$ 284.47	\$ 420.58	\$ 330.30	\$ 257.23	\$ 197.95	\$ 249.35	

Capital Plan Summary

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Littoral Shelf Plantings	\$ 62,725	\$ 4,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 125,725
Erosion Restoration	\$ 97,000	\$ 187,000	\$ 86,100	\$ 79,163	\$ 41,500	\$ 38,000	\$ 38,000	\$ 75,000	\$ 673,883
Internal and External Preserves	\$ 9,000	\$ 39,000	\$ 31,500	\$ 66,500	\$ 66,500	\$ 33,000	\$ 34,000	\$ 13,500	\$ 209,500
Recharge Wells (Meter 2023 & Well 2024)	\$ 155,000	\$ -	\$ 60,000	\$ 105,000	\$ 65,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 288,000
Community Entrance	\$ 140,400	\$ 146,250	\$ 76,635	\$ 117,585	\$ 100,035	\$ 181,350	\$ 67,860	\$ 78,390	\$ 455,785
Total - All Capital	\$ 491,278	\$ 408,720	\$ 323,862	\$ 478,816	\$ 376,030	\$ 292,850	\$ 225,360	\$ 283,880	\$ 3,055,476

Flow Way Community Development District
Reserve Allocations
Fiscal Year 2027

										2027	FYE	FYE
										9/30/2026	9/30/2027	
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE - LOW (years)	USEFUL LIFE - HIGH (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	AMOUNT FUNDED TO DATE	PROP 2027 RESERVE ALLOCATIONS	
I. Community Wide Irrigation System												
Irrigation	2" PVC Pipe	4,600	LF	50	100	2010	33	\$6.95	\$31,970.00	\$0.00	\$319.70	
Irrigation	4" PVC Pipe	13,500	LF	50	100	2010	33	\$20.01	\$270,135.00	\$0.00	\$2,701.35	
Irrigation	6" PVC Pipe	18,300	LF	50	100	2010	33	\$38.54	\$705,282.00	\$0.00	\$7,052.82	
Irrigation	8" PVC Pipe	3,100	LF	50	100	2010	33	\$58.30	\$180,730.00	\$0.00	\$1,807.30	
Irrigation	10" PVC Pipe	2,230	LF	50	100	2010	33	\$82.01	\$182,882.30	\$0.00	\$1,828.82	
Irrigation	12" PVC Pipe	3,240	LF	50	100	2010	33	\$192.37	\$623,278.80	\$0.00	\$6,232.79	
Irrigation	16" Cast Iron Pipe	480	LF	50	100	2010	33	\$378.30	\$181,584.00	\$0.00	\$1,815.84	
Irrigation	2" Irrigation Valves	39	EA	35	40	2010	18	\$9.10	\$354.90	\$0.00	\$8.87	
Irrigation	4" Irrigation Valves	12	EA	35	40	2010	18	\$14.00	\$168.00	\$0.00	\$4.20	
Irrigation	6" Irrigation Valves	10	EA	35	40	2010	18	\$168.20	\$1,682.00	\$0.00	\$42.05	
Irrigation	8" Irrigation Valves	6	EA	35	40	2010	18	\$162.00	\$972.00	\$0.00	\$24.30	
Irrigation	10" Irrigation Valves	4	EA	35	40	2010	18	\$1,494.00	\$5,976.00	\$0.00	\$149.40	
Irrigation	12" Irrigation Valves	4	EA	35	40	2010	18	\$1,825.00	\$7,300.00	\$0.00	\$182.50	
Irrigation	16" Irrigation Valves	2	EA	35	40	2010	18	\$13,100.00	\$26,200.00	\$0.00	\$655.00	
Irrigation	Irrigation System (Wiring, Solenoid, Valves, 12 Hinges)	12	EA	15	30	2010	-2	\$7,504.16	\$90,049.92	\$0.00	\$3,001.66	
Irrigation	Hatcher PaRcel - Pump Station	1	LS	15	30	2014	2	\$78,450.00	\$78,450.00	\$0.00	\$2,615.00	
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10	12	2024	7	\$41,000.00	\$82,000.00	\$0.00	\$6,833.33	
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50	100	2010	33	\$220,000.00	\$220,000.00	\$0.00	\$2,200.00	
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35	40	2010	18	\$33,250.00	\$133,000.00	\$0.00	\$3,325.00	
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13	15	2010	-4	\$15,160.00	\$75,800.00	\$0.00	\$5,053.33	
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20	25	2024	17	\$90,000.00	\$180,000.00	\$0.00	\$7,200.00	
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50	100	2010	33	\$98.27	\$11,399.32	\$0.00	\$113.99	
Community Wide Irrigation System SUBTOTAL									\$3,089,214.24	\$0.00	\$15,888.99	
II. Stormwater Management System												
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10	20	2010	-7	\$14.63	\$399,399.00	0.00	19,969.95	
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20	30	2010	3	\$24.00	\$79,200.00	0.00	2,640.00	
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50	100	2010	33	\$98.05	\$333,370.00	0.00	3,333.70	
Stormwater	External Preserves - Preserve Access Gate	12	LF	15	20	2010	-2	\$233.33	\$2,799.96	0.00	140.00	
Stormwater	Reinforced Concrete Pipe - 15"	3,087	LF	100	100	2010	83	\$50.00	\$154,350.00	0.00	1,543.50	
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100	100	2010	83	\$73.59	\$451,253.88	0.00	4,512.54	
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100	100	2010	83	\$146.00	\$1,364,954.00	0.00	13,649.54	
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100	100	2010	83	\$190.45	\$1,519,791.00	0.00	15,197.91	
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100	100	2010	83	\$218.59	\$1,618,877.54	0.00	16,188.78	
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100	100	2010	83	\$349.05	\$883,445.55	0.00	8,834.46	
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100	100	2010	83	\$392.09	\$112,921.92	0.00	1,129.22	
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100	100	2010	83	\$538.00	\$238,872.00	0.00	2,388.72	
Stormwater	Drainage Structures - Control Structure	4	EA	30	100	2010	13	\$12,200.00	\$48,800.00	0.00	488.00	
Stormwater	Drainage Structures - Yard Drain	31	EA	10	30	2010	-7	\$810.00	\$25,110.00	0.00	837.00	
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30	100	2010	13	\$2,365.21	\$108,799.66	0.00	1,088.00	
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30	100	2010	13	\$3,400.00	\$23,800.00	0.00	238.00	
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30	100	2010	13	\$4,950.00	\$168,300.00	0.00	1,683.00	
Stormwater	Drainage Structures - Type 9 Curb Inlet	25	EA	30	100	2010	13	\$4,200.00	\$105,000.00	0.00	1,050.00	
Stormwater	Drainage Structures - Valley Gutter Inlet	135	EA	30	100	2010	13	\$3,805.56	\$513,750.60	0.00	5,137.51	
Stormwater	Drainage Structures - Junction Box	26	EA	30	100	2010	13	\$3,885.00	\$101,010.00	0.00	1,010.10	
Stormwater	Drainage Structures - Lake Outfall	121	EA	30	100	2010	13	\$1,564.71	\$189,329.91	0.00	1,893.30	
Stormwater	Lake Bank Residential (Floritam Sod)	27,330	LF	30	40	2024	27	\$1.05	\$28,696.50	0.00	717.41	

**Flow Way Community Development District
Reserve Allocations
Fiscal Year 2027**

2027										FYE 9/30/2026	FYE 9/30/2027
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE - LOW (years)	USEFUL LIFE - HIGH (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	AMOUNT FUNDED TO DATE	PROP 2027 RESERVE ALLOCATIONS
Stormwater	Lank Bank Golf Course (Celebration Sod)-	39,770	LF	15	20	2024	12	\$1.90	\$75,563.00	0.00	3,778.15
Stormwater	Lank Bank Flow Way (Bahia Sod)-	20,156	LF	30	40	2024	27	\$0.67	\$13,504.52	0.00	337.61
Stormwater	Lank Bank Restoration (Re-Grading)-	87,256	LF	3	5	2024	0	\$2.70	\$235,591.20	0.00	47,118.24
Stormwater	Lank Bank Restoration (Geo-Tube)-	10,895	LF	20	30	2024	17	\$57.50	\$626,462.50	0.00	20,882.08
Stormwater Management System SUBTOTAL									\$9,422,952.74	\$0.00	\$36,174.85
III. Landscaping											
Landscaping	Live Oak trees	145	EA	30	50	2010	13	\$4,000.00	\$580,000.00	\$0.00	\$11,600.00
Landscaping	Ligustrum trees	60	EA	20	30	2010	3	\$1,500.00	\$90,000.00	\$0.00	\$3,000.00
Landscaping	Italian Cypress trees	10	EA	15	25	2010	-2	\$1,000.00	\$10,000.00	\$0.00	\$400.00
Landscaping	Pink Tabebuia trees	2	EA	30	50	2010	13	\$1,000.00	\$2,000.00	\$0.00	\$40.00
Landscaping	Royal Poinciana trees	5	EA	30	50	2010	13	\$2,000.00	\$10,000.00	\$0.00	\$200.00
Landscaping	Golden Shower trees	2	EA	20	30	2010	3	\$1,000.00	\$2,000.00	\$0.00	\$66.67
Landscaping	Seagrape trees	13	EA	30	50	2010	13	\$1,000.00	\$13,000.00	\$0.00	\$260.00
Landscaping	Silk Floss trees	2	EA	15	25	2010	-2	\$1,000.00	\$2,000.00	\$0.00	\$80.00
Landscaping	Slash Pines	110	EA	30	50	2010	13	\$700.00	\$77,000.00	\$0.00	\$1,540.00
Landscaping	Green Buttonwood trees	20	EA	25	35	2010	8	\$1,800.00	\$36,000.00	\$0.00	\$1,028.57
Landscaping	Medjool Date Palms	48	EA	20	30	2010	3	\$15,000.00	\$720,000.00	\$0.00	\$24,000.00
Landscaping	Sabal (Cabbage) Palms	180	EA	20	30	2010	3	\$550.00	\$99,000.00	\$0.00	\$3,300.00
Landscaping	Silver Saw Palmetto	61	EA	15	25	2010	-2	\$450.00	\$27,450.00	\$0.00	\$1,098.00
Landscaping	Veitchia Palms	17	EA	20	30	2010	3	\$1,200.00	\$20,400.00	\$0.00	\$680.00
Landscaping	Ground Cover Total	6,850	EA	1	5	2024	-2	\$6.00	\$41,100.00	\$0.00	\$8,220.00
Landscaping	Shrubs Total Area	39,127	EA	5	10	2024	2	\$50.00	\$1,956,350.00	\$0.00	\$195,635.00
Landscaping SUBTOTAL									\$3,686,300.00	\$0.00	\$0.00
IV Entry Features											
Entry Features	Brick Pavers	116,420	SF	25	50	2010	8	\$5.49	\$639,145.80	\$0.00	\$12,782.92
Entry Features	Concrete "F" and Monument Curb	1,608	LF	20	30	2010	3	\$14.79	\$23,782.32	\$0.00	\$792.74
Entry Features	Decorative Monument	16	EA	30	50	2010	13	\$5,375.00	\$86,000.00	\$0.00	\$1,720.00
Entry Features	Decorative Metal Fencing	1,140	LF	15	20	2010	13	\$80.91	\$92,237.40	\$0.00	\$4,611.87
Entry Features	Asphalt Walkway	3,680	SF	15	30	2010	0	\$14.25	\$52,440.00	\$0.00	\$1,748.00
Entry Features	Street Lights - Double	3	EA	20	30	2010	3	\$8,400.00	\$25,200.00	\$0.00	\$840.00
Entry Features	Roadway Signage	3	EA	20	30	2010	3	\$933.33	\$2,799.99	\$0.00	\$93.33
Entry Features	Landscape Lighting	32	EA	15	20	2010	-2	\$500.00	\$16,000.00	\$0.00	\$800.00
Entry Features	Signage Marguee Mounument	1	LS	35	40	2010	18	\$128,000.00	\$128,000.00	\$0.00	\$3,200.00
Entry Features	Electrical Service Panels	2	EA	20	25	2010	3	\$43,000.00	\$86,000.00	\$0.00	\$3,440.00
Entry Features	Culvert Bridge	1	LS	70	100	2010	53	\$953,000.00	\$953,000.00	\$0.00	\$9,530.00
Entry Features	Bridge Mounted Light Poles	9	EA	30	40	2010	-2	\$4,488.88	\$40,399.92	\$0.00	\$1,010.00
Entry Features	Fountain Concrete Basins	2	EA	30	40	2024	12	\$81,000.00	\$162,000.00	\$0.00	\$4,050.00
Entry Features	Fountain Underground Pump Station	2	EA	15	20	2024	12	\$31,000.00	\$62,000.00	\$0.00	\$3,100.00
Entry Features	Fountain Pumps, Motors, Control Panels	2	EA	15	15	2024	9	\$46,000.00	\$92,000.00	\$0.00	\$6,133.33
Entry Features	Fountain Spray Nozzels	34	EA	10	12	2024	7	\$229.41	\$7,799.94	\$0.00	\$650.00
Entry Features	Fountain Lighting	36	EA	8	10	2024	9	\$944.44	\$33,999.84	\$0.00	\$3,399.98
Entry Features SUBTOTAL									\$2,502,805.21	\$0.00	\$33,869.26

ASSET TOTAL	\$18,701,272.19	Current Year Reserve Allocation	\$85,933.10
		Prior Funding	\$0.00
		Total Asset Reserve Balance	\$85,933.10

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 10,405	\$ 2,414	\$ 9,658	\$ 8,692
Revenue Account	\$ 15,089	\$ 3,451	\$ 13,804	\$ 12,423
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 223,108	\$ 273,784	\$ 273,784
Total Revenue and Other Sources	\$ 299,277	\$ 228,974	\$ 297,245	\$ 294,899
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 85,000	\$ 85,000	\$ 85,000	\$ 90,000
Interest Expense				
Series A Bonds	\$ 155,938	\$ 78,872	\$ 155,938	\$ 151,881
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Total Expenditures and Other Uses	\$ 258,849	\$ 163,872	\$ 258,849	\$ 259,792
Net Increase/(Decrease) in Fund Balance	\$ 40,429	\$ 65,102	\$ 38,397	\$ 35,107
Fund Balance - Beginning	\$ 637,377	\$ 637,377	\$ 637,377	\$ 675,774
Fund Balance - Ending	\$ 677,806	\$ 702,479	\$ 675,774	\$ 710,881
Restricted Fund Balance:				
Reserve Account Requirement			\$ 244,811	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 95,000	
Interest			\$ 74,816	
Total - Restricted Fund Balance:			\$ 414,627	

Description	Assessment Comparison		Fiscal Year 2027
	Number of Units	Fiscal Year 2026	
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard	0		
Total:	32		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buyd	0		
Total:	23		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	90		N/A

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,950,000				
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50		\$ 3,270,000
5/1/2022				\$ 84,000.00	\$ 239,488	
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00		\$ 3,195,000
5/1/2023	\$ 5,000			\$ 82,406.25	\$ 241,406	
11/1/2023		\$ 80,000	4.250%	\$ 82,271.88		\$ 3,110,000
5/1/2024				\$ 80,571.88	\$ 242,844	
11/1/2024		\$ 80,000	4.250%	\$ 80,571.88		\$ 3,030,000
5/1/2025				\$ 78,871.88	\$ 239,444	
11/1/2025		\$ 85,000	4.250%	\$ 78,871.88		\$ 2,945,000
5/1/2026				\$ 77,065.63	\$ 240,938	
11/1/2026		\$ 90,000	5.000%	\$ 77,065.63		\$ 2,855,000
5/1/2027				\$ 74,815.63	\$ 241,881	
11/1/2027		\$ 95,000	5.000%	\$ 74,815.63		\$ 2,760,000
5/1/2028				\$ 72,440.63	\$ 242,256	
11/1/2028		\$ 95,000	5.000%	\$ 72,440.63		\$ 2,665,000
5/1/2029				\$ 70,065.63	\$ 237,506	
11/1/2029		\$ 100,000	5.000%	\$ 70,065.63		\$ 2,565,000
5/1/2030				\$ 67,565.63	\$ 237,631	
11/1/2030		\$ 105,000	5.000%	\$ 67,565.63		\$ 2,460,000
5/1/2031				\$ 64,940.63	\$ 237,506	
11/1/2031		\$ 115,000	5.000%	\$ 64,940.63		\$ 2,345,000
5/1/2032				\$ 62,065.63	\$ 242,006	
11/1/2032		\$ 120,000	5.000%	\$ 62,065.63		\$ 2,225,000
5/1/2033				\$ 59,065.63	\$ 241,131	
11/1/2033		\$ 125,000	5.000%	\$ 59,065.63		\$ 2,100,000
5/1/2034				\$ 55,940.63	\$ 240,006	
11/1/2034		\$ 130,000	5.000%	\$ 55,940.63		\$ 1,970,000
5/1/2035				\$ 52,690.63	\$ 238,631	
11/1/2035		\$ 135,000	5.000%	\$ 52,690.63		\$ 1,835,000
5/1/2036				\$ 49,315.63	\$ 237,006	
11/1/2036		\$ 145,000	5.375%	\$ 49,315.63		\$ 1,690,000
5/1/2037				\$ 45,418.75	\$ 239,734	
11/1/2037		\$ 150,000	5.375%	\$ 45,418.75		\$ 1,540,000
5/1/2038				\$ 41,387.50	\$ 236,806	
11/1/2038		\$ 160,000	5.375%	\$ 41,387.50		\$ 1,380,000
5/1/2039				\$ 37,087.50	\$ 238,475	
11/1/2039		\$ 170,000	5.375%	\$ 37,087.50		\$ 1,210,000
5/1/2040				\$ 32,518.75	\$ 239,606	

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2040		\$ 175,000	5.375%	\$ 32,518.75		\$ 1,035,000
5/1/2041				\$ 27,815.63	\$ 235,334	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 850,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 655,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 450,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 230,000
5/1/2044				\$ 6,181.25	\$ 238,275	
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	\$ 236,181	\$ -

Outstanding at September 30, 2027 \$ 2,855,000

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 6,815	\$ 1,578	\$ 6,314	\$ 5,682
Revenue Account	\$ 9,157	\$ 1,973	\$ 7,892	\$ 7,103
Interest Account	\$ 123	\$ 29	\$ 117	\$ 106
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 188,839	\$ 231,388	\$ 231,388
Total Revenue and Other Sources	\$ 247,483	\$ 192,420	\$ 245,711	\$ 244,279
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Interest Expense				
Series A Bonds	\$ 141,094	\$ 71,444	\$ 141,094	\$ 137,506
Other Fees and Charges				
Discounts for Early Payment	\$ 15,046	\$ -	\$ 15,046	\$ 15,046
Total Expenditures and Other Uses	\$ 226,140	\$ 141,444	\$ 226,140	\$ 222,552
Net Increase/(Decrease) in Fund Balance	\$ 21,342	\$ 50,976	\$ 19,571	\$ 21,726
Fund Balance - Beginning	\$ 400,050	\$ 400,050	\$ 400,050	\$ 419,621
Fund Balance - Ending	\$ 421,391	\$ 451,026	\$ 419,621	\$ 441,347
Restricted Fund Balance:				
Reserve Account Requirement			\$ 160,448	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 75,000	
Interest			\$ 67,856	
Total - Restricted Fund Balance:			\$ 303,305	

Assessment Comparison			
Description	Number of Units	Fiscal Year 2026	Fiscal Year 2027
SF - 52'	50	\$ 1,398.88	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,190,000				
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094	\$ 2,900,000
5/1/2022			5.375%	\$ 76,446.88		
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894	\$ 2,840,000
5/1/2023	\$ 5,000		5.375%	\$ 74,909.38		
11/1/2023		\$ 60,000		\$ 74,646.88	\$ 209,556	\$ 2,775,000
5/1/2024			5.375%	\$ 73,109.38		
11/1/2024		\$ 65,000		\$ 73,109.38	\$ 211,219	\$ 2,710,000
5/1/2025			5.375%	\$ 71,443.75		
11/1/2025		\$ 70,000		\$ 71,443.75	\$ 212,888	\$ 2,640,000
5/1/2026			5.375%	\$ 69,650.00		
11/1/2026		\$ 70,000		\$ 69,650.00	\$ 209,300	\$ 2,570,000
5/1/2027			5.375%	\$ 67,856.25		
11/1/2027		\$ 75,000		\$ 67,856.25	\$ 210,713	\$ 2,495,000
5/1/2028			5.375%	\$ 65,934.38		
11/1/2028		\$ 80,000		\$ 65,934.38	\$ 211,869	\$ 2,415,000
5/1/2029			5.375%	\$ 63,884.38		
11/1/2029		\$ 85,000		\$ 63,884.38	\$ 212,769	\$ 2,330,000
5/1/2030			5.375%	\$ 61,706.25		
11/1/2030		\$ 90,000		\$ 61,706.25	\$ 213,413	\$ 2,240,000
5/1/2031			5.375%	\$ 59,400.00		
11/1/2031		\$ 95,000		\$ 59,400.00	\$ 213,800	\$ 2,145,000
5/1/2032			5.375%	\$ 56,965.63		
11/1/2032		\$ 100,000		\$ 56,965.63	\$ 213,931	\$ 2,045,000
5/1/2033			5.375%	\$ 54,403.13		
11/1/2033		\$ 100,000		\$ 54,403.13	\$ 208,806	\$ 1,945,000
5/1/2034			5.375%	\$ 51,840.63		
11/1/2034		\$ 110,000		\$ 51,840.63	\$ 213,681	\$ 1,835,000
5/1/2035			5.375%	\$ 49,021.88		
11/1/2035		\$ 115,000		\$ 49,021.88	\$ 213,044	\$ 1,720,000
5/1/2036			5.375%	\$ 46,075.00		
11/1/2036		\$ 120,000		\$ 46,075.00	\$ 212,150	\$ 1,600,000
5/1/2037			5.375%	\$ 43,000.00		
11/1/2037		\$ 125,000		\$ 43,000.00	\$ 211,000	\$ 1,475,000
5/1/2038			5.375%	\$ 39,640.63		
11/1/2038		\$ 130,000		\$ 39,640.63	\$ 209,281	\$ 1,345,000
5/1/2039			5.375%	\$ 36,146.88		
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294	\$ 1,205,000
5/1/2040			5.375%	\$ 32,384.38		

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769	\$ 1,060,000
5/1/2041			5.375%	\$ 28,487.50		
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975	\$ 905,000
5/1/2042			5.375%	\$ 24,321.88		
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644	\$ 740,000
5/1/2043			5.375%	\$ 19,887.50		
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775	\$ 570,000
5/1/2044			5.375%	\$ 15,318.75		
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638	\$ 390,000
5/1/2045			5.375%	\$ 10,481.25		
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963	\$ 200,000
5/1/2046			5.375%	\$ 5,375.00		
11/1/2046		\$ 200,000		\$ 5,375.00	\$ 210,750	\$ -

Outstanding at September 30, 2027 \$ 2,570,000

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 7,390	\$ 1,707	\$ 6,827	\$ 6,145
Revenue Account	\$ 13,263	\$ 2,836	\$ 11,344	\$ 10,210
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 305,212	\$ 374,564	\$ 374,564
Interfund Transfers In	\$ -	\$ 1,165	\$ 1,165	\$ -
Total Revenue and Other Sources	\$ 395,217	\$ 310,920	\$ 393,900	\$ 390,919

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 120,000 \$ 120,000 \$ 120,000 \$ 125,000

Interest Expense

Series A Bonds \$ 220,296 \$ 111,453 \$ 220,296 \$ 214,968

Other Fees and Charges

Discounts for Early Payment \$ 24,504 \$ - \$ 24,504 \$ 24,504

Interfund Transfers Out

\$ - \$ -

Total Expenditures and Other Uses **\$ 364,800** **\$ 231,453** **\$ 364,800** **\$ 364,472**

Net Increase/(Decrease) in Fund Balance \$ 30,417 \$ 79,467 \$ 29,099 \$ 26,447

Fund Balance - Beginning \$ 521,795 \$ 521,795 \$ 521,795 \$ 550,894

Fund Balance - Ending **\$ 552,212** **\$ 601,261** **\$ 550,894** **\$ 577,341**

Restricted Fund Balance:

Reserve Account Requirement \$ 173,500

Restricted for November 1, 2027 Debt Service

Principal \$ 130,000

Interest \$ 106,124

Total - Restricted Fund Balance: **\$ 409,624**

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,538.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212		

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:	\$ 5,425,000				
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748	\$ 4,920,000
5/1/2022		3.400%	\$ 119,588.75		
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178	\$ 4,810,000
5/1/2023		4.350%	\$ 117,196.25		
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393	\$ 4,700,000
5/1/2024 (8/1/24 prepay)	\$ 5,000	4.350%	\$ 114,803.75		\$ 4,695,000
11/1/2024	\$ 30,000 \$ 115,000		\$ 114,681.88	\$ 344,486	\$ 4,550,000
5/1/2025		4.350%	\$ 111,453.13		
11/1/2025	\$ 120,000		\$ 111,453.13	\$ 342,906	\$ 4,430,000
5/1/2026		4.350%	\$ 108,843.13		
11/1/2026	\$ 125,000		\$ 108,843.13	\$ 342,686	\$ 4,305,000
5/1/2027		4.350%	\$ 106,124.38		
11/1/2027	\$ 130,000		\$ 106,124.38	\$ 342,249	\$ 4,175,000
5/1/2028		4.350%	\$ 103,296.88		
11/1/2028	\$ 140,000		\$ 103,296.88	\$ 346,594	\$ 4,035,000
5/1/2029		4.875%	\$ 99,884.38		
11/1/2029	\$ 145,000		\$ 99,884.38	\$ 344,769	\$ 3,890,000
5/1/2030		4.875%	\$ 96,350.00		
11/1/2030	\$ 150,000		\$ 96,350.00	\$ 342,700	\$ 3,740,000
5/1/2031		4.875%	\$ 92,693.75		
11/1/2031	\$ 160,000		\$ 92,693.75	\$ 345,388	\$ 3,580,000
5/1/2032		4.875%	\$ 88,793.75		
11/1/2032	\$ 165,000		\$ 88,793.75	\$ 342,588	\$ 3,415,000
5/1/2033		4.875%	\$ 84,771.88		
11/1/2033	\$ 175,000		\$ 84,771.88	\$ 344,544	\$ 3,240,000
5/1/2034		4.875%	\$ 80,506.25		
11/1/2034	\$ 185,000		\$ 80,506.25	\$ 346,013	\$ 3,055,000
5/1/2035		4.875%	\$ 75,996.88		
11/1/2035	\$ 195,000		\$ 75,996.88	\$ 346,994	\$ 2,860,000
5/1/2036		4.875%	\$ 71,243.75		
11/1/2036	\$ 200,000		\$ 71,243.75	\$ 342,488	\$ 2,660,000
5/1/2037		4.875%	\$ 66,368.75		
11/1/2037	\$ 210,000		\$ 66,368.75	\$ 342,738	\$ 2,450,000
5/1/2038		4.875%	\$ 61,250.00		
11/1/2038	\$ 220,000		\$ 61,250.00	\$ 342,500	\$ 2,230,000
5/1/2039		5.000%	\$ 55,750.00		
11/1/2039	\$ 235,000		\$ 55,750.00	\$ 346,500	\$ 1,995,000
5/1/2040		5.000%	\$ 49,875.00		
11/1/2040	\$ 245,000		\$ 49,875.00	\$ 344,750	\$ 1,750,000
5/1/2041		5.000%	\$ 43,750.00		

**Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2041	\$ 255,000		\$ 43,750.00	\$ 342,500	\$ 1,495,000
5/1/2042		5.000%	\$ 37,375.00		
11/1/2042	\$ 270,000		\$ 37,375.00	\$ 344,750	\$ 1,225,000
5/1/2043		5.000%	\$ 30,625.00		
11/1/2043	\$ 285,000		\$ 30,625.00	\$ 346,250	\$ 940,000
5/1/2044		5.000%	\$ 23,500.00		
11/1/2044	\$ 300,000		\$ 23,500.00	\$ 347,000	\$ 640,000
5/1/2045		5.000%	\$ 16,000.00		
11/1/2045	\$ 310,000		\$ 16,000.00	\$ 342,000	\$ 330,000
5/1/2046		5.000%	\$ 8,250.00		
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500	\$ -

Outstanding at September 30, 2027 \$ 4,305,000

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 5,028	\$ 1,165	\$ 4,658	\$ 4,192
Revenue Account	\$ 8,380	\$ 1,696	\$ 6,786	\$ 6,107
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 207,045	\$ 254,231	\$ 254,231
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 267,639	\$ 209,906	\$ 265,675	\$ 264,530
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Interest Expense				
Series A Bonds	\$ 153,300	\$ 77,450	\$ 153,300	\$ 150,100
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfers Out	\$ -	\$ 1,165	\$ 1,165	\$ -
Total Expenditures and Other Uses	\$ 249,932	\$ 158,615	\$ 251,097	\$ 246,732
Net Increase/(Decrease) in Fund Balance	\$ 17,706	\$ 51,291	\$ 14,578	\$ 17,798
Fund Balance - Beginning	\$ 333,352	\$ 333,352	\$ 333,352	\$ 347,930
Fund Balance - Ending	\$ 351,058	\$ 384,643	\$ 347,930	\$ 365,728
Restricted Fund Balance:				
Reserve Account Requirement			\$ 118,375	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 85,000	
Interest			\$ 74,250	
Total - Restricted Fund Balance:			\$ 277,625	

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
11/1/2021		\$ 70,000	3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		
11/1/2022		\$ 70,000	3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		
11/1/2023		\$ 75,000	3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		
11/1/2024		\$ 75,000	4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		
11/1/2025		\$ 80,000	4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		
11/1/2026		\$ 80,000	4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		
11/1/2027		\$ 85,000	4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		
11/1/2028		\$ 90,000	4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		
11/1/2029		\$ 95,000	5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		
11/1/2030		\$ 95,000	5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		
11/1/2031		\$ 100,000	5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		
11/1/2032		\$ 105,000	5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		
11/1/2033		\$ 115,000	5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		
11/1/2034		\$ 120,000	5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		
11/1/2035		\$ 125,000	5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		
11/1/2036		\$ 130,000	5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		
11/1/2037		\$ 135,000	5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		
11/1/2038		\$ 145,000	5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		
11/1/2039		\$ 150,000	5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000
5/1/2040				\$ 37,875.00		
11/1/2040		\$ 160,000	5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		

**Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2041		\$ 165,000	5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		
11/1/2042		\$ 175,000	5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		
11/1/2043		\$ 185,000	5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		
11/1/2044		\$ 195,000	5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		
11/1/2045		\$ 200,000	5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		
11/1/2046		\$ 210,000	5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		
11/1/2047		\$ 225,000	5.000%	\$ 5,625.00	\$ 236,250	\$ -

Outstanding at September 30, 2027 \$ 3,005,000

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 10,822	\$ 2,506	\$ 10,025	\$ 9,022
Revenue Account	\$ 18,090	\$ 4,044	\$ 16,176	\$ 14,558
Interest Account	\$ 7	\$ 2	\$ 8	\$ 7
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 449,430	\$ 551,562	\$ 551,562
Total Revenue and Other Sources	\$ 580,481	\$ 455,982	\$ 577,770	\$ 575,149
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 185,000	\$ 185,000	\$ 185,000	\$ 190,000
Interest Expense				
Series A Bonds	\$ 319,843	\$ 161,633	\$ 319,843	\$ 312,905
Other Fees and Charges				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Total Expenditures and Other Uses	\$ 540,926	\$ 346,633	\$ 540,926	\$ 538,988
Net Increase/(Decrease) in Fund Balance	\$ 39,555	\$ 109,349	\$ 36,844	\$ 36,161
Fund Balance - Beginning	\$ 755,381	\$ 755,381	\$ 755,381	\$ 792,225
Fund Balance - Ending	\$ 794,936	\$ 864,730	\$ 792,225	\$ 828,386

Restricted Fund Balance:

Reserve Account Requirement	\$ 254,756
Restricted for November 1, 2027 Debt Service	
Principal	\$ 200,000
Interest	\$ 154,695
Total - Restricted Fund Balance:	\$ 609,451

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023	5/1/2023 \$ 30,000			\$ 168,447.50	\$ 509,743	
11/1/2023	5/1/2024 \$ 5,000	\$ 175,000	3.350%	\$ 167,797.50		\$ 7,885,000
5/1/2024	8/1/2024 \$ 5,000			\$ 164,866.25	\$ 507,664	\$ 7,875,000
11/1/2024		\$ 180,000	3.350%	\$ 164,647.50		\$ 7,695,000
5/1/2025				\$ 161,632.50	\$ 506,280	
11/1/2025		\$ 185,000	3.700%	\$ 161,632.50		\$ 7,510,000
5/1/2026				\$ 158,210.00	\$ 504,843	\$ 7,510,000
11/1/2026		\$ 190,000	3.700%	\$ 158,210.00		\$ 7,320,000
5/1/2027				\$ 154,695.00	\$ 502,905	
11/1/2027		\$ 200,000	3.700%	\$ 154,695.00		\$ 7,120,000
5/1/2028				\$ 150,995.00	\$ 505,690	
11/1/2028		\$ 205,000	3.700%	\$ 150,995.00		\$ 6,915,000
5/1/2029				\$ 147,202.50	\$ 503,198	
11/1/2029		\$ 215,000	3.700%	\$ 147,202.50		\$ 6,700,000
5/1/2030				\$ 143,225.00	\$ 505,428	
11/1/2030		\$ 220,000	4.125%	\$ 143,225.00		\$ 6,480,000
5/1/2031				\$ 138,687.50	\$ 501,913	
11/1/2031		\$ 230,000	4.125%	\$ 138,687.50		\$ 6,250,000
5/1/2032				\$ 133,943.75	\$ 502,631	
11/1/2032		\$ 240,000	4.125%	\$ 133,943.75		\$ 6,010,000
5/1/2033				\$ 128,993.75	\$ 502,938	
11/1/2033		\$ 250,000	4.125%	\$ 128,993.75		\$ 5,760,000
5/1/2034				\$ 123,837.50	\$ 502,831	
11/1/2034		\$ 260,000	4.125%	\$ 123,837.50		\$ 5,500,000
5/1/2035				\$ 118,475.00	\$ 502,313	
11/1/2035		\$ 270,000	4.125%	\$ 118,475.00		\$ 5,230,000
5/1/2036				\$ 112,906.25	\$ 501,381	
11/1/2036		\$ 280,000	4.125%	\$ 112,906.25		\$ 4,950,000
5/1/2037				\$ 107,131.25	\$ 500,038	
11/1/2037		\$ 295,000	4.125%	\$ 107,131.25		\$ 4,655,000
5/1/2038				\$ 101,046.88	\$ 503,178	
11/1/2038		\$ 305,000	4.125%	\$ 101,046.88		\$ 4,350,000
5/1/2039				\$ 94,756.25	\$ 500,803	
11/1/2039		\$ 320,000	4.125%	\$ 94,756.25		\$ 4,030,000
5/1/2040				\$ 88,156.25	\$ 502,913	
11/1/2040		\$ 330,000	4.375%	\$ 88,156.25		\$ 3,700,000
5/1/2041				\$ 80,937.50	\$ 499,094	

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2041		\$ 345,000	4.375%	\$ 80,937.50		\$ 3,355,000
5/1/2042				\$ 73,390.63	\$ 499,328	
11/1/2042		\$ 360,000	4.375%	\$ 73,390.63		\$ 2,995,000
5/1/2043				\$ 65,515.63	\$ 498,906	
11/1/2043		\$ 375,000	4.375%	\$ 65,515.63		\$ 2,620,000
5/1/2044				\$ 57,312.50	\$ 497,828	
11/1/2044		\$ 390,000	4.375%	\$ 57,312.50		\$ 2,230,000
5/1/2045				\$ 48,781.25	\$ 496,094	
11/1/2045		\$ 410,000	4.375%	\$ 48,781.25		\$ 1,820,000
5/1/2046				\$ 39,812.50	\$ 498,594	
11/1/2046		\$ 425,000	4.375%	\$ 39,812.50		\$ 1,395,000
5/1/2047				\$ 30,515.63	\$ 495,328	
11/1/2047		\$ 445,000	4.375%	\$ 30,515.63		\$ 950,000
5/1/2048				\$ 20,781.25	\$ 496,297	
11/1/2048		\$ 465,000	4.375%	\$ 20,781.25		\$ 485,000
5/1/2049				\$ 10,609.35	\$ 496,391	
11/1/2049		\$ 485,000	4.375%	\$ 10,609.35		\$ -

Outstanding at September 30, 2027 \$ 7,320,000

**Debt Service Fund - Series 2024 Bonds (Refinanced Series 2013) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 300	\$ 98	\$ 394	\$ 354
Revenue Account	\$ 5,000	\$ 2,372	\$ 9,488	\$ 8,539
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 450,337	\$ 366,969	\$ 450,337	\$ 450,337
Interfund Transfers In	\$ -	\$ 3,229	\$ 3,229	\$ -
Total Revenue and Other Sources	\$ 455,637	\$ 372,668	\$ 463,448	\$ 459,231
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 165,000	\$ -	\$ 165,000	\$ 175,000
Interest Expense				
Series A Bonds	\$ 256,750	\$ 128,375	\$ 256,750	\$ 248,500
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ 29,461	\$ -	\$ 29,461	\$ 29,461
Interfund Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 451,211	\$ 128,375	\$ 451,211	\$ 452,961
Net Increase/(Decrease) in Fund Balance	\$ 4,426	\$ 244,293	\$ 12,237	\$ 6,269
Fund Balance - Beginning	\$ 279,598	\$ 279,598	\$ 279,598	\$ 291,834
Fund Balance - Ending	\$ 284,024	\$ 523,891	\$ 291,834	\$ 298,104

Restricted Fund Balance:

Reserve Account Requirement	\$ 10,000
Restricted for November 1, 2027 Interest Payment	\$ 119,875
Total - Restricted Fund Balance:	\$ 129,875

Assessment Comparison				
Description	Number of Units	Fiscal Year 2026	Yearly Savings in FY 2026 and Future Years	Fiscal Year 2027 (Reflects Savings)
SF - 52'	69	\$ 960.09	\$ 269.29	\$ 960.09
SF - 62'	82	\$ 1,556.30	\$ 436.52	\$ 1,556.30
SF - 76'	62	\$ 2,563.80	\$ 719.10	\$ 2,563.80
SF - 90'	7	\$ 2,451.01	\$ 747.47	\$ 2,451.01
Multi-Family	96	\$ 837.10	\$ 234.79	\$ 837.10
Total:	316			

The Series 2024 Bonds are a refinance of the Series 2013 Bonds - The Assessment Rates have been reduced to reflect the yearly Savings

Flow Way Community Development District
Debt Service Fund - Series 2024 Bonds (Refinanced Series 2013) - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
Par Amount Issued:	\$ 5,295,000	5.00%			
11/1/2024		5.00%	\$ 31,622.92		
5/1/2025	\$ 160,000		\$ 132,375.00	\$ 323,998	\$ 5,135,000
11/1/2025		5.00%	\$ 128,375.00		
5/1/2026	\$ 165,000		\$ 128,375.00	\$ 421,750	\$ 4,970,000
11/1/2026		5.00%	\$ 124,250.00		
5/1/2027	\$ 175,000		\$ 124,250.00	\$ 423,500	\$ 4,795,000
11/1/2027		5.00%	\$ 119,875.00		
5/1/2028	\$ 185,000		\$ 119,875.00	\$ 424,750	\$ 4,610,000
11/1/2028		5.00%	\$ 115,250.00		
5/1/2029	\$ 190,000		\$ 115,250.00	\$ 420,500	\$ 4,420,000
11/1/2029		5.00%	\$ 110,500.00		
5/1/2030	\$ 205,000		\$ 110,500.00	\$ 426,000	\$ 4,215,000
11/1/2030		5.00%	\$ 105,375.00		
5/1/2031	\$ 210,000		\$ 105,375.00	\$ 420,750	\$ 4,005,000
11/1/2031		5.00%	\$ 100,125.00		
5/1/2032	\$ 220,000		\$ 100,125.00	\$ 420,250	\$ 3,785,000
11/1/2032		5.00%	\$ 94,625.00		
5/1/2033	\$ 235,000		\$ 94,625.00	\$ 424,250	\$ 3,550,000
11/1/2033		5.00%	\$ 88,750.00		
5/1/2034	\$ 250,000		\$ 88,750.00	\$ 427,500	\$ 3,300,000
11/1/2034		5.00%	\$ 82,500.00		
5/1/2035	\$ 260,000		\$ 82,500.00	\$ 425,000	\$ 3,040,000
11/1/2035		5.00%	\$ 76,000.00		
5/1/2036	\$ 275,000		\$ 76,000.00	\$ 427,000	\$ 2,765,000
11/1/2036		5.00%	\$ 69,125.00		
5/1/2037	\$ 290,000		\$ 69,125.00	\$ 428,250	\$ 2,475,000
11/1/2037		5.00%	\$ 61,875.00		
5/1/2038	\$ 300,000		\$ 61,875.00	\$ 423,750	\$ 2,175,000
11/1/2038		5.00%	\$ 54,375.00		
5/1/2039	\$ 320,000		\$ 54,375.00	\$ 428,750	\$ 1,855,000
11/1/2039		5.00%	\$ 46,375.00		
5/1/2040	\$ 335,000		\$ 46,375.00	\$ 427,750	\$ 1,520,000
11/1/2040		5.00%	\$ 38,000.00		
5/1/2041	\$ 350,000		\$ 38,000.00	\$ 426,000	\$ 1,170,000
11/1/2041		5.00%	\$ 29,250.00		
5/1/2042	\$ 370,000		\$ 29,250.00	\$ 428,500	\$ 800,000
11/1/2042		5.00%	\$ 20,000.00		
5/1/2043	\$ 390,000		\$ 20,000.00	\$ 430,000	\$ 410,000
11/1/2043		5.00%	\$ 10,250.00		
5/1/2044	\$ 410,000		\$ 10,250.00	\$ 430,500	\$ -
	\$ 5,295,000		\$ 3,113,748	\$ 8,408,748	

Outstanding at September 30, 2027 \$ 4,795,000

Prepared by:
JPWard Associates, LLC

Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2027

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	FY 2027
Series 2024 Refinanced Bonds - (Series 2013 Bonds - Phase 1 and 2)							
SF - 52'	69	\$ 1,845.00	\$ 1,845.00	\$ 960.09	\$ 960.09	\$ 2,805.09	\$ 2,805.09
SF - 62'	82	\$ 1,845.00	\$ 1,845.00	\$ 1,556.30	\$ 1,556.30	\$ 3,401.30	\$ 3,401.30
SF - 76'	62	\$ 1,845.00	\$ 1,845.00	\$ 2,563.80	\$ 2,563.80	\$ 4,408.80	\$ 4,408.80
SF - 90'	7	\$ 1,845.00	\$ 1,845.00	\$ 2,451.01	\$ 2,451.01	\$ 4,296.01	\$ 4,296.01
Multi-Family	96	\$ 1,845.00	\$ 1,845.00	\$ 837.10	\$ 837.10	\$ 2,682.10	\$ 2,682.10
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,845.00	\$ 1,845.00	\$ 1,313.66	\$ 1,313.66	\$ 3,158.66	\$ 3,158.67
Partial Phase buydown	28	\$ 1,845.00	\$ 1,845.00	\$ 1,492.80	\$ 1,492.80	\$ 3,337.80	\$ 3,337.80
SF - 76'							
Partial Phase buydown	11	\$ 1,845.00	\$ 1,845.00	\$ 3,745.36	\$ 3,745.36	\$ 5,590.36	\$ 5,590.37
Partial Phase buydown	12	\$ 1,845.00	\$ 1,845.00	\$ 3,901.42	\$ 3,901.42	\$ 5,746.42	\$ 5,746.42
SF - 90'	18	\$ 1,845.00	\$ 1,845.00	\$ 3,866.11	\$ 3,866.11	\$ 5,711.11	\$ 5,711.12
SF - 100'	17	\$ 1,845.00	\$ 1,845.00	\$ 4,066.15	\$ 4,066.15	\$ 5,911.15	\$ 5,911.15
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,845.00	\$ 1,845.00	\$ 1,398.88	\$ 1,398.88	\$ 3,243.88	\$ 3,243.88
SF - 62'	31	\$ 1,845.00	\$ 1,845.00	\$ 2,184.02	\$ 2,184.02	\$ 4,029.02	\$ 4,029.02
MF - Esplanade	30	\$ 1,845.00	\$ 1,845.00	\$ 1,178.68	\$ 1,178.68	\$ 3,023.68	\$ 3,023.68
MF - Vercelli	56	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,845.00	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 3,285.78	\$ 3,285.78
SF - 62'	52	\$ 1,845.00	\$ 1,845.00	\$ 2,176.05	\$ 2,176.05	\$ 4,021.05	\$ 4,021.05
SF - 76'	24	\$ 1,845.00	\$ 1,845.00	\$ 3,538.95	\$ 3,538.95	\$ 5,383.95	\$ 5,383.95
MF - Vercelli	46	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,845.00	\$ 1,845.00	\$ 1,782.60	\$ 1,782.60	\$ 3,627.60	\$ 3,627.60
SF - 62'	44	\$ 1,845.00	\$ 1,845.00	\$ 2,690.48	\$ 2,690.48	\$ 4,535.48	\$ 4,535.49
SF - 76'	25	\$ 1,845.00	\$ 1,845.00	\$ 4,425.12	\$ 4,425.12	\$ 6,270.12	\$ 6,270.13
MF - Esplanade	14	\$ 1,845.00	\$ 1,845.00	\$ 1,370.23	\$ 1,370.23	\$ 3,215.23	\$ 3,215.24
MF - Vercelli	2	\$ 1,845.00	\$ 1,845.00	\$ 1,236.39	\$ 1,236.39	\$ 3,081.39	\$ 3,081.39
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 62'	29	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 76'	23	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (Phase 8)	72	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Vercelli	64	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (phase 7)	36	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
Total:	311						
Total Debt Units	1150						
Total General Fund Units	1184						

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
March 2026**

Board Meeting

March 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

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I. PURPOSE

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

II. CURRENT OPERATIONS

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

1. Landscape Maintenance	4
2. Entrance Maintenance.....	6
3. Lake Maintenance	6
4. Irrigation Pump House.....	7
5. External Preserves	12
6. Cane Toad	16

1. Landscape Maintenance

- Due to early February cold weather, annuals at the front entrance and select plantings were covered with freeze tarp to prevent frost damage and leaf drop.
- The new annual rotation was completed during the last week of February, including installation of 17,000 annuals with fresh potting soil.
- Turf at the front entrance is scheduled for fertilization at the end of March to promote spring growth and enhance color ahead of the rainy season.

Majool palms are scheduled for their annual trunk injection at the end of March as a preventative treatment for lethal yellowing and whitefly.

- All plantings and palms are being monitored for overall health and seasonal stress recovery.



(1) Oak leaves clogging the fountain motor impeller



(2) Newly installed annuals at the front entrance



(3) Newly installed annuals at the front entrance

2. Entrance Maintenance

- The front entrance fountains continue to experience clogging due to oak leaf accumulation impacting the pump impellers.
- Service frequency has been increased to allow for more frequent cleaning.
- The District continues coordinating with the vendor to maintain the impeller and filtration systems.
- CDD staff continues to actively monitor fountain performance.
- The remaining lighting was removed during the first week of February.



(4) Newly installed annuals at the front entrance

3. Lake Maintenance

Weeds Shoreline

- All CDD lakes were treated for torpedo grass and other shoreline weeds.
- The entire flowway canal was treated for torpedo grass and shoreline weeds.

Algae

- Lake 27 was treated for minor surface algae.
- Lake dye was applied to all lakes district wide.

Aquatic Vegetation

- Spatterdock was treated in Lakes 5B, 9, and flowway canal.
- Lakes 12 and 22 were treated for submerged vegetation.
- Submerged vegetation in Lake 27 was physically raked and removed.

Additional Maintenance

- One additional service visit was completed on 2/26.
- Additional littoral plants were installed in the wetland area of Lake 11.
- Landscape debris was removed from the southern end of the flowway canal (golf course side).

CDD staff is actively evaluating solutions for the littoral shelf near Lake 11, including:

- Expanded irrigation
- Additional littoral plantings
- Supplemental plant material

The District is also working with a consultant to develop comprehensive enhancement concepts for the area.

Proposals have been approved for the Fiscal Year 2026 Lake Bank Restoration Program, including:

- Lakes 7, 22, 23, and 14
- Fill slope repairs
- Geo-socks installation
- Riprap stabilization
- Supplemental littoral plantings

A purchase order has been issued, and work is scheduled to begin mid-March.

Lake 11 Improvements

- CDD staff met with aquatic vendor and performed an analysis of the existing Lake 11 littoral shelf drainage and flora conditions.

Considering recent littoral and landscape improvements made in and around the lake, we have outlined the options below for making additional improvements.

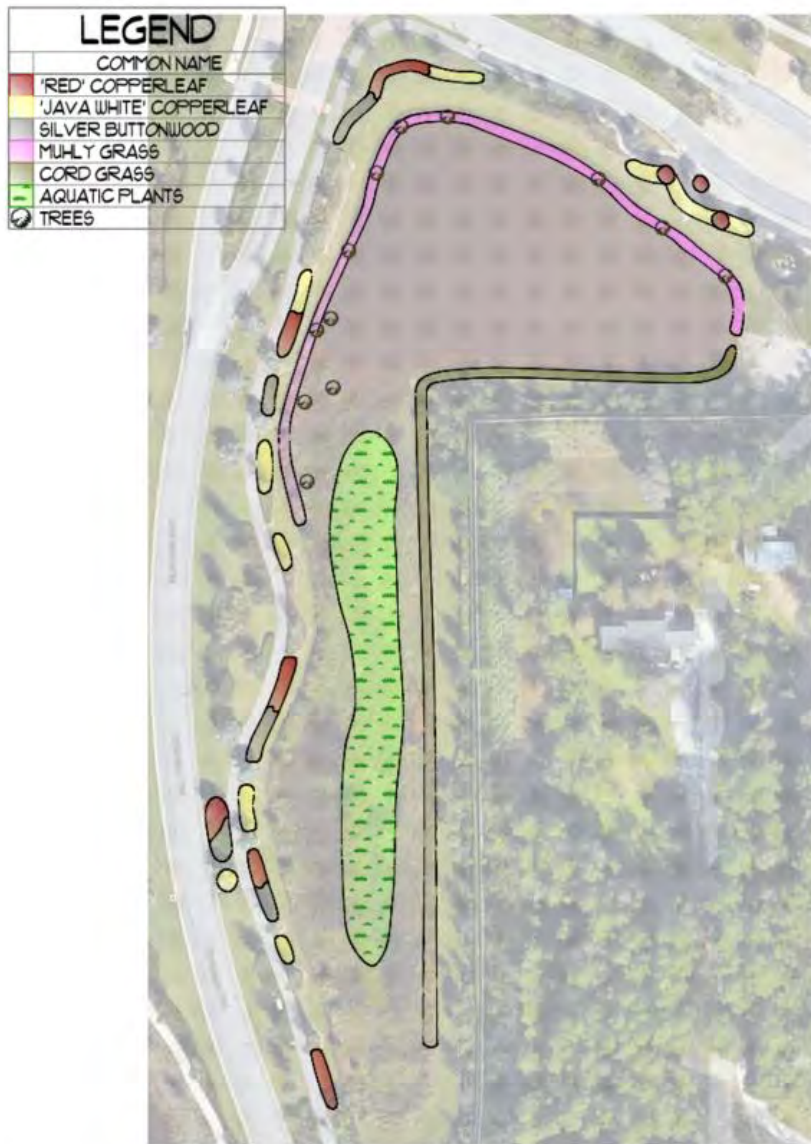
<u>Lake Improvements Options</u>	<u>Pros</u>	<u>Cons</u>	<u>Ballpark Costs*</u>
0. Nothing	Cheap	Visually unappealing	\$0
1. Add Littorals (weather tolerant)	Better Looking (both community & adjacent residents)	May die from unexpected weather conditions	\$50k
1&2. Littorals**, Perimeter Landscaping & Irrigation	Addresses views from residents and adjacent houses	-Costly -May still struggle if weather conditions not optimal	TBD
2. Add Landscape (adjacent to roadways)	Better Looking (community only)	Not addressing adjacent resident complaints	\$75k
3. Excavate Lake (subject to permitting)	Best Visually appealing	Excessive Blasting not an option / Expensive (special assessment)	\$3M - \$5M
4. Relocate Lake fill in to create open space, park	Visually appealing	No CDD/HOA land is readily available for proposed lake.	\$\$\$\$ (potentially more than Option 3 of \$3M - \$5M)

5. Install Weir & Pump Lake	Lake View	No permittable	\$\$\$
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*each option includes on-going maintenance (replacement of littorals, lake bank regrading, etc.)

** potential for collaboration with landscape architect and Audubon for design

Option 1&2 Concept Plan



Course: ESPLANADE CDD Hole#: LAKE #11 BUFFER	Landscape Design by: Club Care Inc 
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4. Irrigation Pump House

IRRIGATION USE TABLE

(for reference and confirmation of permit conditions)

	FW LA SWP 1, 2	FW golf SWP 3,4,5	PW1	PW2	(mg)
25-Jan					
feb					
mar					
apr					
may					
jun	0	0	0	0	
jul	14.3	10.8	0	0	
aug	13.7	12.2	0	0	
sep	23.3	13	0	0	
oct	23.4	13.3	6.5	17.3	
nov	23.1	16.5	13	17.3	
25- Dec	25.2 123	8.6 74.4	13	8	
26-Jan	15.8	13.2	18.5	12.8	
feb	18.4	9.6	21.96	10.8	
march	5.8	7.9	as of 10-Mar		

5. External Preserves

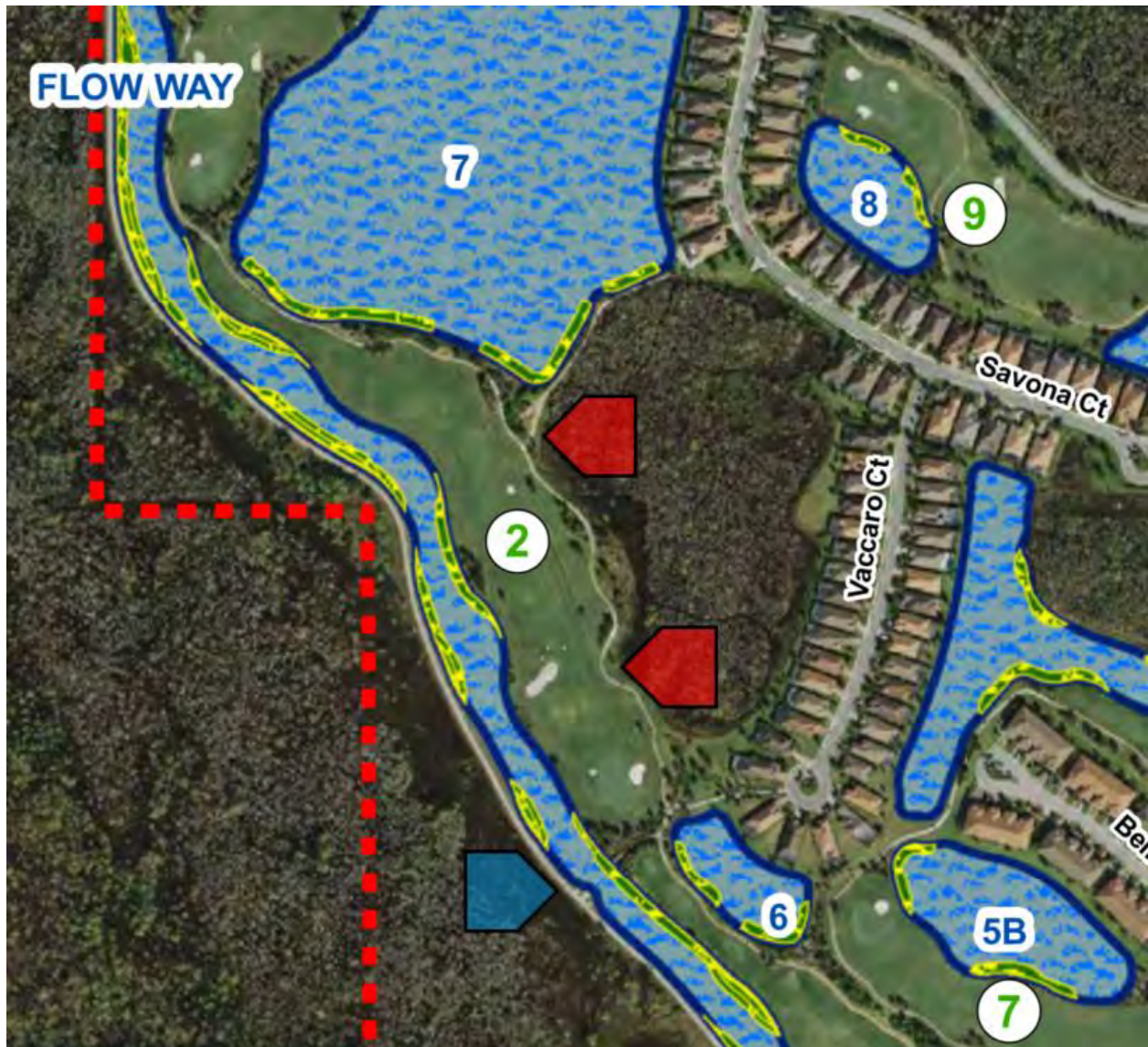
The District continues monitoring internal preserves along the east side near Collier Boulevard where construction is ongoing. A new chain-link fence has been installed along the property boundary line.

- Quarterly preserve maintenance was completed this month.
- Areas near the quarry requiring chain-link fencing and a gate have been identified. The District is coordinating with the HOA and awaiting approval and further direction.
- A proposal for coyote trapping methods has been received. Staff is awaiting further instruction from the District.
- Annual external preserve maintenance is scheduled to begin the first week of March.



(5) Newly installed fence at the hatcher internal preserves

Coyote Monitoring Program



Map Legend

Red Markers - Monitoring & Control Stations

Strategically placed devices positioned along known wildlife travel routes to intercept coyote movement away from homes and public areas.

Blue Marker - Primary Travel Corridor

Frequently used crossing point where coyotes enter and exit the area. This location is monitored closely to track activity patterns.

Remote Monitoring

All stations are equipped with cellular cameras to confirm activity and provide real-time alerts for prompt response.

Program Overview

This program uses monitoring equipment and targeted nighttime response to reduce coyote activity within the community. Behavior-based attractants are used after hours to guide activity into controlled areas, limiting random movement through residential spaces. All operations are conducted discreetly, safely, and in full compliance with Florida Fish and Wildlife Conservation Commission (FWC) regulations.

Coyote Monitoring

- Trapping and camera monitoring continued throughout February.
- Cameras were rotated across identified travel corridors and choke points.
- No coyotes were recorded during this period.
- Other wildlife observed included raccoons, opossums, armadillos, and feral hogs.

At the request of the HOA, the CDD has placed the coyote program on hold until further instruction.

6. Cane Toad

Cane Toad Monitoring

- Seasonal breeding escalation was evident in February.
- Nine (9) larvae strands were removed from select water bodies.
- Early-stage tadpole concentrations were collected during shoreline service.

February Totals:

- Larvae Strands Removed: 9
- Tadpoles Removed: Approximately 30-55
- Baby Toads: 0
- Adult Toads: Approximately 200-220

III. CAPITAL PROJECTS

- i. 2026 Lake Bank Restoration (March start date)
 - Lake 14
 - Lake 22
 - Lake 23



IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Continue monitoring lake levels and adjusting for irrigation output as needed.
- Ongoing FY 2026 capital coordination for Lake Bank restoration. Purchase order was issued, waiting on start date.
- Coordinate with the external preserve vendor on the start date for annual maintenance.
- Begin preparations for a mulch freshen-up scheduled for early spring.
- Follow up with the fountain vendor regarding new nozzles for the east fountain.
- Continue monitoring lake banks for erosion.
- Monitor the new littoral installation planned for early spring.
- Follow up on the status of the fence permit near the Quarry. Permit is in for review.

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)
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection - Add Application Type

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

*Additional Collier County permits completed, available upon request.

V. ENGINEER'S REPORT COMPLETE

By: _____
 By: James Messick, P.E.
 District Engineer

State of Florida Registration No. 70870

Flow Way

Community Development District

Financial Statements
February 28, 2026

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

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Flow Way Community Development District

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**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds							Capital Project Fund		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets		
Assets												
Cash and Investments												
General Fund												
Truist - Checking Account	\$ 479,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479,262
FMIT - Investment Account	1,773,979	-	-	-	-	-	-	-	-	-	-	1,773,979
Debt Service Fund												
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	479,297	305,474	455,789	282,912	651,158	546,584	-	-	-	-	2,721,214
Prepayment Account	-	487	192	866	1,615	198	-	-	-	-	-	3,358
General Redemption Account	-	-	2,826	-	-	-	-	-	-	-	-	2,826
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	-	7
Accounts Receivable												
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,689,359	-	-	3,689,359
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,055,641	-	-	22,055,641
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316
Total Assets	\$ 2,253,241	\$ 724,666	\$ 468,941	\$ 630,155	\$ 402,902	\$ 906,112	\$ 556,584	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ 47,267,922	

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	General Fund		Debt Service Funds					Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024					
Liabilities													
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	90,000	-	-	90,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	125,000	-	-	125,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	190,000	-	-	190,000	
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000	
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	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000	
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	152,054	-	-	-	152,054	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 25,745,000	\$ -	\$ 25,897,054	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316	
Fund Balance													
Restricted													
Beginning: October 1, 2025 (Unaudited)	-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	-	2,778,705	
Results from Current Operations	-	87,288	68,891	108,360	69,550	150,731	276,987	(3,201)	-	-	-	758,607	
Unassigned													
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	
Allocation of Fund Balance													
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	384,489	
Extraordinary Capital/Operations	592,667	-	-	-	-	-	-	-	-	-	-	592,667	
Results from Current Operations	1,276,085	-	-	-	-	-	-	-	-	-	-	1,276,085	
Total Fund Equity and Other Credits	\$ 2,253,241	\$ 724,666	\$ 468,941	\$ 630,155	\$ 402,902	\$ 906,112	\$ 556,584	\$ (152,048)	\$ -	\$ 15,580,316	\$ -	\$ 21,370,868	
Total Liabilities, Fund Equity and Other Credits	\$ 2,253,241	\$ 724,666	\$ 468,941	\$ 630,155	\$ 402,902	\$ 906,112	\$ 556,584	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ -	\$ 47,267,922	

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	5,360	16,575	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	69,105	1,977,531	2,184,483	91%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	-	122,450	0%
Total Revenue and Other Sources:	\$ 74,465	\$ 1,994,251	\$ 2,219,555	90%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	4,000	12,000	33%
Executive				
Professional Management	3,767	18,833	45,200	42%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	7,292	17,500	42%
Assessment Roll Services	1,458	7,292	17,500	42%
Arbitrage Rebate Services	1,000	1,000	3,000	33%
Other Contractual Services				
Legal Advertising	-	557	3,500	16%
Trustee Services	-	12,523	25,993	48%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,562	15,500	229%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	250	3%
Computer Services - Website Development	1,200	1,200	2,400	50%
Insurance	-	23,116	22,608	102%
Printing & Binding	-	-	1,600	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	1,830	7,940	40,000	20%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	2,130	5,520	-	0%
Other General Government Services				
Engineering Services - General Fund	3,271	10,789	57,000	19%

Prepared by:

JWARD and Associates, LLC

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	3,793	11,406	30,000	38%
Consumptive Use Permit Monitor	1,800	1,800	15,000	12%
Utility Services				
Electric - Pump Station	3,445	14,940	46,000	32%
Electric - Recharge Pumps	2,533	12,138	2,000	607%
Repairs and Maintenance				
Pump Station and Wells	6,384	78,788	30,000	263%
Recharge Pumps	-	360	4,000	9%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	6,300	0%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	-	36,000	0%
Northern Preserve Area 1	-	-	63,800	0%
Northern Preserve Area 2	-	-	106,300	0%
Contingencies	-	3,071	4,900	63%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	1,754	10,337	50,000	21%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	67,880	188,000	36%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	14,575	43,000	34%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	3,135	18,420	35,000	53%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	4,375	4,375	60,000	7%
Contingencies	-	-	15,840	0%

Prepared by:

JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	2,725	2,000	136%
Lake Bank Restorations	-	-	187,000	0%
Contingencies	1,956	3,329	32,470	10%
Landscaping Services				
Professional Services				
Asset Management	2,962	14,928	40,000	37%
Utility Services				
Potable Water - Fountains	211	682	3,700	18%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	13,138	65,688	178,000	37%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	946	7,376	35,000	21%
Mulch Installation	-	9,997	33,000	30%
Annuals	6,701	46,760	80,000	58%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	1,495	4,769	20,000	24%
Irrigation System	1,395	5,881	6,000	98%
Bridge & Roadway - Main Entrance	4,422	5,272	18,000	29%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	327	4,200	8%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay - Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Capital Outlay - Landscaping	-	-	40,000	0%
Capital Outlay - Contingencies & CEI	326	910	16,150	6%
Reserve Allocations				
District Asset Restoration	17,556	87,779	210,670	42%
Total Expenditures and Other Uses:	\$ 111,929	\$ 718,166	\$ 2,219,555	32%
Net Increase/ (Decrease) in Fund Balance	(37,464)	1,276,085	-	
Fund Balance - Beginning	2,273,149	889,376	889,376	
Current Reserve Allocation	17,556	87,779	210,670	
Fund Balance - Ending	\$ 2,253,241	\$ 2,253,241	\$ 210,670	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	727	3,881	10,405	37%
Prepayment Account	1	8	-	0%
Revenue Account	1,380	6,062	15,089	40%
Special Assessment Revenue				
Special Assessments - On-Roll	8,429	241,209	273,784	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources:	\$ 10,538	\$ 251,160	\$ 281,367	89%
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)	-	78,872	155,938	51%
Total Expenditures and Other Uses:	\$ -	\$ 163,872	\$ 240,938	68%
Net Increase/ (Decrease) in Fund Balance	10,538	87,288	40,429	
Fund Balance - Beginning	714,127	637,377	637,377	
Fund Balance - Ending	\$ 724,666	\$ 724,666	\$ 677,806	

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

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	123	0%
Reserve Account	477	2,542	6,815	37%
Prepayment Account	1	3	-	0%
Revenue Account	872	3,585	9,157	39%
General Redemption Account	8	44	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	7,134	204,160	231,388	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources:	\$ 8,492	\$ 210,335	\$ 232,437	90%
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)	-	71,444	141,094	51%
Total Expenditures and Other Uses:	\$ -	\$ 141,444	\$ 211,094	67%
Net Increase/ (Decrease) in Fund Balance	8,492	68,891	21,343	
Fund Balance - Beginning	460,449	400,050	400,050	
Fund Balance - Ending	\$ 468,941	\$ 468,941	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	515	2,749	7,390	37%
Revenue Account	1,297	5,214	13,263	39%
Special Assessment Revenue				
Special Assessments - On-Roll	11,531	329,974	374,564	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	352	1,876	-	0%
Total Revenue and Other Sources:	\$ 13,695	\$ 339,814	\$ 370,713	92%
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)	-	111,453	220,296	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 231,453	\$ 340,296	68%
Net Increase/ (Decrease) in Fund Balance	13,695	108,360	30,417	
Fund Balance - Beginning	616,460	521,795	521,795	
Fund Balance - Ending	\$ 630,155	\$ 630,155	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	352	1,876	5,028	37%
Revenue Account	804	3,158	8,380	38%
Special Assessment Revenue				
Special Assessments - On-Roll	7,822	223,842	254,231	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 8,978	\$ 228,876	\$ 251,007	91%
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)	-	77,450	153,300	51%
Intragovernmental Transfers Out	352	1,876	-	0%
Total Expenditures and Other Uses:	\$ 352	\$ 159,326	\$ 233,300	68%
Net Increase/ (Decrease) in Fund Balance	8,626	69,550	17,707	
Fund Balance - Beginning	394,276	333,352	333,352	
Fund Balance - Ending	\$ 402,902	\$ 402,902	\$ 351,059	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	7	0%
Reserve Account	757	4,037	10,822	37%
Prepayment Account	1	3	-	0%
Revenue Account	1,852	7,431	18,090	41%
Special Assessment Revenue				
Special Assessments - On-Roll	16,980	485,892	551,562	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources:	\$ 19,589	\$ 497,363	\$ 544,398	91%
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)	-	161,633	319,843	51%
Total Expenditures and Other Uses:	\$ -	\$ 346,633	\$ 504,843	69%
Net Increase/ (Decrease) in Fund Balance	19,589	150,731	39,555	
Fund Balance - Beginning	886,522	755,381	755,381	
Fund Balance - Ending	\$ 906,112	\$ 906,112	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	158	300	53%
Revenue Account	1,559	5,233	5,000	105%
Special Assessment Revenue				
Special Assessments - On-Roll	13,864	396,741	450,337	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources:	\$ 15,453	\$ 405,362	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	165,000	0%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	128,375	256,750	50%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 128,375	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	15,453	276,987	4,426	
Fund Balance - Beginning	541,132	279,598	279,598	
Fund Balance - Ending	\$ 556,584	\$ 556,584	\$ 284,024	

**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

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

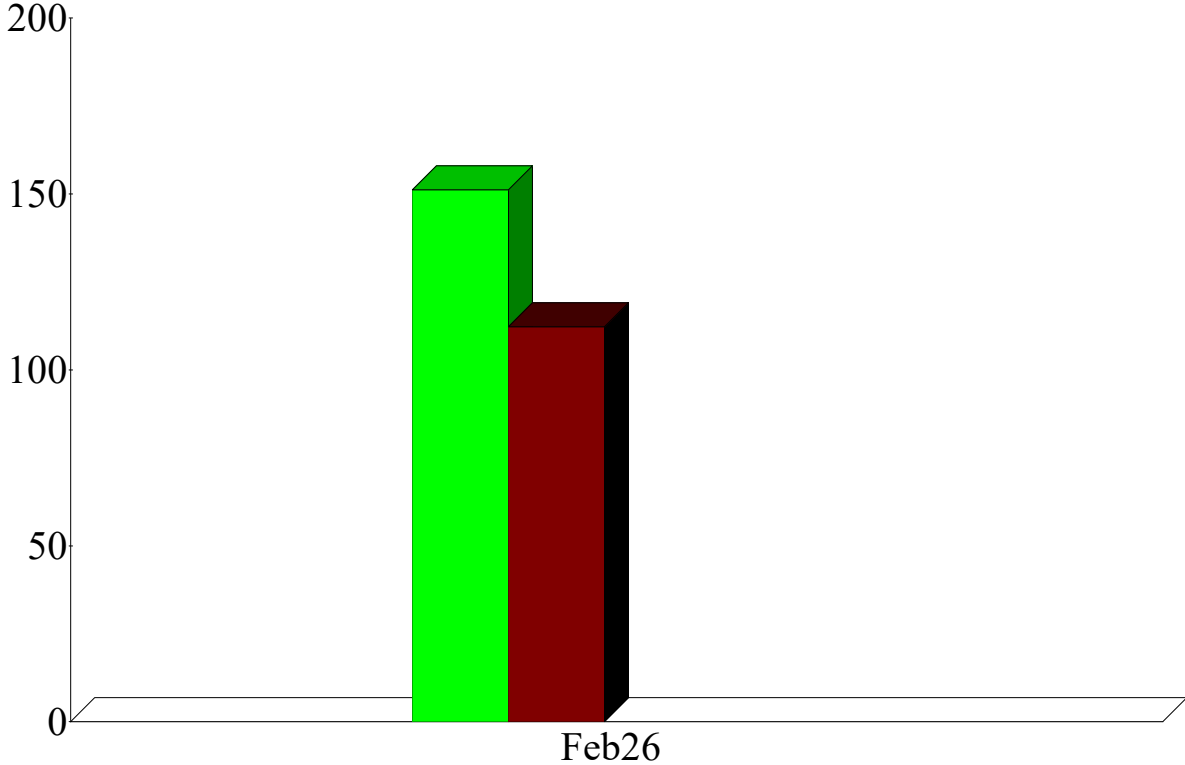
Flow Way Community Development District

Income and Expense by Month

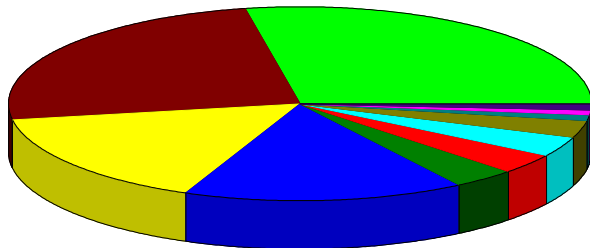
February 2026



\$ in 1,000's



Expense Summary February 2026



5790000 · Landscaping Service	28.14%
5384650 · Lake, Lake Bank & Li	24.68
5370000 · Community Wide Irrig	15.99
9099000 · Reserve Allocations	15.64
5140000 · Legal Services	3.53
5130000 · Financial and Administ	3.49
5120000 · Executive	3.35
5190000 · Other General Governn	2.91
5134100 · Communicatons & Frei	1.07
5110000 · Legislative	0.89
5810000 · Interfund Transfer Out	0.31
Total	\$112,280.51

By Account