

Flow Way

Community Development District

*Meeting Agenda
October 23, 2025*

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

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m06e09e15906d2975807842c166c36e3d>

✓ Phone: (408) 444-9388 Code: 2333 751 6472 Event Password Jpward

OCTOBER, 2025

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AGENDA

1. Call to Order & Roll Call

2. Minutes:

- I. June 19, 2025 - Regular Meeting.

Pages 5-15

3. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Flow Way Community Development District amending the existing Agreement with Calvin, Giordano & Associates, Inc., with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date.

Pages 16-28

4. Staff Reports.

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

- a) Legislative updates Memorandum - dated June 30, 2025.

Pages 29-32

- b) Litigation updates.

- II. District Engineer - Calvin, Giordano & Associates

- a) Engineer's Report.

Pages 33-51

- I. **Current Operations:**

1. Landscaping - Lake 11.
2. Entrance Maintenance.
3. Lake Maintenance.
4. Cane Toad Program.
5. Irrigation Pump House.
6. External Preserve Compliance update.
7. Fire Management Plan.

- II. **Capital Projects**

- i. Lake Bank Restoration 2025.

- III. **Future Asset Maintenance Items**

- b) Corrective Actions.

- III. District Manager

- a) Discussion of December 18, 2025, Meeting

- b) Future Series Bonds Issuance Refinancings - Series 2015 Bonds (11/2025)

- c) Special District Reporting: Goals and Objectives for Fiscal Year 2026 **Pages 57-62**

- d) Reminder: Ethics Training - Due by December 31, 2025.

Pages 62-63

- e) Fiscal Year 2027 Budget Process

- f) Financial Statements for the period ending July 31, 2025 (unaudited).

- g) Financial Statements for the period ending August 31, 2025 (unaudited).

- h) Financial Report for the period ending September 30, 2025 (unaudited).

Pages 64-114

5. Supervisors Requests.

6. Public Comments

7. Adjournment

AGENDA

Meeting Schedule - FY 2026

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

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

Item 2: June 19, 2025 - Regular Meeting.

Item 3: Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc., with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date.

Item 4: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, June 19, 2025, at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119. It began at 1:00 p.m. and was presided over by Zack Stamp, Chairperson, with James P. Ward as Secretary.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager
Jimmy Messick	District Engineer
Richard Freeman	District Engineer
Michael Pawelczyk	District Counsel
Bob Adams	

Audience:

Tom Coffey

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

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

Mr. Ward indicated the notice of advertisement for the public hearings were included in the Agenda packet; no action was required of the Board.

THIRD ORDER OF BUSINESS**Public Comments**

Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to speak on items on the agenda during that item and will be announced by the Chairperson.

Chairperson Stamp reviewed public comment protocols.

FOURTH ORDER OF BUSINESS**Consideration of Minutes****May 15, 2025 - Regular Meeting Minutes**

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

On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the May 15, 2025 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward noted the District began the budget process a couple of months ago regarding adoption of the Fiscal Year 2026 budget. He explained the Public Hearing process noting there were two public hearings, the first related to the budget itself and the second setting into place the assessment rate. He reported the assessment rate was the same as it was the prior year, \$1,845 dollars per unit per year, generating the same amount of revenue. He stated he believed this year the requirements for the preserves would be met, and it would be the last year of the HOA's contribution to the preserves. He reported overall costs had not changed much; the one thing which was a big help was the addition of funds to the reserve account in fiscal year 2026. He noted the estimated amount of the contribution to the reserves would be \$210,670 dollars; by the end of next year the cash reserves were expected to be \$920,000 dollars total, some of which would be allocated to the reserve account, and the balance would be allocated to the operating account. He said the lake bank restoration program would be completed this year, one year ahead of schedule. He stated as such, the District would be looking ahead to the next capital program determining what needed to be done next according to the report done by the District Engineer.

Mr. Bhatla asked a question about the lake bank restoration program.

Mr. Ward: My recollection is, we were on target with all our projections over the last three years. We've experienced, obviously, some challenges this year since we had one lake bank that had significant damage to it as a result of the hurricane last year, but we overcame that, and I don't see any rocky roads going into next year with our lake bank restoration program. I think overall, Jimmy and his team are here today, and I think we've done a very good job with the lake bank restoration program.

I. FISCAL YEAR 2026 BUDGET**I. Public Comment and Testimony**

Chairperson Stamp asked if there were any questions or comments.

Mr. Tom Coffey stated (indecipherable).

Chairperson Stamp noted the District would discuss that matter in more detail in a little while. He asked if there were any additional comments.

Mr. Bhatla asked (indecipherable). He asked if a baseline could be established.

Mr. Jimmy Messick responded there was no required depth required in the ponds. He said, in his opinion, the ponds were for stormwater storage only, and if sediment built up higher than control elevations then it would be a problem, but this was not the case; the sediment was much lower than the control elevations. He stated he believed some of the shallow areas in the ponds were visible at this time due to low water levels, not due to high sediment levels.

Chairperson Stamp noted last year silt had to be brought in to build up a couple of the lake's banks. He said as long as the pipes were clean, silt was not a problem.

Mr. Messick noted maintenance of the pipes continued to ensure they were operating properly.

Mr. Coffey stated (indecipherable). He said regarding the silt, it built up slowly and every year the lakes became a little less able to handle the stormwater.

Discussion continued regarding silt build up in the lakes over time; what would need to be done in the future regarding silt build up; silt originating from lake banks and running into the lakes; rip rap and Geotubing working to prevent silt from running into the lakes; and proper maintenance of the lake banks significantly slowing the buildup of silt in the lakes.

Chairperson Stamp asked if in Mr. Ward's career a lake had ever required dredging.

Mr. Ward responded in the negative; in his 23 years as a District Manager, he never had a lake which required dredging.

II. Board Comment

Chairperson Stamp asked if there were any additional questions or comments from the Board; there were none.

145 **III. Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors**
146 **adopting the Annual Appropriation and Budget for Fiscal Year 2026**
147

148 Chairperson Stamp called for a motion to approve the budget beginning October 1,
149 2025 and ending on September 30, 2026.
150

151 **On MOTION made by Ron Miller, seconded by Tom Kleck,**
152 **and with all in favor, Resolution 2025-5 was adopted, and**
153 **the Chair was authorized to sign.**

154
155 **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN**
156 **ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR**
157 **CONFLICT AND PROVIDING AN EFFECTIVE DATE**
158

159 Mr. Ward indicated this public hearing set into place the assessment rates and certified an
160 assessment roll. He stated the assessment rate was the same this year as last year.
161

162 **I. Public Comment and Testimony**
163

164 Chairperson Stamp asked if there were any public comments or questions; there were
165 none.
166

167 **II. Board Comment**
168

169 Chairperson Stamp asked if there were any Board comments or questions; there were
170 none.
171

172 **III. Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors**
173 **Imposing Special Assessments, Certifying an Assessment Roll; providing a**
174 **severability clause; providing for conflict and providing an effective date**
175

176 Chairperson Stamp called for a motion.
177

178 **On MOTION made by Ron Miller, seconded by Tom Kleck,**
179 **and with all in favor, Resolution 2025-6 was adopted, and**
180 **the Chair was authorized to sign.**

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183 **SIXTH ORDER OF BUSINESS**
184

Consideration of Resolution 2025-7

185 **Consideration of Resolution 2025-7, a resolution of the Board of Supervisors**
186 **designating dates, time, and location for regular meetings of the Board of Supervisors**
187 **for Fiscal Year 2026**
188

189 Chairperson Stamp noted the meeting dates would be the third Thursday of each month at
190 1:00 p.m. He asked if there were any questions; hearing none, he called for a motion.
191

On MOTION made by Tom Kleck, seconded by Ron Miller, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Staff Items

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

Mr. Mike Pawelczyk: I have a report about the lawsuit served against your Chairman. I did a brief memo describing it which was distributed to you late last night or early this morning. Would you like me to read it into the record?

Chairperson Stamp: Read it into the record and put it on the website please.

Mr. Pawelczyk: A memo to the Board, from myself, dated June 19th, which is today, regarding Flow Way CDD, Colosi v. Zack Stamp, et al. "On June 16, 2025, my office was served by email with a Verified Petition for Writ of Quo Warranto and Petition for Writ of Mandamus, in the case styled: STATE OF FLORIDA, et al. MICHAEL P. COLOSI v. ZACK STAMP, in his official capacity as Chairperson of the Flow Way Community Development District, DEAN BRITT, in his official capacity as Chairperson of the Quarry Community Development District, and ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC., a Florida not-for-profit corporation, case No. 11-2025CA-001290-0001-01. The case was filed by the Plaintiff, pro se without the assistance of a lawyer, in the 20th Judicial Circuit Court in and for Collier County, Florida. Petitioner appears to claim that he is acting on behalf of the State of Florida, but the Office of the Florida Attorney General has already removed itself from the e-service list. The District Manager has forwarded the Petition to Egis Insurance & Risk Advisors ("Egis"), which is evaluating the same for coverage under the Florida Insurance Alliance policy covering the Flow Way Community Development District (the CDD) and its public officers. We should hear back from Egis by the beginning of next week. With respect to the CDD, the Petition appears to seek the following relief (summary): 1. Issuance of a writ of quo warranto to remove Zack Stamp as the Chairperson of the CDD Board of Supervisors and demanding that certain actions taken by Supervisor Stamp are deemed invalid as beyond the Supervisor's authority; and 2. Issuance of a writ of mandamus mandating that Supervisor Stamp perform "ministerial and non-discretionary public duties" to providing access to the Petitioner to certain landlocked parcels, essentially to authorize the use by the Petitioner of the preserve maintenance path (referred to in the Petition as the "south dirt road") that runs through lands of the CDD, the Quarry CDD, and the Esplanade Golf & Country Club of Naples, Inc. (the "Association"). The Petitioner claims a statutory and constitutional right to access. The CDD's initial response to the Petition is due as early as July 7, 2025. We will advise you as to the assignment of the case to counsel by Egis and will keep you informed as to the status of the case as it proceeds and is defended by the assigned counsel."

Mr. Pawelczyk: That is a brief overview of it. And since it's a pending lawsuit I don't think it's something we want to discuss other than the facts as presented in the pleading which is, frankly, devoid of facts. In terms of case strategy, or how we proceed, I think it's too early to tell since the case was just filed on Monday, the 16th. Once it's assigned to counsel (indecipherable). That's why you have officers and liabilities insurance. Once that's done,

Jim, myself, and Zack will provide whatever information we need for them. In the unlikely event that this is not covered by the insurance policy, we will discuss my office either handling the initial part of the case and continuing forward with it or retaining special counsel to do so, but I don't think that's going to be an issue at this point. As I said, we should have more information by the beginning of next week. I'm in the office tomorrow afternoon or Monday; we can schedule something to go over it. If you've read through the complaint, I think you can draw your own conclusions at this point.

Mr. Miller: I admit I don't fully understand what's going on, and I don't understand what this individual wants. Maybe we can have a non-public session for legal advice?

Mr. Ward: Please, let's hold these discussions until we have an opportunity to discuss it privately.

Mr. Pawelczyk: Once counsel is assigned, those determinations will be made and presented to the Board. To answer Ron's question without talking about the lawsuit, what he wants is access to that landlocked parcel, but he wants to use the preserve area maintenance road, which, to my understanding, is only used by the various entities responsible for it to maintain those preserves. We know that from his correspondence sent to the Board prior to this petition being filed. Ron, I'll be happy to talk to you about it next week, just let me know.

Mr. Bhatla: When are we going to hear from the insurance company?

Mr. Pawelczyk: The insurance is involved because you have officers and officials liability insurance, as well as property liability insurance for CDD property, and since Supervisor Stamp is the one being sued here in his official capacity, frankly, you are obligated to turn it over to the insurance company and let them decide if it's covered, and if it's covered they will handle it and pay the attorney fees. As I indicated, we notified them earlier this week. We expect to hear from them very soon. Hopefully by Monday. As soon as we do, we will let the Board know what the status is.

II. District Engineer - Calvin, Giordano & Associates

a. Waterway Inspection Report: May 2025

b. Engineer's Report

1) Current Operations:

i. Landscaping

ii. Lake Maintenance

iii. Entrance Maintenance

iv. Irrigation Pump House

v. External Preserves Compliance update

2) Capital Projects

i. Lake Bank Restoration 2025

3) Future Asset Maintenance Items

i. Corrective Actions

Mr. Jimmy Messick discussed current operations and maintenance including palm tree maintenance, guard house maintenance, irrigation water level monitoring, lake 12 restorations, other minor lake bank repairs, lake 11 littorals, lake treatment for exotics

and algae, and floating vegetation treatment. He discussed cane toad tadpole removal from the lakes. He discussed the renewal of the water use permit until May 2030, which was obtained, and the permit modifications which would now be applied for.

Mr. Scimio asked a question about the pumps and wells.

Mr. Richard Freeman with Calvin Giordano and Associates introduced himself. He discussed the two wells used to pump water for irrigation and the third well which would be dug deeper to improve water flow. He explained two of the wells would be used regularly and one of the three wells would be kept as an emergency backup well.

Discussion continued regarding the wells, and how much water was pumped daily from the wells.

Mr. Ward: I think it's a big "if" on whether or not we will get a permit from South Florida Water Management District on the third well itself. Although that is the plan we are working on, before we make any representations about this, we haven't submitted the permit at this point in time. There have been no decisions made as to when that will be done. We are in the process of doing that. Once we get into permitting and we figure out where we are going to be, then we will be in a better position to advise the Board about what we can and cannot do. These detailed questions are not able to be answered at this point in time. Our permit capacity is roughly 375 million gallons a year; pumping capacity, we report on that monthly. These are not daily limits, and I do not remember if they are monthly limits, or six months or what. We know what we can pump on a daily basis, 1.6 million gallons.

Mr. Scimio: During the rainy season you don't have to pump all that water, so the rest of the annual limitation could be saved and used, up to our maximum amount of water, during the dry season.

Mr. Ward: Correct.

Mr. Miller: What about the possibility of digging the two existing wells deeper so we wouldn't need to dig a third well?

Mr. Ward: That is a subject that I've thought about, but I haven't talked to Jimmy or Richard about it.

Mr. Bhatla asked what the question was.

Mr. Ward explained the wells were 65 feet and 75 feet deep, which caused issues this year with water capacity. He stated whether these wells could be drilled deeper had not been evaluated yet. He said he felt this was a big issue from a mechanical basis, but the discussion needed to be held.

Mr. Miller stated if it was cheaper to do or easier to obtain the necessary permit modifications, it should be considered as opposed to a third well.

Mr. Ward stated the third well was being contemplated because a few years ago one of the wells failed, and there was only one well for the entire community, which was a huge problem, so the concept of a third well was for a backup well only which would never be used unless one of the other two wells went down. He said he believed the third well concept should be pursued and the CDD should see what happens with the permit, after which it could make better decisions regarding what could or should be done. He noted the money was in the budget for the third well.

Chairperson Stamp explained when the residents took over the CDD Board, it was discovered that the developer, Taylor Morrison, had basically been doing no maintenance on anything, and the well was just clogged. He noted it was able to be cleared.

Mr. Messick continued his report. He stated the maintenance of preserve area 2 and 1 (the northernmost preserve areas) was completed; the environmentalist would evaluate these areas in July and then the maintenance would be complete for year two of three years.

Discussion ensued regarding a fire in the area and whether it reached the preserve area; it was believed it did not reach the preserve area.

Chairperson Stamp noted if the CDD ever decided to do a controlled burn plenty of notice would be given to the community.

Discussion ensued regarding controlled burns versus cutback of material; and the use of cutting back materials to prevent overgrowth.

Mr. Messick said the CDD did have controlled burn options if necessary. He discussed the last few maintenance items including lake bank restoration on lake 12, and sod installation.

Chairperson Stamp noted discussions with the HOA regarding plantings along lake 11 were being held; no decisions had been reached.

Mr. Miller asked (indecipherable).

Mr. Ward: Richard and Bob were kind enough to get a plan together of what to do and it was provided to the HOA. Mr. Kupstas provided some comments. We are waiting to hear back from them regarding whether they like or don't like the plan. They've got to maintain it, so the thought process is to make sure they are in on the take-off and the landing on this one. We have not heard back from them as to what they intend to do. I know they turned it over to one of their landscaping committees, or something of that nature.

III. District Manager - JP Ward & Associates, LLC**a. Future Series Bonds Issuance Refinancing Dates****b. Financial Statements for period ending May 31, 2025 (unaudited)**

Mr. Ward: Your refinancing of your 2015 bonds is still on my radar. There is nothing we need to do at this point, but I will keep you posted as we get closer to a date that I think it's reasonable for us to start the refinancing process. It is a relatively small bond issue. I think we have about \$2.7 million dollars left. Just a reminder your Form 1s are due on July 1. If you have not filed them, please make sure you do so. You did your ethics training last year, I will point out that you need to do your ethics training again this year. My team will send you the links to do the training again this year. Just make sure you get it done by December 31. That is for your Form 1 filing for 2026.

Mr. Miller indicated he was pleased with the budget and discussed the reserve account funds which would be in place potentially in 2027.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests****I. Supervisor Stamp:****a. Tom Coffey email****b. General Fund Reserve Summary****c. Dredging and Repairs of Lakes and Canal****d. Required Signage**

Chairperson Stamp: When this Board reformed itself back in November, we talked about getting the reserve account up to \$1 million dollars which you may or may not think is adequate. For operations, we are putting a new capital plan in place which will address, I think, your issues on the lake banks and we are putting an asset replacement plan in place. The idea is that we will rough this out over the fall and present it to the community, probably in April, maybe a little bit earlier, but we certainly welcome your thoughts, suggestions, and participation as we develop that plan.

Mr. Tom Coffey: You have heard my comments. I will tell you to focus on the lakes and banks. That is a \$20 million dollars asset. (Indecipherable). I don't know why the CDD still hasn't (indecipherable). I think the CDD should worry about the in-ground assets and transfer everything else to the HOA. Mr. Coffey had comments about the lakes, signage, lake banks, the need to replace grass, weeds growing along the lake banks, walking paths, and who owned what, the CDD or HOA. Much of his discussion was (indecipherable).

Mr. Ward: I think with respect to the facilities the District owns, we have clearly identified all of the facilities. That was a large program we did three or four years ago when we transitioned from Taylor Morrison to the CDD Board, so we know exactly what the CDD owns, including at the entrances, where the limits are for CDD facilities versus HOA facilities. That is very clear and very easy to figure out. We have maps of all those areas. Our staff knows exactly what to do and when to do it. There is great coordination between the HOA and CDD team with respect to how we operate on an ongoing basis, whether it's the maintenance of the lakes, whether you call it the lack of rainfall we had with respect to

the pumping from the irrigation system which had to be done these last few months, and including any landscaping. That's all clearly identified, and we know how all that is handled on an ongoing basis. I think both the CDD's budget, and I'm assuming the HOA's budget, are clearly delineated correctly. I will tell you I work with Mr. Kupstas on a very regular basis and we talk quite a bit about all of the CDD facilities, so I think they are optimized as much as possible in this less than perfect world we live in. I think we've done a darn good job in knowing what we're doing, when we're doing it, and how to get it done at the right time. I think that's how we handle all of these facilities from an operating standpoint. To add to it, Mr. Messick and his team did a great job this year. The District got a landscaping award for the front entrance. I think we came in number two in the State. They did a good job and got a good award. I travel the entire State doing CDDs and you guys have got one of the best entrances that I have seen and clearly the best in Collier County.

Mr. Miller: First impressions are important. The landscaping outside the gate and bridge makes a great impression. It is unbelievably good. It's a wow.

Mr. Ward: We maintain from Immokalee Road to the guardhouse, and then east and west to your property lines. We coordinate directly with the HOA on the maintenance directly around the guardhouse.

Chairperson Stamp: We can't transfer that to the HOA. We can't just transfer the front entrance. We can maybe enter into an agreement with them to let them maintain it, but we cannot transfer that to them.

Mr. Pawelczyk: That's correct Chairperson Stamp. There is no mechanism for a CDD to transfer its interests in real property to a private entity like the HOA. If the HOA wanted to maintain it, the CDD would enter into an agreement with the HOA to maintain whatever portions of the infrastructure or property are within the parcel. That could be done at the desire of both parties.

Mr. Coffey: (Indecipherable).

Chairperson Stamp: I think everyone would agree with you that the signs are ugly and worthless, but they are mandated by the permits. Richard is trying to figure out places we can comply with the permit while taking into consideration the view of the homeowners. We are slowly going through that, but we have to do it per the permit.

Mr. Coffey: If we have to have them, could we get new ones?

Chairperson Stamp: Part of the process will be taking out the old ones.

Mr. Bhatla: Do we have any ongoing conversations with the HOA about consolidation of the contracts? We talked in the past that we might combine services into a single contract. Are we having that discussion or is that all done now?

Chairperson Stamp: That's all fallen by the wayside. The HOA has other things that have their attention.

Mr. Ward: I think they have other things to deal with, so we are just moving along the road we are on. If at some point the HOA decides to have that discussion, we will have it at that point.

Mr. Bhatla: I thought the incentive was to save costs, but we don't have anything going on?

Mr. Ward: Correct.

NINTH ORDER OF BUSINESS

Public Comments

Public Comments: Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Chairperson Stamp asked if there were any public comments; there were none.

TENTH ORDER OF BUSINESS

Announcement of Next Meeting

Announcement of Next Meeting - Regular Meeting on July 17, 2025

Chairperson Stamp stated his intention was to cancel the July meeting; however, he would leave it open at this point. He said he would provide a couple of weeks' notice if the meeting were canceled.

Mr. Miller asked if a meeting was needed to move forward with the bond refinancing.

Mr. Ward responded in the negative; a meeting was not needed next month for the bond refinancing.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:09 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AMENDING THE EXISTING AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES, INC., WITH A REVISED AGREEMENT FOR ASSET MANAGEMENT SERVICES BY AND BETWEEN THE DISTRICT AND CALVIN, GIORDANO & ASSOCIATES, INC., TO PROVIDE FOR AN HOURLY RATE BASIS FOR SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the FlowWay Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "CDD Facilities");

WHEREAS, the District from time-to-time contracts certain independent contractors to perform maintenance work on the CDD Facilities ("CDD Maintenance Contractors"); and

WHEREAS, the District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the Services ("Services") described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, the District entered into an Additional Services Agreement for Field Maintenance Oversight Services on November 1, 2021, and desires to amend the existing Agreement with Calvin, Giordano & Associates, Inc., with the revised Agreement for Asset Management Services ("**Exhibit A**"); and

WHEREAS, the Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JP Ward & Associates, LLC ("District Manager"), as set forth in the Agreement; and

WHEREAS, the Contractor has represented that it can continue to provide such Services as required by the District.

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

SECTION 1. RECITALS. That the above recitals are true and correct and are incorporated by reference.

SECTION 2. SERVICES. The Contractor agrees to continue to provide general asset management services, as authorized by the District Manager. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. The Contractors services under the Agreement grants the right for the Contractor to enter onto the District property that is the subject of said Agreement, and for those purposes described in said Agreement.

SECTION 3. TERM. The District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on **October 1, 2025**. Said Agreement shall be continuing in nature unless and until terminated in accordance with the terms of said Agreement.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage, and upon full execution of said Agreement, it shall amend and replace that certain prior Additional Services Agreement for Field Maintenance Oversight Services as of October 1, 2025.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 23rd day of October 2025.

ATTEST:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Zack Stamp, Chairperson

Exhibit A: Agreement for Asset Management Services

Exhibit A

AGREEMENT FOR ASSET MANAGEMENT SERVICES

THIS AGREEMENT FOR ASSET MANAGEMENT SERVICES ("Agreement") is made and entered into to be effective the 23rd day of October, 2025 ("**Effective Date**"), and is by and between **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Collier County Florida ("**District**"), and **CALVIN, GIORDANO & ASSOCIATES, INC.**, a Florida corporation ("**Contractor**"). District and Contractor are sometimes referred to herein collectively as the "**Parties**" and individually as a "**Party**".

WITNESSETH:

WHEREAS, District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "**CDD Facilities**"); and

WHEREAS, District from time to time contracts certain independent contractors to perform maintenance work on the CDD Facilities ("**CDD Maintenance Contractors**"); and

WHEREAS, District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the Services ("**Services**") described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JPWard & Associates, LLC ("**District Manager**"), as set forth more fully herein; and

WHEREAS, Contractor has represented that it can provide such Services as required by District.

NOW THEREFORE, for good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt and sufficiency of which are acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

1. RECITALS. The above recitals are true and correct and are incorporated by reference.

2. DISTRICT MANAGER. Contractor shall report to the District Manager, and shall be subject to the reporting requirements and other oversight by the District Manager as set forth in this Agreement. The Contractor shall have no authority to contract on behalf of the District or have access to District funds.

3. SERVICES. The Contractor agrees to provide general asset management services, as authorized by the District Manager. (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating,

AGREEMENT FOR ASSET MANAGEMENT SERVICES

expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the CDD Facilities are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement. In addition to and as part of the Services set forth on **Exhibit A**, the Contractor shall provide the following Services:

- a. **Asset Manager & Asset Manager Staff** - Contractor shall identify a primary field operations manager ("**Asset Manager**") to provide the Services, and may also hire one or more individuals and/or subcontractors (together, "**Asset Manager Staff**") to work under the direction of the Asset Manager.

The District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for Asset Manager, and to have the Asset Manager and/or any Asset Manager Staff members removed upon sixty (60) days prior written notice to the Contractor. CGA shall have and maintain the sole responsibility for and control of its personnel. Unless otherwise waived by the District, Contractor shall provide no less than three (3) candidates for the District Manager to review for the Asset Manager position. In the event District Manager disapproves of any Asset Manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the Asset Manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Asset Manager, Contractor may employ an interim person in said manager position.

- b. **Management of Vendors** - Contractor shall manage, direct, coordinate, oversee and monitor all of the vendors that are performing services on any CDD Facilities as directed by District Manager from time to time.
- c. **Investigation of Claims/Damage** - Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, District agrees and covenants to pay Contractor certain professional fees ("**Professional Fees**") for its full and faithful performance of the Services herein. The current schedule for Professional Fees is set forth on **Exhibit A** attached hereto and made a part hereof. If requested by the District, Contractor shall provide the District with written updates of the rate schedule. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees.

The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the

AGREEMENT FOR ASSET MANAGEMENT SERVICES

address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

Costs and Expenses - District shall pay or reimburse Contractor for actual costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District.

5. TERM. District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on October 1, 2025. This Agreement shall be continuing in nature unless and until terminated in accordance with the terms of this Agreement.

6. TERMINATION. District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. District may terminate this Agreement with or without cause. District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide sixty (60) days written notice of termination without cause. Upon any termination of this Agreement, Contractor's sole remedy shall be payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.

7. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, enter into any contract on behalf of District, either written or oral, or in any other way, attempt to obligate or bind District. Instead, all contracts shall be submitted to the District Manager for approval and execution. Subject to the preceding provision, District hereby appoints Contractor as its agent for the performance of the Services.

AGREEMENT FOR ASSET MANAGEMENT SERVICES

8. COMPLIANCE WITH LAW. In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.

9. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

10. INSURANCE. Contractor shall maintain throughout the term of this Agreement the insurance listed below:

- a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.
- b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, (\$2,000,000.00) aggregate covering all work performed under this Agreement.
- c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.
- d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than (\$1,000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

AGREEMENT FOR ASSET MANAGEMENT SERVICES

NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL THE TOTAL AGGREGATE LIABILITY OF CONTRACTOR UNDER THIS AGREEMENT EXCEED THE MINIMUM AVAILABLE LIMITS OF INSURANCE COVERAGE REQUIRED UNDER THIS AGREEMENT.

11. INDEMNIFICATION. The Contractor agrees, to the fullest extent permitted by law, to indemnify, and hold harmless the District, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of this Agreement. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in the Agreement, the indemnification limits shall be the greater of the limits of the insurance amounts set forth in the Agreement or Two Million Dollars (\$2,000,000), which amounts, Contractor agrees are reasonable and enforceable, and were included as part of the bid documents. The Contractor's obligations are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, shall be deemed reformed such that the obligations extend to the maximum limits of the law. Contractor agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

12. DEFAULT; THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

13. ATTORNEY'S FEES. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

16. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by Overnight Delivery, email or First Class Mail, postage prepaid, to the parties, at the addresses listed below. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and

AGREEMENT FOR ASSET MANAGEMENT SERVICES

legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

IF TO DISTRICT:

Flow Way Community Development District
c/o JPWard and Associates, LLC
2301 Northeast 37th Street
Ft. Lauderdale, Florida, 33308

IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc.
Attn: Christopher Giordano
c.giordano@safebuilt.com
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316

17. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

18. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which approval shall not be unreasonably delayed or withheld. Any purported assignment without such written approval shall be void.

19. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.

20. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records within a reasonable time period at a cost that does not exceed the cost provided in Chapter

AGREEMENT FOR ASSET MANAGEMENT SERVICES

119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O JPWARD & ASSOCIATES, LLC, 2301 N.E. 37TH STREET, FORT LAUDERDALE, FLORIDA 33308, JIMWARD@JPWARDASSOCIATES.COM, (954) 658-4900.

21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

22. HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. NEGOTIATIONS AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

24. LIMITATIONS ON LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

25. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

AGREEMENT FOR ASSET MANAGEMENT SERVICES

26. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

27. CONFLICTS. In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

28. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

29. E-SIGNATURE; COUNTERPARTS. This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.

30. REPLACEMENT OF PRIOR AGREEMENT. Upon full execution of this Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of the Effective Date.

[CONTINUED ON NEXT PAGE]

AGREEMENT FOR ASSET MANAGEMENT SERVICES

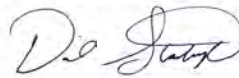
The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

Calvin, Giordano & Associates, Inc.



Name: David Stambaugh
Its: Vice President

AGREEMENT FOR ASSET MANAGEMENT SERVICES

**FEE SCHEDULE
EXHIBIT "A"**

CGA



Calvin, Giordano & Associates, Inc.

A **SAFEbuilt** COMPANY

PROFESSIONAL FEE SCHEDULE - 2025 RATES

Principal	\$270
Contract Administrator	\$250
Project Coordinator	\$126
Executive Assistant / Clerical	\$93

ENGINEERING

Director, Engineering	\$242
Sr. Project Manager	\$211
Project Manager	\$192
Sr. Engineer	\$194
Project Engineer	\$169
Engineer	\$144
Jr. Engineer	\$126
Senior CADD Tech	\$146
CADD Technician	\$124
Permit Administrator	\$118
Engineering Plan Review	\$192
Certified Floodplain Manager	\$169

LANDSCAPE ARCHITECT

Director, Landscape Architect	\$242
Senior LA/Urbanist	\$194
Environmental Administrator	\$161
Environmental Specialist	\$134
Environmental Assistant	\$124
Landscape Architect/Urbanist	\$178
Senior CADD Tech	\$146
CADD Technician	\$124
Landscape Inspector/Arborist	\$134
Landscape Plan Reviewer	\$183
Jr. Landscape Architect/Urbanist	\$161
Landscape Designer	\$134
Jr. Landscape Designer	\$119
Landscape Analyst	\$87

SURVEYING

Director, Surveying	\$242
Senior Registered Surveyor	\$191
Survey Crew	\$177
Registered Surveyor	\$171
Survey Coordinator	\$137
CADD Technician	\$124
3D Laser Scanner	\$484
G.P.S. Survey Crew	\$213

EXPERT WITNESS

Principal	\$427
Registered Engineer/Surveyor	\$362
Project Engineer	\$296

INDOOR AIR QUALITY SERVICES

Sr. Environmental Scientist	\$161
Environmental Scientist	\$134

CONSTRUCTION

Director, Construction	\$242
Sr. Project Engineer (CEI)	\$217
Project Administrator (CEI)	\$163
Construction Management Director	\$180
Construction Manager	\$163
Senior Inspector	\$134
ITS Inspector	\$134
Inspector	\$122
Inspector Aide	\$117
Construction Coordinator	\$126
Resident Compliance Specialist	\$122

GOVERNMENT SERVICES

Director, Governmental Services	\$242
Director, Code Enforcement	\$189
Director, Building Code	\$189
Project Manager	\$192
Code Enforcement Field Supervisor	\$144
Code Enforcement Field Inspector	\$122
Special Magistrate Clerk	\$93
Building Official	\$149
Building Plans Reviewer	\$128
Building Inspector	\$122
Permit Processor	\$93
Engineering Plan Review	\$192
Certified Floodplain Manager	\$169

PLANNING

Director, Planning	\$242
Planning Administrator	\$197
Principal Planner	\$191
Planning Manager	\$191
Senior Planner	\$163
Planner	\$137
Assistant Planner	\$120
Planning Technician	\$93
Grants Administrator	\$197
Grants Coordinator	\$137

DATA TECH DEVELOPMENT

Director, Data Tech Dev.	\$242
GIS Coordinator	\$191
GIS Specialist	\$163
Multi-Media 3D Developer	\$146
GIS Technician	\$126
Sr. Applications Developer	\$242
Applications Developer	\$180
Network Administrator	\$201
System Support Specialist	\$146
IT Support Specialist	\$110

Building Code Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Services
Data Technologies & Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management & Writing
Geographic Information Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

In addition to the hourly rates listed above, charges will include direct out-of-pocket expenses such as reproduction, overnight mail, and other reimbursables billed at a multiplier of 1.25.

Effective January 1, 2025

FORT LAUDERDALE

MIAMI-DADE

WEST PALM BEACH

CLEARWATER / TAMPA

ESTERO

PORT ST. LUCIE

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – ____, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – ___, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
October 2025**

Board Meeting

October 23rd, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
October 23, 2025

**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. Landscaping
2. Entrance Maintenance
3. Lake Maintenance
4. Irrigation Pump House
5. External Preserves Compliance (subconsultant)

I. Current Operations

1. Landscaping

- Cord grass along the canal at Immokalee Road will be trimmed in early October, followed by pine straw and mulch installation.
- Turf that was treated last month is showing strong recovery and is expected to flourish through the winter season.
- Palm trees and hardwoods at the front entrance were wrapped this month for holiday lighting. The remaining installations are scheduled for mid-November.
- All palm trees and hardwoods at the front entrance have been trimmed. New plantings along the roadway and walking path at Lake 11 have been installed, and irrigation has been adjusted to support their establishment.



(1) Front Entrance Landscaping



(2) Tree Trimming



(3) Lake 11 Landscaping

- Lake 11 Landscaping – The CDD and HOA recently collaborated to install new plantings along the lake bank near Lake 11 to help screen the littoral shelf on south end of lake 11. Installation included:
 - 75 – 7 gal. Java White Copper Leaf
 - 90 – 7 gal. Red Copper Leaf
 - 45 – 7 gal. Silver Buttonwood

Landscape plant material was selected to match existing vegetation within the common areas, which is currently flourishing. Ex. Irrigation was adjusted to support the new material. District staff will monitor installed materials, and HOA has agreed to perform future maintenance on an ongoing basis. Total installed costs were approximately \$16,000.



(4) Lake 11 Landscaping



(5&6) Lake 11 Landscaping

2. Entrance Maintenance

- The annuals are beginning to decline earlier than expected due to heavy September rains. They will be removed the first week of October, and the beds will remain empty for two weeks to allow the soil to rest and undergo checks. Holiday annuals will be planted at the end of October.
- Pressure cleaning, sanding, and sealing the pavers at the front entrance will start the week of October 13th. CDD staff are coordinating logistics and will notify residents before work begins.
- The walking path at the front entrance is scheduled for sealcoating the first week of October.
- Monument signs and columns were pressure washed to remove mildew buildup on the caps.



(7) Holiday Lighting Installation

3. Lake Maintenance

- **Shoreline weeds:** All CDD lakes were treated this month for torpedo grass and other invasive weeds such as dog fennel, baby cattails, fleabane, and ragweed. All littoral zones were treated for torpedo grass in all lakes. The flowway was also treated for shoreline weeds.
- **Algae:**
 - ❖ Surface algae was treated in lakes #6 and 27. Submerged algae (Charra) was treated in lakes #6 and 27.
- **Aquatic Vegetation:** New spatterdock growth was treated throughout the entire flow way. All lakes were inspected for submerged vegetation. Submerged vegetation is at controlled levels.
- **Other:**
 - ❖ Lake dye was applied to all lakes per contract for algae control and to improve aesthetics.
 - ❖ Saltbush and other weeds were physically removed from the dry detention area behind the pickleball courts.
 - ❖ Quarterly Preserve maintenance is scheduled for next month.
 - ❖ New littoral plantings are scheduled for installation during the first or second weekend in September at Lakes 39 and 10.
 - ❖ Several washouts around lakes were repaired with riprap: additional repairs scheduled for early September.
- CDD staff coordinating with vendor to repair chain-link fencing along the east side preserve boundary.
- Esplanade Golf and Country Club recorded its heaviest month of the year, with sharp increases in both tadpole strands and adult toad captures. Several lakes experienced recurring larval strands and tadpole schools that required multiple removals. Evening services also saw a surge in adult toad captures, with the highest activity occurring along Torre Vista, Cavano's golf course edges, Sorrento

Court, and throughout Montelanico Loop. Additional groups were collected along Esplanade Boulevard. Male calling was persistent across the property, and several breeding groups were observed near irrigated turf and mulch beds.



*(8) New Littoral Plantings in
Internal Preserves*



(9) New Littoral Plantings

4. Irrigation Pump House

- **Water Use Permit (WUP) Updates**
 - CDD staff worked closely with our water use permit vendor and successfully renewed the permit which now expires in May 2030.
 - In addition to the permit renewal, CDD staff is completing meter calibrations and submitting certifications to the South Florida Water Management District. CDD staff is now working with a well vendor to drill a third well (for emergency purposes only) and permit modification to WUP 11-02032-W has been submitted to the South Florida Water Management District and approved.
 - The third emergency well was drilled on September 25, and casing was installed. Electrical work and meters are scheduled for completion in early October, after which the pump and fill pipe will be installed. The well was drilled at 140' deep with the casing set at 90' deep. Anticipated flow will be 400 GPM.



(10) New Emergency Well at Pump House

5. External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status)

2025 Preserve Maintenance completed. 2026 Preserve Maintenance (last year) scheduled for March or April.

The internal preserves received their quarterly maintenance in early September. Additionally, an area near the pickleball courts was cleaned at the HOA's request.

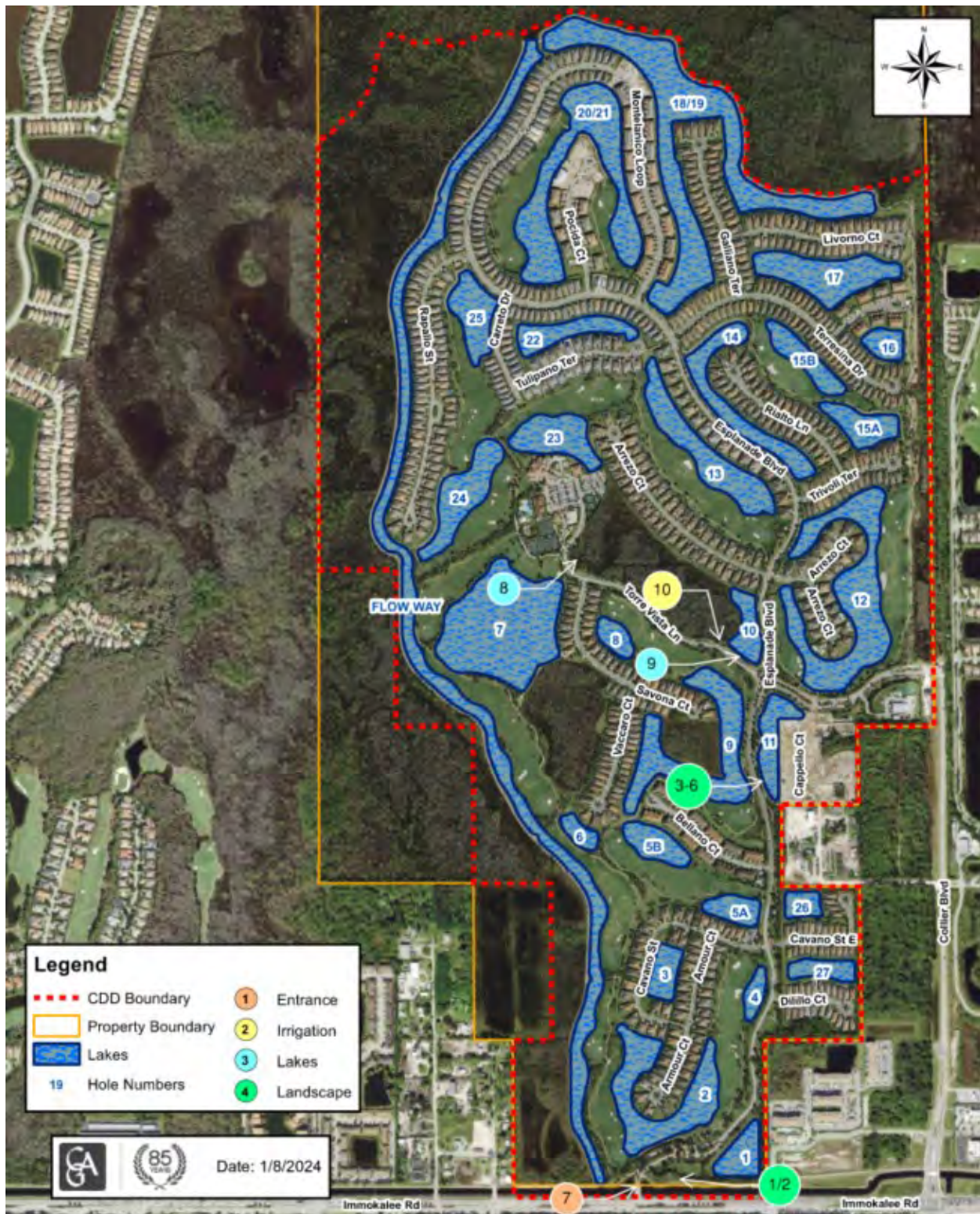


Google Earth Image 2025 Completion

- **Fire Management Plan**

A Fire Management Plan Development proposal was received from Ecological Services Associates, LLC for a total of \$15,469.45. Proposal includes preparation of a preserve management plan, a preserve habitat assessment and wild fire prevention assessment, and lastly the emergency response procedure, which can be used by the Contractor to perform a prescribed burn or alternative method for clear and cleaning external preserves. Proposal excludes Contractor Administrative services, Inspections, Construction Costs, and Permit Fees.

See attached Appendix for copy of Ecological Services Associates, LLC (ESA) Fire Management Plan Development proposal "Exhibit A".



III. CAPITAL PROJECTS

i. 2026 Lake Bank Restoration (February – March start date)

- Lake 14
- Lake 22
- Lake 23



Updated Map to be prepared for 2026 Capital Improvements Program – Lake Bank Restoration.

IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Wall and Water Use Permit Monitoring: Ongoing monitoring of the perimeter walls and the associated water use permit remains in place.
- Emergency Well Permit Modification: Has been received and the third well was drilled additional work still needs to take place before completion
- Several Washout Repairs: All washouts have been completed and will be inspected during rainy season.
- Front Entrance Line-of-Sight Improvements: Has been completed and ongoing inspection will take place to ensure the height of the plantings.
- Wetland Monitoring – Adjacent Parcel: Continued monitoring of the adjacent parcel for Littoral zone growth within the wetland area to ensure compliance and natural development.
- Coordinate with holiday vendor on outstanding holiday lighting.
- Coordinate with pine straw vendor for install early November.
- Monitor annual flowers.

2. LOOK AHEAD

5384650 · Lake, Lake Bank & Littoral Shel: - Annual lake dye program with distribution to the lakes, there should be a good decline in submersed vegetation and the overall appearance should see an incline.

5793102 · Asset Management: Perimeter preserve fence is scheduled to be inspected the last week of every month.

5793122 · Landscaping Maintenance: Estate Landscaping to mow the lake bank on lake 7 once every month. Continuous turf maintenance is key and will be maintained throughout the year.

- Gator removal program was put into place.

3. 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

EXHIBIT “A”

FLOW WAY CDD PRESERVE FIRE MANAGEMENT PLAN DEVELOPMENT COLLIER COUNTY, FLORIDA SCOPE OF SERVICES

1.0 Preserve Management Plan Overview

Ecological Services Associates, LLC (ESA) will assist the Flow Way Community Development District (CDD) by developing a fire management plan for the 1,133.42-acre CDD preserve. Specifically, the preserve areas are located north and west of the Esplanade Golf and Country Club of Naples in Sec 10, 11, 15, 22, Township 48S, Range 26E, Collier County, and is comprised of the Development Preserves (36.84 acres), the Main Preserve (1,055.18 acres), and a 31.86-acre Wood Stork Foraging Area. The management plan is intended to assist the CDD reduce hazardous fuel accumulation in the preserves while maintaining the compliance requirements outlined in the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) No. 111-02031-P/120425-8. In addition, ESA ecologists will concentrate their fire management plan activities by removing or reducing fuel loads, creating firebreaks around sensitive structures and contiguous fuel loads on adjacent properties to minimize the threat of fire spread.

All of the uplands and some of the wetland habitats found within the CDD preserves are considered fire dependent habitats. In appropriate locations of Collier County, prescribed fire is used to manage pine flatwoods, marshes, and wet prairies to maintain native plant communities and reduce hazardous fuel accumulation. Due to the proximity of the urban development to the regulated preserves in the CDD, alternatives to prescribed fire will be assessed, to protect communities of Esplanade Golf and Country Club, conserve the natural habitats, and help restore and maintain ecological integrity consistent with the guidelines of Collier County’s Land Development Code (LDC).

2.0 Preserve Habitat Assessment

ESA ecologists will assess the preserves using aerial photographs, soil surveys, and field surveys to develop exhibits of the preserves within the entire CDD preserves. ESA will provide an assessment of the fuel loads within the native habitats within the preserves and determine potential fuel load risks to adjacent residential communities to help designate perimeter boundaries of the CDD preserve. The intended goal of this assessment is to identify ways to manage wildfires while minimizing the long-term negative effects with the Collier County LDC and SFWMD permits’ conditions, and the fire suppression plan by the State of Florida, Division of Forestry.

Total Cost for this Task is \$6,889.70.

3.0 Wild Fire Prevention Measure Assessment

Based on the assessments of fuel load and residential community risks, ESA ecologists will develop specific fuel load reduction and community risk reduction activities (i.e., fire lanes, reduction of contiguous burnable vegetation by fire breaks, etc.) where clearing of vegetation is needed for habitats requiring fire or for activities needed to simulate fire. The specific land management activities, for clearing for fuel management or fire lines, will be in accordance with normal forestry practices and which have been approved as part of a Preserve Management Plan pursuant to Collier LDC section 3.05.07. State and Federal agency permits or approvals shall be required, where applicable, prior to clearing. As part of the process, ESA ecologists will discuss the proposed wildland fire management activities with Collier County Manager or designee and SFWMD environmental compliance staff in the development of the wildland fire management plans, fire lanes, and modification of the habitats to reduce fuel load by mechanical methods or prescribed fire where applicable.

Total Cost for this Task is 7,289.75.

4.0 Emergency Response Procedure Review

ESA ecologists will work with CDD staff to clarify their protocols for responding to fire incidents, communicating strategies, coordinating with local fire authorities, and determining the fire season. The hot weather and dry lightning common in Florida between end March and the middle of June is typically the peak of fire season in South Florida. However, the fire season can be effectively year-round and should be reviewed annually prior to the anticipated season to determine if conditions warrant planning for an extended season. Determination of the fire season should be reviewed when updating fire management plans to assess if conditions have changed and seasons are extending on a regular basis beyond the previously determined season.

Total Cost for this Task is \$1,290.00.

5.0 Assumptions of the Proposal

The successful implementation of a wildland fire management plan is anticipated to require oversight of the land management activities, long-term monitoring and review; as well as coordination and cooperation amongst parties and agencies, which often have conflicting missions and interests. It is also anticipated that pre-fire season actions as well as in-season actions will be better defined after coordination and discussions with Collier County Manager or designee and SFWMD environmental compliance staff. For this reason, we cannot necessarily anticipate the information that will be required nor the total cost of obtaining the necessary information. Our Scope of Services and cost proposal assumes the following:

- 5.1 This Scope of Services applies to the subject property defined as 1,133.42 acres, located in Sections 10, 11, 15, & 22; Township 48 South; and Range 26 East; within Collier County, Florida.
- 5.2 This Scope of Services assumes that all fees to ESA will be the responsibility of the CDD and no direct coordination by ESA ecologists with Collier County or other agencies for payment, insurance documentation, or W-9 forms will need to occur.
- 5.3 ESA ecologists will not have to negotiate or coordinate any portion of the proposal with individual residents living along the preserves.
- 5.4 This proposal and fee do not include the costs required for travel/agency meetings outside of the immediate Collier County. Should agency meetings be required out of the immediate area, travel time and expenses will be invoiced as additional expenses to this contract.
- 5.5 Preparation for and attendance at CDD meetings, neighborhood meetings, public meetings, or responding to third party comments is not included in the Scope of Services. Should these services be requested by the CDD, these services will be provided as additional services.
- 5.6 Long-term monitoring and review activities that are anticipated for the successful implementation of the wildland fire management plan are not included in the Scope of Services. Should these services be requested by the CDD, these services will be provided under a separate Scope of Services and fees.

6.0 Responsibilities of the Client

- 6.1 The Client will provide ESA with complete paper and digital copies of any existing management plans or other such documents pertaining to the subject property, fire management, and local fire authorities.
- 6.2 The Client will provide adequate access to all portions of the project area to ESA ecologists and their sub-contractors throughout the length of the project.
- 6.3 The Client will pay all negotiated fees to ESA within 30 days of invoice date.

7.0 Costs

The compensation for services rendered pursuant to the Scope of Services of this agreement is not to exceed a fee of \$15,469.45 to be billed monthly based on the percentage of work completed.

This Scope of Services and the attached Terms and Conditions constitute the complete agreement between the undersigned and the Client with respect to the scope of services hereunder.

Offered by:

19 September 2025

Signature

Date

Hugh D. Dinkler, PWS/Managing Ecologist

Printed Name/Title

Ecologist Services Associates, LLC

Name of Firm

Accepted by:

Signature

Date

Printed Name/Title

Name of Firm

TERMS AND CONDITIONS

Ecological Services Associates, LLC (ESA) shall perform the services outlined in this Scope of Services for the stated fee arrangement in accordance with these terms and conditions:

Access to Site: Upon execution of this Scope of Services, the Client represents that they have secured legal rights to access the property and authorizes our staff to access the site for activities necessary for the performance of the services.

Fee: Unless explicitly stated within the Scope of Services, the proposed cost reflects our best estimate of charges required to complete the project. In some cases, all tasks necessary to complete the project are not known at the beginning of the project. Discoveries made during the project may require amendments to the Scope of Services, which could affect final project costs. If such discoveries and/or amendments to the Scope of Services are necessary ESA will inform the Client and provide an explanation of same, and the parties shall agree on a modification of the Scope of Services or either party may terminate the Scope of Services. In the event the Scope of Services is terminated we shall be compensated for all services and expenses committed or performed through the date of termination.

If additional time or support is requested or required to attend team meetings, public hearings, agency negotiations, or other services not specifically referenced in the Scope of Services, the additional time will be billed on an hourly basis or under a separate Agreement or Scope of Services.

Where the fee arrangement is to be on an hourly basis or where additional services are requested by the Client, the hourly rates shall be those that prevail at the time services are rendered. Reimbursable out-of-pocket expenses will be invoiced at cost plus fifteen percent (15%). Such expenses may include: film, processing, outside reproduction costs, overnight delivery charges, laboratory fees, travel charges, subcontractors, and equipment rental or project specific equipment purchases.

Billings/Payments: Invoices for our services shall be submitted on a monthly basis. Invoices shall be payable within thirty (30) days after the invoice date. In the event that the Client disputes any portion of an invoice, client shall notify us of such disputed items within ten (10) days of invoice date. Retainers/deposits shall be credited on the final invoice.

Late Payments: Accounts unpaid thirty (30) days after the invoice date may be subject to a monthly service charge of one and one-half percent (1.5%) per month (eighteen percent per annum) on the unpaid balance. If invoices are not paid within sixty (60) days, we may, without waiving any claim or right against the Client, and without any liability whatsoever to the Client, terminate performance of the services. In the event any portion or all of an invoice remains unpaid ninety (90) after billing, the Client shall pay all costs of collection, including reasonable attorney's fees. By executing this Scope of Services, the Client represents that it has the legal rights and authority to engage ESA to perform the requested services. Nonpayment of invoices for services may result in a mechanics lien being placed on the subject property.

Indemnification: The Client shall indemnify and hold harmless ESA and all of its personnel and subcontractors from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except us), or anyone for whose acts may be liable. We shall perform its services consistently with industry practices.

Limitation of Liability: The Client agrees to limit our liability to the Client for direct damages due to our negligent acts, errors, or omissions, such that the total aggregate liability shall not exceed our total fee for services rendered on this project.

Termination of Services: This Scope of Services is subject to termination by the Client or us upon thirty (30) days written notice. In the event of any termination, we shall be paid for all services rendered and reimbursable incurred through the date of notice of termination. In the event of termination, the Client shall pay all additional costs related to termination of the project and a proportionate amount of the consideration hereunder commensurate with the portion of the project accomplished.

Contract Transfers: This contract is an exclusive contract between ESA and the Client. This contract may only be transferred with 30-day notification to us, and at our discretion. We reserve the right to not accept contract transfers to a third party for any reason.

Ownership of Documents: All report documents produced by ESA under this Scope of Services shall be made available to the Client upon receipt of full payment for services rendered. We shall retain ownership of all field notes, computer files and project files used to produce the work products and may make copies of all work products.

Applicable Laws: Unless otherwise specified, this Scope of Services shall be governed by the laws of the State of Florida. In the event legal action is undertaken, it is hereby agreed that the venue and jurisdiction shall be Sarasota County, Florida.

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

Memorandum

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

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

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 - September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 2.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

James P. Ward, District Manager
October 23, 2025

Date

Zack Stamp, Chairperson
October 23, 2025

Date

To: Board of Supervisors
From: James P. Ward
Date: October 15, 2025
Re: Commission on Ethics required Annual Ethics Training

Ethics Training Requirements:

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

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

Supervisors will report their 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

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

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

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

2. Free Training Programs:

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

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

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

[Video Tutorial](#)

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

[23-page presentation – no audio](#)

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

[Audio presentation – no video](#)

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

[FLC Mandated Ethics Workshop](#)

3. Other Training Programs

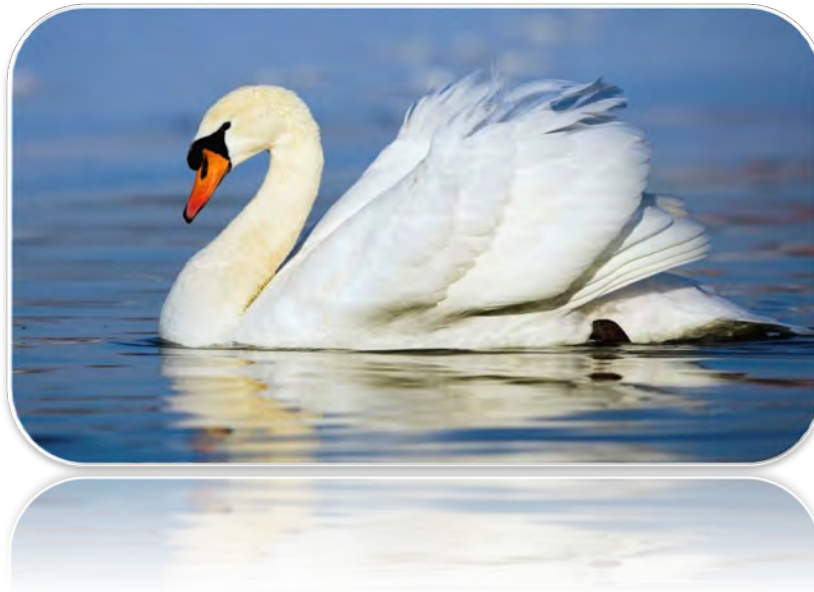
a. **Florida State University’s Florida Institute of Government** offers a “4-Hour Ethics Course” which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at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

- [4-Hour Ethics Course](#)

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

- www.floridaethics.org/courses/florida-ethics-law-4-hour-course

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JULY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Flow Way Community Development District
Balance Sheet
for the Period Ending July 31, 2025

	Governmental Funds			Debt Service Funds			Capital Projects Funds			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	\$ 436,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,377
FMIT - Investment Account	750,000	-	-	-	-	-	-	-	-	-	-	750,000
Debt Service Fund												
Interest Account	-	-	-	-	-	-	1	-	-	-	-	1
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	387,450	233,779	342,845	211,832	495,016	267,592	-	-	-	-	1,938,515
Prepayment Account	-	476	192	866	1,615	193	-	-	-	-	-	3,342
General Redemption Account	-	-	2,762	-	-	-	-	-	-	-	-	2,762
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,185	-	-	-	3,185
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	31,886	-	-	-	-	-	-	-	-	-	-	31,886
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,906,581	-	-	2,906,581
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,378,419	-	-	23,378,419
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069
Total Assets	\$ 1,228,338	\$ 632,808	\$ 397,181	\$ 517,211	\$ 331,822	\$ 749,965	\$ 277,593	\$ 3,185	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 46,984,172

Flow Way Community Development District
Balance Sheet
for the Period Ending July 31, 2025

	Governmental Funds			Debt Service Funds				Capital Projects Funds			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			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000	
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000	
Long Term													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000	
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,285,000	\$ -	\$ -	\$ 26,437,054	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069	
Fund Balance													
Restricted													
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	-	8,671,866	
Results from Current Operations	-	40,266	22,119	3,116	14,752	37,541	(6,032,055)	107	-	-	-	(5,914,155)	
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185	
Results from Current Operations	733,153	-	-	-	-	-	-	-	-	-	-	733,153	
Total Fund Equity and Other Credits	\$ 1,228,338	\$ 632,808	\$ 397,181	\$ 517,211	\$ 331,822	\$ 749,965	\$ 277,593	\$ (148,870)	\$ -	\$ 16,561,069	\$ -	\$ 20,547,118	
Total Liabilities, Fund Equity and Other Credits	\$ 1,228,338	\$ 632,808	\$ 397,181	\$ 517,211	\$ 331,822	\$ 749,965	\$ 277,593	\$ 3,185	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 46,984,172	

Unaudited

Prepared by:
JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	-	1	100%
Special Assessment Revenue													
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	42,885	73,123	17,352	18,605	136	2,114,385	2,184,477	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	(87,379)	0%
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	0%
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	74,038	31,886	105,923	122,450	87%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 68,828	\$ 77,704	\$ 42,885	\$ 73,123	\$ 17,352	\$ 92,642	\$ 32,022	\$ 2,220,308	\$ 2,219,549	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	-	800	-	800	1,000	800	1,000	-	1,600	-	6,000	12,000	50%
Executive													
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	37,667	45,200	83%
Financial and Administrative													
Audit Services	-	-	-	5,200	-	-	-	-	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	14,583	17,500	83%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	14,583	17,500	83%
Arbitrage Rebate Services	-	250	-	500	1,500	500	-	-	500	-	3,250	3,000	108%
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	-	-	-	-	-	-	-	2,091	2,091	3,500	60%
Trustee Services	-	-	3,950	8,573	-	-	-	4,864	-	-	17,388	26,665	65%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	9,248	-	-	-	28	-	-	-	9,276	15,500	60%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	300	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services													
Postage, Freight & Messenger	7	-	-	-	-	18	-	8	-	11	44	250	18%
Rentals & Leases													
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	300	2,000	15%
Insurance	21,908	-	-	-	-	-	-	-	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	-	-	40	-	399	-	438	200	219%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	3,120	-	1,770	6,870	24,041	40,000	60%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	-	-	-	-	3,283	-	-
SFWMD - Water Use	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Preserves	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Appellate Court	-	-	-	-	-	-	-	-	-	-	-	-	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	2,380	-	4,433	2,775	42,648	57,000	75%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	-	-	0%
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	0%
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services													
Hurricane Milton	-	-	234	-	-	-	-	-	-	-	234	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System													
Professional Services													
Asset Management	-	1,667	1,667	1,667	1,667	1,667	-	3,333	1,667	1,667	15,000	20,000	75%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	600	4,200	4,250	600	14,250	16,000	89%
Utility Services													
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	4,428	3,831	-	5,631	36,794	36,000	102%
Electric - Recharge Pumps	-	473	68	57	57	1,192	2,225	1,868	-	2,622	8,560	42,000	20%
Wireless - Pump Station	-	-	-	-	-	40	-	-	-	-	40	1,350	3%
Repairs and Maintenance													
Pump Station and Wells	-	-	-	-	23,860	-	-	-	-	32,650	56,510	30,000	188%
Recharge Pumps	-	-	-	-	-	-	-	-	-	2,995	2,995	8,500	35%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	6,900	0%
Capital Outlay													
New Meter and Backup Pump/Motor	-	-	-	-	-	-	-	-	-	-	-	155,000	0%
Stormwater Management Services													
Preserve Area Maintenance													
Environmental Engineering Consultant													
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	-	-	0%
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	18,000	18,000	18,000	100%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	2,125	2,125	7,500	28%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance													
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	6,223	-	6,223	6,300	99%
Internal Preserves	-	-	-	-	-	-	-	-	-	-	-	7,000	0%
Western Preserve	-	-	-	-	-	-	-	-	35,587	-	35,587	36,000	99%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	63,771	63,771	63,800	100%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	106,265	-	106,265	106,300	100%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	0%
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	4,900	0%
Capital Outlay													
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal and External	-	-	-	-	-	-	-	-	-	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance													
Professional Services													
Asset Management	-	3,333	3,333	3,333	3,333	3,333	-	6,667	3,333	3,333	30,000	40,000	75%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	-	1,800	0%
Repairs & Maintenance													
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	13,181	13,181	-	13,181	26,363	131,814	186,104	71%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	2,915	-	2,915	5,830	32,065	55,000	58%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	4,198	4,500	-	1,592	28,638	30,000	95%
Water Quality Testing	-	-	-	3,950	-	-	-	3,950	-	-	7,900	15,000	53%
Littortal Shelf Planting	-	-	-	112	-	7,600	-	-	-	-	7,712	25,000	31%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,560	-	-	-	-	-	-	5,060	70,000	7%
Cane Toad Removal Program	-	-	2,832	3,708	-	1,368	4,736	5,036	7,820	8,204	33,704	-	0%
Contingencies	-	400	400	150	950	525	-	-	-	-	2,425	19,055	13%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Capital Outlay													
Fountain Installations	-	-	-	-	-	-	-	896	21,859	-	22,755	22,725	100%
Littortall Shelf Planting	-	-	-	-	-	-	-	-	-	25,000	25,000	40,000	63%
Lake Bank Restorations	-	-	-	-	-	-	-	-	67,294	-	67,294	90,982	74%
Water Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	1,520	720	2,240	26,130	9%
Landscaping Services													
Professional Services													
Asset Management	-	2,500	2,500	2,500	2,500	2,500	-	5,000	2,500	2,500	22,500	30,000	75%
Utility Services													
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	191	302	202	40	2,264	3,700	61%
Community Entrance (Landscaping)													
Repairs and Maintenance													
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	12,755	12,755	-	15,664	118,173	174,000	68%
Tree Trimming	-	-	-	2,310	4,620	-	1,819	-	7,575	-	16,324	25,000	65%
Landscape Replacements	-	-	-	-	-	30,669	10,141	3,955	-	-	44,765	38,000	118%
Mulch Installation	-	-	-	-	11,311	-	-	4,350	6,507	-	22,168	33,000	67%
Annuals	-	-	21,524	5,183	3,775	31,804	-	-	-	21,786	84,071	60,000	140%
Annual Holiday Decorations	13,888	-	-	13,888	-	-	-	-	-	-	27,775	22,000	126%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Landscape Monuments	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Fountains	-	850	-	1,700	850	1,234	1,050	850	850	850	8,234	20,000	41%
Irrigation System	330	-	630	3,994	555	733	865	5,328	620	923	13,978	6,000	233%
Well System	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	-	-	-	895	-	6,335	18,000	35%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	-	327	-	-	1,747	2,401	4,000	60%
Lawn - Rye Seeding	-	-	1,103	-	-	2,213	-	-	-	-	3,315	5,000	66%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	525	-	-	600	-	-	-	-	1,125	41,751	3%
Capital Outlay - Landscaping	-	-	-	-	-	-	-	150	-	-	150	-	0%
Capital Outlay - Monuments	-	-	63,521	52,525	-	27,675	-	-	-	-	143,721	120,000	120%
Capital Outlay -Pressure Clean/Sand/Seal	-	-	-	-	-	120	-	-	720	-	840	-	0%
Capital Outlay - Contingencies & CEI	-	1,200	-	390	390	-	-	-	-	1,200	3,180	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Debt Service													
Principal	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies													
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	72,682	78,527	307,168	264,241	1,487,155	2,219,548	67%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 72,682	\$ 78,527	\$ 307,168	\$ 264,241	\$ 1,487,155	\$ 2,219,548	67%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	442	(61,175)	(214,526)	(232,220)	733,153	1	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	1,735,817	1,736,258	1,675,084	1,460,557	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,736,258	\$ 1,675,084	\$ 1,460,557	\$ 1,228,338	\$ 1,228,338	\$ 495,186	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	883	855	883	855	8,982	8,700	103%
Prepayment Account	2	2	2	2	2	2	2	2	2	2	17	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	1,588	1,578	1,369	1,339	13,551	15,752	86%
Special Assessment Revenue													
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	8,931	2,119	2,272	17	258,245	273,784	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 7,446	\$ 11,404	\$ 4,554	\$ 4,526	\$ 2,212	\$ 280,796	\$ 280,325	100%
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	-	-	-	-	1,087	-	0%
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	-	78,872	-	-	159,444	159,444	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ -	\$ -	\$ 78,872	\$ -	\$ -	\$ 240,531	\$ 239,444	100%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	11,404	(74,318)	4,526	2,212	40,266	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	688,983	700,387	626,069	630,595	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 700,387	\$ 626,069	\$ 630,595	\$ 632,808	\$ 632,808	\$ 633,423	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	579	560	579	560	5,884	5,690	103%
Prepayment Account	1	1	1	-	1	1	1	1	1	1	7	-	0%
Revenue Account	875	857	299	697	957	909	1,028	1,029	823	807	8,282	9,820	84%
General Redemption Account	11	11	10	10	10	9	10	10	10	10	99	-	0%
Special Assessment Revenue													
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	7,550	1,792	1,921	14	218,319	231,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 9,168	\$ 3,391	\$ 3,333	\$ 1,391	\$ 232,590	\$ 231,852	100%
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	-	-	-	-	919	-	0%
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	-	-	-	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	-	71,444	-	-	144,553	144,553	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ 71,444	\$ -	\$ -	\$ 210,472	\$ 209,553	100%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	9,168	(68,053)	3,333	1,391	22,119	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	451,342	460,510	392,457	395,790	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 460,510	\$ 392,457	\$ 395,790	\$ 397,181	\$ 397,181	\$ 397,362	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	626	606	626	606	6,374	6,211	103%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	1,522	1,527	1,204	1,182	12,057	14,554	83%
Special Assessment Revenue													
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	12,207	2,897	3,106	23	352,964	374,564	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(24,504)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	490	476	442	440	427	386	427	413	427	413	4,341	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 14,781	\$ 5,442	\$ 5,362	\$ 2,223	\$ 375,736	\$ 370,825	101%
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	-	-	-	-	1,485	-	0%
Debt Service													
Principal Debt Service - Mandatory													
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	-	-	-	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions													
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	-	-	-	-	30,000	-	0%
Interest Expense													
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	-	111,453	-	-	226,135	226,863	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 111,453	\$ -	\$ -	\$ 372,620	\$ 341,863	109%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	14,781	(106,011)	5,362	2,223	3,116	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	600,855	615,636	509,626	514,988	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 615,636	\$ 509,626	\$ 514,988	\$ 517,211	\$ 517,211	\$ 543,058	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	427	413	427	413	4,341	4,211	103%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	975	978	748	732	7,604	9,437	81%
Special Assessment Revenue													
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	8,285	1,966	2,108	15	239,557	254,230	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	\$ 9,687	\$ 3,357	\$ 3,282	\$ 1,161	251,501	\$ 251,246	100%
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	-	-	-	-	1,008	\$ -	0%
Debt Service													
Principal Debt Service - Mandatory													
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions													
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	-	77,450	-	-	156,400	156,400	100%
Debt Service-Other Costs													
Operating Transfers Out (To Other Funds)	490	476	442	440	427	386	427	413	427	413	4,341	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 427	\$ 77,863	\$ 427	\$ 413	\$ 236,749	\$ 231,400	102%
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	9,260	(74,506)	2,855	748	14,752	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	393,465	402,725	328,219	331,074	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 402,725	\$ 328,219	\$ 331,074	\$ 331,822	\$ 331,822	\$ 336,916	

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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	919	889	919	889	9,343	12,119	77%
Prepayment Account	-	1	1	-	1	1	1	1	1	1	6	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	2,206	2,213	1,742	1,708	16,771	21,377	78%
Special Assessment Revenue													
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	17,980	4,267	4,575	33	519,889	551,562	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(36,083)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	\$ 13,323	\$ 21,105	\$ 7,369	\$ 7,236	\$ 2,632	546,009	\$ 549,181	99%
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	-	-	-	-	2,188	-	0%
Debt Service													
Principal Debt Service - Mandatory													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	-	-	-	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	-	161,633	-	-	326,280	326,280	100%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ -	\$ -	\$ 161,633	\$ -	\$ -	\$ 508,468	\$ 506,280	100%
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	21,105	(154,264)	7,236	2,632	37,541	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	873,256	894,361	740,097	747,333	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 894,361	\$ 740,097	\$ 747,333	\$ 749,965	\$ 749,965	\$ 755,325	

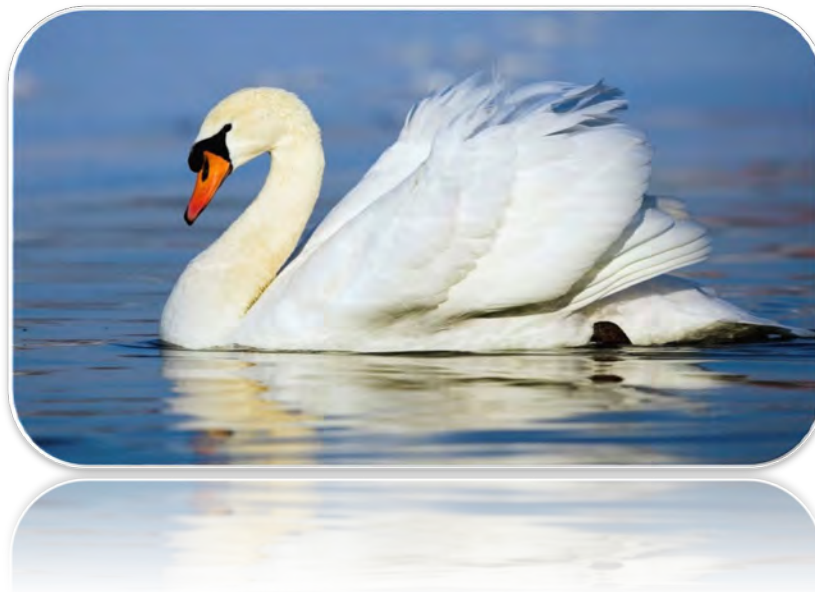
Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	54	127	1	1	1	1	1	1	-	-	185	-	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	36	35	36	35	342	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	1,872	1,888	933	920	10,119	-	0%
Special Assessment Revenue													
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	18,817	4,465	4,788	35	544,099	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds													
Refunding Bond Proceeds													
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	\$ 20,726	\$ 6,389	\$ 5,757	\$ 990	554,745	\$ -	0%
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	-	-	-	-	2,290	-	0%
Debt Service													
Principal Debt Service - Mandatory													
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	-	160,000	-	-	6,420,513	-	0%
Principal Debt Service - Early Redemptions													
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	-	132,375	-	-	163,998	-	0%
Debt Service-Other Costs													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ 292,375	\$ -	\$ -	\$ 6,586,800	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	20,726	(285,986)	5,757	990	(6,032,055)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	536,107	556,832	270,846	276,603	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 556,832	\$ 270,846	\$ 276,603	\$ 277,593	\$ 277,593	\$ 6,309,648	

Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	11	11	11	11	107	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds												
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 107	\$ -
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-
Financial and Administrative												
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-
Legal Services												
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	11	11	11	11	107	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,915)	(148,903)	(148,892)	(148,881)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,915)	\$ (148,903)	\$ (148,892)	\$ (148,881)	\$ (148,870)	\$ (148,870)	\$ -

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Flow Way Community Development District
Balance Sheet
for the Period Ending August 31, 2025

Governmental Funds													
Debt Service Funds													
Capital Projects Funds													
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	\$ 325,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,114
FMIT - Investment Account	754,149	-	-	-	-	-	-	-	-	-	-	-	754,149
Debt Service Fund													
Interest Account	-	-	-	-	-	-	1	-	-	-	-	-	1
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	-	961,961
Revenue	-	389,731	235,202	345,134	212,596	497,719	268,593	-	-	-	-	-	1,948,975
Prepayment Account	-	478	192	866	1,615	194	-	-	-	-	-	-	3,345
General Redemption Account	-	-	2,771	-	-	-	-	-	-	-	-	-	2,771
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,196	-	-	-	-	3,196
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments													
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,917,053	-	-	-	2,917,053
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,367,947	-	-	-	23,367,947
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	-	16,561,069
Total Assets	\$ 1,089,338	\$ 635,090	\$ 398,614	\$ 519,500	\$ 332,586	\$ 752,670	\$ 278,594	\$ 3,196	\$ 26,285,000	\$ 16,561,069	\$ -	\$ -	\$ 46,855,656

Flow Way Community Development District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds			Debt Service Funds				Capital Projects Funds			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			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000	
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000	
Long Term													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000	
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,285,000	\$ -	\$ -	\$ 26,437,054	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069	
Fund Balance													
Restricted													
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	-	8,671,866	
Results from Current Operations	-	42,548	23,551	5,404	15,516	40,245	(6,031,054)	118	-	-	-	(5,903,672)	
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185	
Results from Current Operations	594,154	-	-	-	-	-	-	-	-	-	-	594,154	
Total Fund Equity and Other Credits	\$ 1,089,338	\$ 635,090	\$ 398,614	\$ 519,500	\$ 332,586	\$ 752,670	\$ 278,594	\$ (148,858)	\$ -	\$ 16,561,069	\$ -	\$ 20,418,602	
Total Liabilities, Fund Equity and Other Credits													
Total Liabilities, Fund Equity and Other Credits	\$ 1,089,338	\$ 635,090	\$ 398,614	\$ 519,500	\$ 332,586	\$ 752,670	\$ 278,594	\$ 3,196	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 46,855,656	

Unaudited

Prepared by:
JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	4,149	4,149	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	42,885	73,123	17,352	18,605	136	-	2,114,385	2,184,477	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	(87,379)	0%
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	74,038	31,886	-	105,923	122,450	87%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 68,828	\$ 77,704	\$ 42,885	\$ 73,123	\$ 17,352	\$ 92,642	\$ 32,022	\$ 4,149	\$ 2,224,457	\$ 2,219,548	100%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's Fees	-	800	-	800	1,000	800	1,000	-	1,600	-	-	6,000	12,000	50%
Executive														
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	41,433	45,200	92%
Financial and Administrative														
Audit Services	-	-	-	5,200	-	-	-	-	-	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	16,042	17,500	92%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	16,042	17,500	92%
Arbitrage Rebate Services	-	-	-	500	1,500	500	-	-	500	-	-	3,000	3,000	100%
Other Contractual Services														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	-	-	-	-	-	-	-	2,091	-	2,091	3,500	60%
Trustee Services	-	-	3,950	8,573	-	-	-	4,864	-	-	4,246	21,634	26,665	81%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	250	-	-	-	-	-	-	-	-	-	250	-	0%
Property Appraiser Fees	-	-	9,248	-	-	-	28	-	-	-	-	9,276	15,500	60%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	-	300	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	7	-	-	-	-	18	-	8	-	11	59	103	250	41%
Rentals & Leases														
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	300	2,000	15%
Insurance	21,908	-	-	-	-	-	-	-	-	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	-	-	40	-	399	-	-	438	200	219%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	3,120	-	1,770	6,870	1,560	25,601	40,000	64%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	-	-	-	-	245	3,528	-	-
SFWMD - Water Use	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Preserves	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Appellate Court	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Truist Loan - Colosi Litigation	-	-	-	-	-	-	-	-	-	-	4,050	4,050	-	0%
Other General Government Services														
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	2,380	-	4,433	2,775	1,988	44,635	57,000	78%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services														
Hurricane Milton	-	-	234	-	-	-	-	-	-	-	-	234	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System														
Professional Services														
Asset Management	-	1,667	1,667	1,667	1,667	1,667	-	3,333	1,667	1,667	1,667	16,667	20,000	83%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	600	4,200	4,250	600	1,750	16,000	16,000	100%
Utility Services														
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	4,428	3,831	-	5,631	3,277	40,071	36,000	111%
Electric - Recharge Pumps	-	473	68	57	57	1,192	2,225	1,868	-	2,622	55	8,615	42,000	21%
Wireless - Pump Station	-	-	-	-	-	40	-	-	-	-	-	40	1,350	3%
Repairs and Maintenance														
Pump Station and Wells	-	-	-	-	23,860	-	-	-	-	32,650	5,600	62,110	30,000	207%
Recharge Pumps	-	-	-	-	-	-	-	-	-	2,995	-	2,995	8,500	35%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	6,900	0%
Capital Outlay														
New Meter and Backup Pump/Motor	-	-	-	-	-	-	-	-	-	-	-	-	155,000	0%
Stormwater Management Services														
Preserve Area Maintenance														
Environmental Engineering Consultant														
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	18,000	-	18,000	18,000	100%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	2,125	-	2,125	7,500	28%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance														
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	6,223	-	-	6,223	6,300	99%
Internal Preserves	-	-	-	-	-	-	-	-	-	-	-	-	7,000	0%
Western Preserve	-	-	-	-	-	-	-	-	35,587	-	-	35,587	36,000	99%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	63,771	-	63,771	63,800	100%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	106,265	-	-	106,265	106,300	100%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	4,900	0%
Capital Outlay														
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal and External	-	-	-	-	-	-	-	-	-	-	488	488	9,000	5%
Lake, Lake Bank and Littoral Shelf Maintenance														
Professional Services														
Asset Management	-	3,333	3,333	3,333	3,333	3,333	-	6,667	3,333	3,333	3,333	33,333	40,000	83%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	1,800	0%
Repairs & Maintenance														
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	13,181	13,181	-	13,181	26,363	13,181	144,996	186,104	78%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	2,915	-	2,915	5,830	2,915	34,980	55,000	64%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	4,198	4,500	-	1,592	10,008	38,645	30,000	129%
Water Quality Testing	-	-	-	3,950	-	-	-	3,950	-	-	3,950	11,850	15,000	79%
Littortal Shelf Planting	-	-	-	112	-	7,600	-	-	-	-	-	7,712	25,000	31%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,560	-	-	-	-	-	-	6,500	11,560	70,000	17%
Cane Toad Removal Program	-	-	2,832	3,708	-	1,368	4,736	5,036	7,820	8,204	5,804	39,508	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	19,055	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Capital Outlay														
Fountain Installations	-	-	-	-	-	-	-	896	21,859	-	-	22,755	22,725	100%
Littortol Shelf Planting	-	-	-	-	-	-	-	-	-	25,000	-	25,000	40,000	63%
Lake Bank Restorations	-	-	-	-	-	-	-	-	67,294	-	28,840	96,134	90,982	106%
Water Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	400	400	150	950	525	-	-	1,520	720	2,025	6,690	26,130	26%
Landscaping Services														
Professional Services														
Asset Management	-	2,500	2,500	2,500	2,500	2,500	-	5,000	2,500	2,500	2,500	25,000	30,000	83%
Utility Services														
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	191	302	202	40	234	2,498	3,700	68%
Community Entrance (Landscaping)														
Repairs and Maintenance														
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	12,755	12,755	-	15,664	25,510	143,683	174,000	83%
Tree Trimming	-	-	-	2,310	4,620	-	1,819	-	7,575	-	-	16,324	25,000	65%
Landscape Replacements	-	-	-	-	-	30,669	10,141	3,955	-	-	-	44,765	38,000	118%
Mulch Installation	-	-	-	-	11,311	-	-	4,350	6,507	-	1,528	23,696	33,000	72%
Annuals	-	-	21,524	5,183	3,775	31,804	-	-	-	21,786	-	84,071	60,000	140%
Annual Holiday Decorations	13,888	-	-	13,888	-	-	-	-	-	-	-	27,775	22,000	126%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	1,840	1,840	4,000	46%
Landscape Monuments	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Fountains	-	850	-	1,700	850	1,234	1,050	850	850	850	1,000	9,234	20,000	46%
Irrigation System	330	-	630	3,994	555	733	865	5,328	620	923	398	14,376	6,000	240%
Well System	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	-	-	-	895	-	-	6,335	18,000	35%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	-	327	-	-	1,747	1,915	4,316	4,000	108%
Lawn - Rye Seeding	-	-	1,103	-	-	2,213	-	-	-	-	-	3,315	5,000	66%
Bike/Walkway - Sealcoating/Misc Repair	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	525	-	-	600	-	-	-	-	-	1,125	41,751	3%
Capital Outlay - Landscaping	-	-	-	-	-	-	-	150	-	-	-	150	-	0%
Capital Outlay - Monuments	-	-	63,521	52,525	-	27,675	-	-	-	-	-	143,721	120,000	120%
Capital Outlay - Pressure Clean/Sand/Seal	-	-	-	-	-	120	-	-	720	-	-	840	-	0%
Capital Outlay - Contingencies & CEI	-	1,200	-	390	390	-	-	-	-	1,200	-	3,180	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Debt Service														
Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies														
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	72,682	78,527	307,168	264,241	143,149	1,630,303	2,219,548	73%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 72,682	\$ 78,527	\$ 307,168	\$ 264,241	\$ 143,149	\$ 1,630,303	\$ 2,219,548	73%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	442	(61,175)	(214,526)	(232,220)	(138,999)	594,154	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	1,735,817	1,736,258	1,675,084	1,460,557	1,228,338	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,736,258	\$ 1,675,084	\$ 1,460,557	\$ 1,228,338	\$ 1,089,338	\$ 1,089,338	\$ 495,185	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	883	855	883	855	884	9,866	8,700	113%
Prepayment Account	2	2	2	2	2	2	2	2	2	2	2	19	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	1,588	1,578	1,369	1,339	1,397	14,948	15,752	95%
Special Assessment Revenue														
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	8,931	2,119	2,272	17	-	258,245	273,784	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 7,446	\$ 11,404	\$ 4,554	\$ 4,526	\$ 2,212	\$ 2,282	\$ 283,078	\$ 280,325	101%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	-	-	-	-	-	1,087	-	0%
Debt Service														
Principal Debt Service - Mandatory														
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions														
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	-	78,872	-	-	-	159,444	159,444	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ -	\$ -	\$ 78,872	\$ -	\$ -	\$ -	\$ 240,531	\$ 239,444	100%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	11,404	(74,318)	4,526	2,212	2,282	42,548	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	688,983	700,387	626,069	630,595	632,808	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 700,387	\$ 626,069	\$ 630,595	\$ 632,808	\$ 635,090	\$ 635,090	\$ 633,423	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	579	560	579	560	579	6,462	5,690	114%
Prepayment Account	1	1	1	-	1	1	1	1	1	1	1	7	-	0%
Revenue Account	875	857	299	697	957	909	1,028	1,029	823	807	843	9,125	9,820	93%
General Redemption Account	11	11	10	10	10	9	10	10	10	10	10	109	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	7,550	1,792	1,921	14	-	218,319	231,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)														
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 9,168	\$ 3,391	\$ 3,333	\$ 1,391	\$ 1,432	\$ 234,023	\$ 231,852	101%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	-	-	-	-	-	919	-	0%
Debt Service														
Principal Debt Service - Mandatory														
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	-	-	-	-	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions														
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	-	71,444	-	-	-	144,553	144,553	100%
Operating Transfers Out (To Other Funds)														
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ 71,444	\$ -	\$ -	\$ -	\$ 210,472	\$ 209,553	100%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	9,168	(68,053)	3,333	1,391	1,432	23,551	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	451,342	460,510	392,457	395,790	397,181	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 460,510	\$ 392,457	\$ 395,790	\$ 397,181	\$ 398,614	\$ 398,614	\$ 397,362	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	626	606	626	606	626	7,000	6,211	113%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	1,522	1,527	1,204	1,182	1,236	13,293	14,554	91%
Special Assessment Revenue														
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	12,207	2,897	3,106	23	-	352,964	374,564	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(24,504)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	490	476	442	440	427	386	427	413	427	413	427	4,768	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 14,781	\$ 5,442	\$ 5,362	\$ 2,223	\$ 2,289	\$ 378,025	\$ 370,825	102%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	-	-	-	-	-	1,485	-	0%
Debt Service														
Principal Debt Service - Mandatory														
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	-	-	-	-	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions														
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	-	-	-	-	-	30,000	-	0%
Interest Expense														
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	-	111,453	-	-	-	226,135	226,863	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 111,453	\$ -	\$ -	\$ -	\$ 372,620	\$ 341,863	109%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	14,781	(106,011)	5,362	2,223	2,289	5,404	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	600,855	615,636	509,626	514,988	517,211	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 615,636	\$ 509,626	\$ 514,988	\$ 517,211	\$ 519,500	\$ 519,500	\$ 543,058	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	427	413	427	413	427	4,768	4,211	113%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	975	978	748	732	764	8,367	9,437	89%
Special Assessment Revenue														
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	8,285	1,966	2,108	15	-	239,557	254,230	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	\$ 9,687	\$ 3,357	\$ 3,282	\$ 1,161	\$ 1,191	252,692	\$ 251,246	101%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	-	-	-	-	-	1,008	\$ -	0%
Debt Service														
Principal Debt Service - Mandatory														
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions														
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	-	77,450	-	-	-	156,400	156,400	100%
Debt Service-Other Costs														
Operating Transfers Out (To Other Funds)	490	476	442	440	427	386	427	413	427	413	427	4,768	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 427	\$ 77,863	\$ 427	\$ 413	\$ 427	\$ 237,176	\$ 231,400	102%
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	9,260	(74,506)	2,855	748	764	15,516	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	393,465	402,725	328,219	331,074	331,822	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 402,725	\$ 328,219	\$ 331,074	\$ 331,822	\$ 332,586	\$ 332,586	\$ 336,916	

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 August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	919	889	919	889	919	10,262	12,119	85%
Prepayment Account	-	1	1	-	1	1	1	1	1	1	1	6	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	2,206	2,213	1,742	1,708	1,785	18,556	21,377	87%
Special Assessment Revenue														
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	17,980	4,267	4,575	33	-	519,889	551,562	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(36,083)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	\$ 13,323	\$ 21,105	\$ 7,369	\$ 7,236	\$ 2,632	\$ 2,704	548,713	\$ 549,181	100%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	-	-	-	-	-	2,188	-	0%
Debt Service														
Principal Debt Service - Mandatory														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	-	-	-	-	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	-	161,633	-	-	-	326,280	326,280	100%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ -	\$ -	\$ 161,633	\$ -	\$ -	\$ -	508,468	\$ 506,280	100%
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	21,105	(154,264)	7,236	2,632	2,704	40,245	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	873,256	894,361	740,097	747,333	749,965	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 894,361	\$ 740,097	\$ 747,333	\$ 749,965	\$ 752,670	\$ 752,670	\$ 755,325	

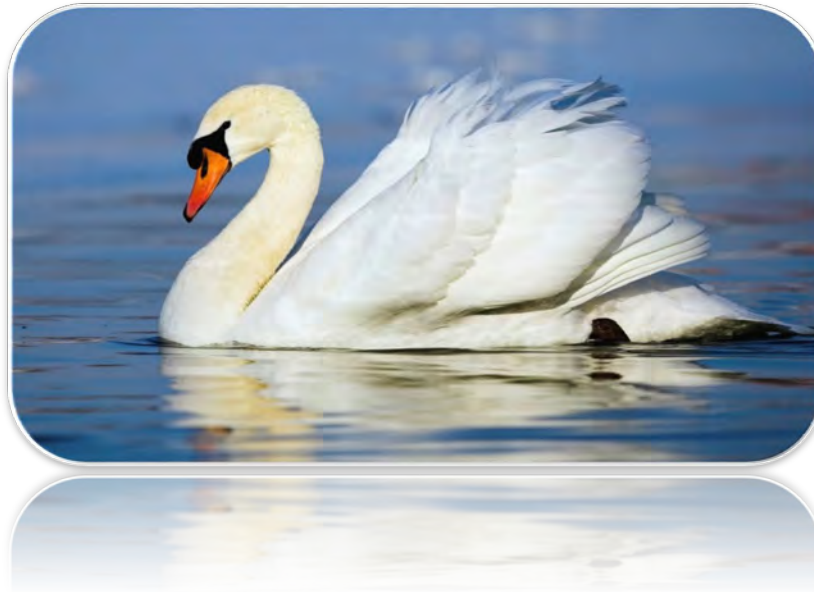
Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	54	127	1	1	1	1	1	1	-	-	-	185	-	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	36	35	36	35	36	378	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	1,872	1,888	933	920	965	11,084	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	18,817	4,465	4,788	35	-	544,099	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds														
Refunding Bond Proceeds														
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	\$ 20,726	\$ 6,389	\$ 5,757	\$ 990	\$ 1,001	555,746	\$ -	0%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	-	-	-	-	-	2,290	-	0%
Debt Service														
Principal Debt Service - Mandatory														
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	-	160,000	-	-	-	6,420,513	-	0%
Principal Debt Service - Early Redemptions														
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	-	132,375	-	-	-	163,998	-	0%
Debt Service-Other Costs														
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ 292,375	\$ -	\$ -	\$ -	6,586,800	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	20,726	(285,986)	5,757	990	1,001	(6,031,054)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	536,107	556,832	270,846	276,603	277,593	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 556,832	\$ 270,846	\$ 276,603	\$ 277,593	\$ 278,594	\$ 278,594	\$ 6,309,648	

Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	11	11	11	11	11	118	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds													
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 118	\$ -
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Financial and Administrative													
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Services													
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	11	11	11	11	11	118	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,915)	(148,903)	(148,892)	(148,881)	(148,870)	(148,977)	-
Fund Balance - Ending	<u>\$ (148,971)</u>	<u>\$ (148,959)</u>	<u>\$ (148,947)</u>	<u>\$ (148,936)</u>	<u>\$ (148,925)</u>	<u>\$ (148,915)</u>	<u>\$ (148,903)</u>	<u>\$ (148,892)</u>	<u>\$ (148,881)</u>	<u>\$ (148,870)</u>	<u>\$ (148,858)</u>	<u>\$ (148,858)</u>	<u>\$ -</u>

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Flow Way Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	Governmental Funds			Debt Service Funds				Capital Projects Funds		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	\$ 209,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,897
FMIT - Investment Account	756,263	-	-	-	-	-	-	-	-	-	-	756,263
Debt Service Fund												
Interest Account	-	-	-	-	-	-	1	-	-	-	-	1
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	392,017	236,628	347,429	213,362	500,430	269,596	-	-	-	-	1,959,461
Prepayment Account	-	479	192	866	1,615	195	-	-	-	-	-	3,347
General Redemption Account	-	-	2,781	-	-	-	-	-	-	-	-	2,781
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,208	-	-	-	3,208
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,927,551	-	-	2,927,551
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,357,449	-	-	23,357,449
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069
Total Assets	\$ 976,236	\$ 637,377	\$ 400,050	\$ 521,795	\$ 333,352	\$ 755,381	\$ 279,598	\$ 3,208	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 46,753,064

Flow Way Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds			Debt Service Funds				Capital Projects Funds			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			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	85,000		
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	70,000		
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	120,000		
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	80,000		
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	185,000		
Series 2024	-	-	-	-	-	-	-	-	165,000	-	165,000		
Long Term													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	2,945,000		
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	2,640,000		
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	4,430,000		
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	3,085,000		
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	7,510,000		
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	4,970,000		
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	152,054		
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,285,000	\$ -	\$ 26,437,054		
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069		
Fund Balance													
Restricted													
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	8,671,866		
Results from Current Operations	-	44,835	24,987	7,699	16,282	42,956	(6,030,050)	130	-	-	(5,893,161)		
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	495,185		
Results from Current Operations	481,051	-	-	-	-	-	-	-	-	-	481,051		
Total Fund Equity and Other Credits	\$ 976,236	\$ 637,377	\$ 400,050	\$ 521,795	\$ 333,352	\$ 755,381	\$ 279,598	\$ (148,847)	\$ -	\$ 16,561,069	\$ 20,316,010		
Total Liabilities, Fund Equity and Other Credits	\$ 976,236	\$ 637,377	\$ 400,050	\$ 521,795	\$ 333,352	\$ 755,381	\$ 279,598	\$ 3,208	\$ 26,285,000	\$ 16,561,069	\$ 46,753,064		

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	4,149	2,114	6,263	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	42,885	73,123	17,352	18,605	136	-	-	2,114,385	2,184,477	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(87,379)	0%
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	74,038	31,886	-	-	105,923	122,450	87%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 68,828	\$ 77,704	\$ 42,885	\$ 73,123	\$ 17,352	\$ 92,642	\$ 32,022	\$ 4,149	\$ 2,114	\$ 2,226,571	\$ 2,219,548	100%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	-	800	-	800	1,000	800	1,000	-	1,600	-	-	-	6,000	12,000	50%
Executive															
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	45,200	45,200	100%
Financial and Administrative															
Audit Services	-	-	-	5,200	-	-	-	-	-	-	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	17,500	17,500	100%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	17,500	17,500	100%
Arbitrage Rebate Services	-	-	-	500	1,500	500	-	-	500	-	-	500	3,500	3,000	117%
Other Contractual Services															
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	-	-	-	-	-	-	-	2,091	-	320	2,410	3,500	69%
Trustee Services	-	-	3,950	8,573	-	-	-	4,864	-	-	4,246	-	21,634	26,665	81%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	250	-	-	-	-	-	-	-	-	-	-	250	-	0%
Property Appraiser Fees	-	-	9,248	-	-	-	28	-	-	-	-	-	9,276	15,500	60%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	-	-	300	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	7	-	-	-	-	18	-	8	-	11	59	-	103	250	41%
Rentals & Leases															
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	1,000	1,300	2,000	65%
Insurance	21,908	-	-	-	-	-	-	-	-	-	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	-	-	40	-	399	-	-	-	438	200	219%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	3,120	-	1,770	6,870	1,560	1,170	26,771	40,000	67%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	-	-	-	-	245	882	4,410	-	-
SFWMD - Water Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Appellate Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Truist Loan - Colosi Litigation	-	-	-	-	-	-	-	-	-	-	4,050	2,280	6,330	-	0%
Other General Government Services															
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	2,380	-	4,433	2,775	1,988	-	44,635	57,000	78%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services															
Hurricane Milton	-	-	234	-	-	-	-	-	-	-	-	-	234	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System															
Professional Services															
Asset Management	-	1,667	1,667	1,667	1,667	1,667	-	3,333	1,667	1,667	1,667	1,667	18,333	20,000	92%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	600	4,200	4,250	600	1,750	-	16,000	16,000	100%
Utility Services															
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	4,428	3,831	-	5,631	3,277	3,614	43,685	36,000	121%
Electric - Recharge Pumps	-	473	68	57	57	1,192	2,225	1,868	-	2,622	55	55	8,670	42,000	21%
Wireless - Pump Station	-	-	-	-	-	40	-	-	-	-	-	-	40	1,350	3%
Repairs and Maintenance															
Pump Station and Wells	-	-	-	-	23,860	-	-	-	-	32,650	5,600	-	62,110	30,000	207%
Recharge Pumps	-	-	-	-	-	-	-	-	-	2,995	-	-	2,995	8,500	35%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	6,900	0%
Capital Outlay															
New Meter and Backup Pump/Motor	-	-	-	-	-	-	-	-	-	-	-	-	-	155,000	0%
Stormwater Management Services															
Preserve Area Maintenance															
Environmental Engineering Consultant															
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	18,000	-	-	18,000	18,000	100%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	2,125	-	-	2,125	7,500	28%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance															
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	6,223	-	-	-	6,223	6,300	99%
Internal Preserves	-	-	-	-	-	-	-	-	-	-	-	1,875	1,875	7,000	27%
Western Preserve	-	-	-	-	-	-	-	-	35,587	-	-	-	35,587	36,000	99%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	63,771	-	-	63,771	63,800	100%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	106,265	-	-	-	106,265	106,300	100%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	3,071	3,071	4,900	63%
Capital Outlay															
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal and External	-	-	-	-	-	-	-	-	-	-	488	-	488	9,000	5%
Lake, Lake Bank and Littoral Shelf Maintenance															
Professional Services															
Asset Management	-	3,333	3,333	3,333	3,333	3,333	-	6,667	3,333	3,333	3,333	3,333	36,667	40,000	92%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	1,800	0%
Repairs & Maintenance															
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	13,181	13,181	-	13,181	26,363	13,181	13,181	158,177	186,104	85%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	2,915	-	2,915	5,830	2,915	2,915	37,895	55,000	69%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	4,198	4,500	-	1,592	10,008	-	38,645	30,000	129%
Water Quality Testing	-	-	-	3,950	-	-	-	3,950	-	-	3,950	-	11,850	15,000	79%
Littortal Shelf Planting	-	-	-	112	-	7,600	-	-	-	-	-	28,965	36,677	25,000	147%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,560	-	-	-	-	-	-	6,500	-	11,560	70,000	17%
Cane Toad Removal Program	-	-	2,832	3,708	-	1,368	4,736	5,036	7,820	8,204	5,804	5,804	45,312	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	19,055	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Capital Outlay															
Fountain Installations	-	-	-	-	-	-	-	896	21,859	-	-	-	22,755	22,725	100%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000	40,000	63%
Lake Bank Restorations	-	-	-	-	-	-	-	-	67,294	-	28,840	-	96,134	90,982	106%
Water Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	400	400	150	950	525	-	-	1,520	720	2,025	2,000	8,690	26,130	33%
Landscaping Services															
Professional Services															
Asset Management	-	2,500	2,500	2,500	2,500	2,500	-	5,000	2,500	2,500	2,500	2,500	27,500	30,000	92%
Utility Services															
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	191	302	202	40	234	78	2,576	3,700	70%
Community Entrance (Landscaping)															
Repairs and Maintenance															
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	12,755	12,755	-	15,664	25,510	12,755	156,438	174,000	90%
Tree Trimming	-	-	-	2,310	4,620	-	1,819	-	7,575	-	-	18,618	34,941	25,000	140%
Landscape Replacements	-	-	-	-	-	30,669	10,141	3,955	-	-	-	-	44,765	38,000	118%
Mulch Installation	-	-	-	-	11,311	-	-	4,350	6,507	-	1,528	-	23,696	33,000	72%
Annuals	-	-	21,524	5,183	3,775	31,804	-	-	-	21,786	-	-	84,071	60,000	140%
Annual Holiday Decorations	13,888	-	-	13,888	-	-	-	-	-	-	-	-	27,775	22,000	126%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	1,840	210	2,050	4,000	51%
Landscape Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Fountains	-	850	-	1,700	850	1,234	1,050	850	850	850	1,000	850	10,084	20,000	50%
Irrigation System	330	-	630	3,994	555	733	865	5,328	620	923	398	563	14,939	6,000	249%
Well System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	-	-	-	895	-	-	-	6,335	18,000	35%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	-	327	-	-	1,747	1,915	327	4,643	4,000	116%
Lawn - Rye Seeding	-	-	1,103	-	-	2,213	-	-	-	-	-	-	3,315	5,000	66%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	525	-	-	600	-	-	-	-	-	-	1,125	41,751	3%
Capital Outlay - Landscaping	-	-	-	-	-	-	-	150	-	-	-	-	150	-	0%
Capital Outlay - Monuments	-	-	63,521	52,525	-	27,675	-	-	-	-	-	-	143,721	120,000	120%
Capital Outlay -Pressure Clean/Sand/Seal	-	-	-	-	-	120	-	-	720	-	-	-	840	-	0%
Capital Outlay - Contingencies & CEI	-	1,200	-	390	390	-	-	-	-	1,200	-	-	3,180	-	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Debt Service															
Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies															
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	72,682	78,527	307,168	264,241	143,149	115,216	1,745,519	2,219,548	79%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 72,682	\$ 78,527	\$ 307,168	\$ 264,241	\$ 143,149	\$ 115,216	\$ 1,745,519	\$ 2,219,548	79%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	442	(61,175)	(214,526)	(232,220)	(138,999)	(113,102)	481,051	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	1,735,817	1,736,258	1,675,084	1,460,557	1,228,338	1,089,338	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,736,258	\$ 1,675,084	\$ 1,460,557	\$ 1,228,338	\$ 1,089,338	\$ 976,236	\$ 976,236	\$ 495,185	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	883	855	883	855	884	882	10,748	8,700	124%
Prepayment Account	2	2	2	2	2	2	2	2	2	2	2	2	21	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	1,588	1,578	1,369	1,339	1,397	1,403	16,351	15,752	104%
Special Assessment Revenue															
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	8,931	2,119	2,272	17	-	-	258,245	273,784	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 7,446	\$ 11,404	\$ 4,554	\$ 4,526	\$ 2,212	\$ 2,282	\$ 2,288	\$ 285,366	\$ 280,325	102%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	-	-	-	-	-	-	1,087	-	0%
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions															
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	-	78,872	-	-	-	-	159,444	159,444	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ -	\$ -	\$ 78,872	\$ -	\$ -	\$ -	\$ -	\$ 240,531	\$ 239,444	100%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	11,404	(74,318)	4,526	2,212	2,282	2,288	44,835	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	688,983	700,387	626,069	630,595	632,808	635,090	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 700,387	\$ 626,069	\$ 630,595	\$ 632,808	\$ 635,090	\$ 637,377	\$ 637,377	\$ 633,423	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													-	-	
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	579	560	579	560	579	578	7,040	5,690	124%
Prepayment Account	1	1	1	-	1	1	1	1	1	1	1	1	8	-	0%
Revenue Account	875	857	299	697	957	909	1,028	1,029	823	807	843	847	9,972	9,820	102%
General Redemption Account	11	11	10	10	10	9	10	10	10	10	10	10	119	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	7,550	1,792	1,921	14	-	-	218,319	231,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													-	-	
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 9,168	\$ 3,391	\$ 3,333	\$ 1,391	\$ 1,432	\$ 1,436	\$ 235,459	\$ 231,852	102%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	-	-	-	-	-	-	919	-	0%
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	-	-	-	-	-	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions													-	-	
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	-	71,444	-	-	-	-	144,553	144,553	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ 71,444	\$ -	\$ -	\$ -	\$ -	\$ 210,472	\$ 209,553	100%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	9,168	(68,053)	3,333	1,391	1,432	1,436	24,987	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	451,342	460,510	392,457	395,790	397,181	398,614	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 460,510	\$ 392,457	\$ 395,790	\$ 397,181	\$ 398,614	\$ 400,050	\$ 400,050	\$ 397,362	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	626	606	626	606	626	625	7,625	6,211	123%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	1,522	1,527	1,204	1,182	1,236	1,243	14,536	14,554	100%
Special Assessment Revenue															
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	12,207	2,897	3,106	23	-	-	352,964	374,564	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(24,504)	0%
Debt Proceeds															
Operating Transfers In (To Other Funds)	490	476	442	440	427	386	427	413	427	413	427	427	5,194	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 14,781	\$ 5,442	\$ 5,362	\$ 2,223	\$ 2,289	\$ 2,295	\$ 380,319	\$ 370,825	103%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	-	-	-	-	-	-	1,485	-	0%
Debt Service															
Principal Debt Service - Mandatory															
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	-	-	-	-	-	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions															
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000	-	0%
Interest Expense															
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	-	111,453	-	-	-	-	226,135	226,863	100%
Operating Transfers Out (To Other Funds)															
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 111,453	\$ -	\$ -	\$ -	\$ -	\$ 372,620	\$ 341,863	109%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	14,781	(106,011)	5,362	2,223	2,289	2,295	7,699	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	600,855	615,636	509,626	514,988	517,211	519,500	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 615,636	\$ 509,626	\$ 514,988	\$ 517,211	\$ 519,500	\$ 521,795	\$ 521,795	\$ 543,058	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	427	413	427	413	427	427	5,194	4,211	123%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	975	978	748	732	764	766	9,133	9,437	97%
Special Assessment Revenue															
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	8,285	1,966	2,108	15	-	-	239,557	254,230	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	\$ 9,687	\$ 3,357	\$ 3,282	\$ 1,161	\$ 1,191	\$ 1,192	\$ 253,884	\$ 251,246	101%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	-	-	-	-	-	-	1,008	\$ -	0%
Debt Service															
Principal Debt Service - Mandatory															
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions															
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	-	77,450	-	-	-	-	156,400	156,400	100%
Debt Service-Other Costs															
Operating Transfers Out (To Other Funds)	490	476	442	440	427	386	427	413	427	413	427	427	5,194	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 427	\$ 77,863	\$ 427	\$ 413	\$ 427	\$ 427	\$ 237,602	\$ 231,400	103%
 Net Increase/ (Decrease) in Fund Balance	 3,971	 (98,629)	 147,213	 8,413	 9,706	 5,721	 9,260	 (74,506)	 2,855	 748	 764	 766	 16,282	 19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	393,465	402,725	328,219	331,074	331,822	332,586	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 402,725	\$ 328,219	\$ 331,074	\$ 331,822	\$ 332,586	\$ 333,352	\$ 333,352	\$ 336,916	

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 September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	919	889	919	889	919	918	11,180	12,119	92%
Prepayment Account	-	1	1	-	1	1	1	1	1	1	1	1	7	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	2,206	2,213	1,742	1,708	1,785	1,793	20,349	21,377	95%
Special Assessment Revenue															
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	17,980	4,267	4,575	33	-	-	519,889	551,562	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(36,083)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	\$ 13,323	\$ 21,105	\$ 7,369	\$ 7,236	\$ 2,632	\$ 2,704	\$ 2,711	551,424	\$ 549,181	100%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	-	-	-	-	-	-	2,188	-	0%
Debt Service															
Principal Debt Service - Mandatory															
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	-	-	-	-	-	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions															
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	-	161,633	-	-	-	-	326,280	326,280	100%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ -	\$ -	\$ 161,633	\$ -	\$ -	\$ -	\$ -	508,468	\$ 506,280	100%
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	21,105	(154,264)	7,236	2,632	2,704	2,711	42,956	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	873,256	894,361	740,097	747,333	749,965	752,670	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 894,361	\$ 740,097	\$ 747,333	\$ 749,965	\$ 752,670	\$ 755,381	\$ 755,381	\$ 755,325	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	54	127	1	1	1	1	1	1	-	-	-	-	185	-	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	36	35	36	35	36	36	414	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	1,872	1,888	933	920	965	967	12,051	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	18,817	4,465	4,788	35	-	-	544,099	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunding Bond Proceeds															
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	\$ 20,726	\$ 6,389	\$ 5,757	\$ 990	\$ 1,001	\$ 1,004	556,750	\$ -	0%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	-	-	-	-	-	-	2,290	-	0%
Debt Service															
Principal Debt Service - Mandatory															
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	-	160,000	-	-	-	-	6,420,513	-	0%
Principal Debt Service - Early Redemptions															
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	-	132,375	-	-	-	-	163,998	-	0%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ 292,375	\$ -	\$ -	\$ -	\$ -	6,586,800	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	20,726	(285,986)	5,757	990	1,001	1,004	(6,030,050)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	536,107	556,832	270,846	276,603	277,593	278,594	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 556,832	\$ 270,846	\$ 276,603	\$ 277,593	\$ 278,594	\$ 279,598	\$ 279,598	\$ 6,309,648	

Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income														
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	11	11	11	11	11	12	130	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds														
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 130	\$ -
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financial and Administrative														
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Services														
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	11	11	11	11	11	12	130	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,915)	(148,903)	(148,892)	(148,881)	(148,870)	(148,858)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,915)	\$ (148,903)	\$ (148,892)	\$ (148,881)	\$ (148,870)	\$ (148,858)	\$ (148,847)	\$ (148,847)	\$ -