

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MARCH 20, 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

March 13, 2025

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, March 20, 2025**, at **1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.**

The following Webex link and telephone number are provided to join/watch the meeting:

<https://districts.webex.com/districts/j.php?MTID=m591f051de88975424382ce3d431124f5>

Access Code: **2337 360 8350**, Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2337 360 8350**, password **Jpward** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
3. Consideration of Minutes:
 - I. February 20, 2025 – Regular Meeting. [[Page 5](#)]
4. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Asset Replacement Cost Report. [[Page 17](#)]
 - b. Engineer’s Report. [[Page 43](#)]
 - I. **Current Operations:**
 - i. Landscaping.
 - ii. Lake Maintenance.
 - iii. Entrance Maintenance.
 - iv. Irrigation Pump House.
 - v. External Preserve Compliance update.
 - II. **Capital Projects**
 - i. Lake Bank Restoration 2025.

III. **Future Asset Maintenance Items**

i. Corrective Actions

III. District Manager – JPWard & Associates, LLC

- a. Future Series Bonds Issuance Refinancings Dates.
- b. Financial Statements for the period ending February 28, 2025 (unaudited). [Page 62]

- 5. Supervisors Requests.
- 6. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and 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.
- 7. Announcement of Next Meeting – Regular Meeting on April 17, 2025.

Quorum Call for April 17, 2025

- Zack Stamp
- Ronald Miller
- Tom Kleck
- Bart Bhatla
- Mark Scimio

8. Adjournment

Staff Review

The first order of business is to call the meeting to order and to conduct the roll call.

The third order of business is the consideration of the February 20, 2025, Regular Meeting Minutes.

The fourth order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

Item 4(II)(a) – The Engineer’s Asset Replacement cost report is intended to provide the District with a comprehensive analysis of the District’s assets, including the replacement cost of these assets.

The sixth order of business are any items that the Board of Supervisors would like to bring up for the Board that are not scheduled agenda items.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

Flow Way Community Development District



James P. Ward
District Manager

Fiscal Year 2025 Meeting Schedule

April 17, 2025	May 15, 2025
June 19, 2025	July 17, 2025
August 21, 2025	September 18, 2025

1
2
3
4
5
6
7
8
9

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

10 The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was
11 held on Thursday, February 20, 2025 at 1:00 p.m. at the Esplanade Golf and Country Club, 8910 Torre
12 Vista Lane, Naples, FL 34119.
13
14
15

16
17
18
19
20
21

Present and constituting a quorum:

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

22
23
24
25
26

Also present were:

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

27
28
29
30
31

Audience:

Suzanne Sanders
Tom Sanders

32
33
34
35
36

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

37
38
39
40
41

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.

42
43
44

SECOND 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.

No comments.

45
46
47

THIRD ORDER OF BUSINESS

**National Association of Landscape Professionals, 2024
Outstanding Landscaping Award**

Chairperson Stamp stated the CDD won the Outstanding Landscaping Award for the front entrance by National Association of Landscape Professionals. He noted this award is to promote excellence in the industry, leaders in the field of landscape training, education, research, development management, and

48 landscaping across the country. He mentioned that they are honored to receive this award and thanked
 49 the CDD staff and vendors.

50

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

52

53 **January 16, 2025 - Regular Meeting**

54

55 Chairperson Stamp asked if there were any additions or corrections to the Minutes; there were none.

56

57 **On MOTION made by Bart Bhatla, seconded by Mark Scimio, and with**
 58 **all in favor, the Meeting Minutes were approved.**

59

60 **FIFTH ORDER OF BUSINESS** **Staff Items**

61

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

63

64 No report.

65

66 **II. District Engineer – Calvin, Giordano & Associates**

67

68 **a. Engineer's Report**

69

70 **1) Current Operations**

71

72 **i. Landscaping**

73

74 **ii. Lake Maintenance**

75

76 **Hatcher Lake 11 - New Plantings**

77

78 **iii. Entrance Maintenance**

79

80 **iv. Irrigation Pump House**

81

82 **v. External Preserve Compliance Update**

83

84 **2) Capital Projects**

85

86 **i. Lake Bank Restoration 2025**

87

88 **3) Future Assets Maintenance Items**

89

90 **i. Corrective Actions**

91

92 Mr. Messick stated that they have been continuing to spray for weeds. He noted that temperatures
 93 dropped, causing frost, and the annual bedding was covered with cloth to prevent them from freezing
 94 due to this. He explained rye seeds were spread and typical trimming of brushes and annuals was
 completed. He noted they finished placing sod along the rear yards of Savona on Lake 7, due to the lake
 elevations rising during the wet season. He stated there were images in his report to view.

95

96 Chairperson Stamp asked if the problem was present at any other lakes than just Lake 7.

97

98 *Mr. Messick: I think Lake 12 is another lake that we're addressing. We're going to look at addressing this*
 99 *year, which has more of a roash (?) problem than killing the grass problem.*

100

101 *Chairperson Stamp: Is that still under warranty from the --*

102

103 *Mr. Messick: No, it's [indiscernible] That's the original.*

104

95 *Chairperson Stamp: That's the original vendor? Okay.*

96

97 Mr. Messick stated that they are continuing to treat the CDD for torpedo grass, alligator weed, and
98 cattails and they will continue to do so. He noted that trash would be removed and algae would be
99 treated. He noted that submerged aquatic vegetations were also treated. He explained that, in addition
100 to treating lakes for the invasives, they are looking at the Capital Project for placing signs. He stated
101 Lake 11's entrance has gone down, which has exposed the bare littoral shelf and there are higher than
102 normal water levels, submerging littoral plants. He stated that the back-to-back hurricanes and heavy
103 rainfall events have caused this and the littoral plants are completely submerged. He explained that
104 they are addressing the issue as best as they can by planting 8,000 littoral plants, various trees, and
105 flowering in the bare areas.

106

107 *Mr. Ron Miller: May I ask a question?*

108

109 *Mr. Messick: Sure.*

110

111 *Mr. Miller: This is the [indiscernible] Boulevard that Taylor & Morrison kind of do at the last*
112 *[indiscernible]?*

113

114 *Mr. Messick: Right.*

115

116 *Mr. Miller: I recall that the CDD did not provide the funding for that piece of the development. How is it*
117 *that we got stuck with this? We refused to buy that from Taylor & Morrison.*

118

119 *Chairperson Stamp: We refused to give them the million dollars, but we still got the property.*

120

121 *Mr. Miller: How did we get the property?*

122

123 *Chairperson Stamp: Part of the transfer one day.*

124

125 *Mr. Miller: We accepted the transfer?*

126

127 *Chairperson Stamp: We didn't have any choice, did we?*

128

129 *Mr. Ward: No. This is included in the South Florida Water Management District permit for operations*
130 *and maintenance. So, the District, even before the funding issue came about, was always a part of that*
131 *management permit, so we ultimately get the responsibility for operations and maintenance. And we*
132 *have been doing that for quite some time now.*

133

134 *Mr. Miller: Something -- something's missing there for me, because we had no say in the matter. We just*
135 *-- we were forced into this? We refused to pay for it.*

136

137 *Chairperson Stamp: Jim, correct me. But I think the CDD accepted it, but Taylor & Morrison still control*
138 *it, I think. They accepted that when they decided to do the Hatcher property, and we just never paid*
139 *them for it.*

140

141 *Mr. Miller: Well, Hatcher is different than this. This came along subsequent to the Hatcher property.*

142

143 *Chairperson Stamp: No, the development is part of that. This had to be done as part of the Hatcher.*
144 *They had to increase the drainage area for the water collection.*

145
146 *Mr. Miller: Something's just missing in this picture for me, because we deliberately said no, and I don't*
147 *know how we got stuck with "yes." We had a vote and said no.*

148
149 *Chairperson Stamp: We voted not to give them the million dollars from the bond issue; that's why there's*
150 *no bond payments in Hatcher. Like we got for the water irrigation system and everything else that goes*
151 *through there is all -- we own it all.*

152
153 *Mr. Miller: Think about that later, because that --*

154
155 *Chairperson Stamp: No, I understand your point.*

156
157 *Chairperson Stamp explained that Taylor & Morrison and the CDD owned it before control was taken by*
158 *the CDD.*

159
160 *Mr. Kleck: In regards to that lake in front of the Hatcher property, that butts out to [indiscernible]*
161 *Boulevard. I've heard several people complain about the ugliness of that site, especially this time of year,*
162 *and I wondered if there couldn't be some kind of a bush or a shrub, like one of these fast-growing bushes*
163 *we have around the golf course, that we could run across that are parallel with [indiscernible] Boulevard*
164 *along that frontage.*

165
166 *Chairperson Stamp: We could -- and I'm going to let you speak in a minute. We could, but then that*
167 *blocks the view of the peoples' lanais if they want to look out across it.*

168
169 *Mr. Kleck: I understand, but they're still going to see the ugly lake in addition to these fast-growing*
170 *bushes. Now, I don't know what kind of a view that's going to make for them. But I think it would be*
171 *better than what they've got now. Because right now, they're looking at the highway, [indiscernible]*
172 *Boulevard.*

173
174 *Mr. Miller: I kind of like that idea. They might be happier, because it would at least take the cars out of*
175 *the equation.*

176
177 *Mr. Bhatla: Is that our responsibility?*

178
179 *Mr. Kleck: It could be the HOA.*

180
181 *Mr. Bhatla: We are responsible?*

182
183 *Chairperson Stamp: No. [Indiscernible.] That wouldn't be our responsibility there, out of the --*

184
185 *Ms. Sanders: So, we live in one of the homes.*

186
187 *Chairperson Stamp: Just for the record, just identify. I know you signed.*

188

189 *Ms. Sanders: I'm Suzanne Sanders with my husband, Tom Sanders, and we built over there in that*
190 *Hatcher property back in 2021 with, obviously, Taylor & Morrison. Originally, they told us it was going to*
191 *be a lake behind our house. It's not the lake that's right there.*

192
193 *Mr. Miller: We understand that. We know that.*

194
195 *Ms. Sanders: Obviously not. So, unfortunately, right now it looks really bad, I get that. It looks really*
196 *bad. But most of the year, if it just has a little bit of water in it, it's really, really pretty. It looks like a*
197 *littoral shelf that is meant to be; it looks like something you'd see down in the Carolinas. It's the grasses*
198 *and the plantings, and it's very attractive. We also bought there because we like seeing [indiscernible]*
199 *on that boulevard. We like looking out at the big road; we like seeing the cars and the golf carts and the*
200 *bikers. And we enjoy that. We really -- we like that look. So, we just want it to be maintained so that*
201 *everybody else in [indiscernible] doesn't feel as though it's ugly or a pit for unattractive. I mean, a lot of*
202 *it is nature and we can't, I guess, do anything as far as keeping some water in there consistently, as it's*
203 *gravity-fed, it's Mother Nature. Is that the deal?*

204
205 *Mr. Sanders: So, the water gravity-fed goes into that lake. It's not as simple as raising a pipe a foot to*
206 *maintain a foot to two feet of water in the littoral shelf. That would hide all that cat, rock, and the*
207 *ugliness that everybody's been worrying about.*

208
209 *Mr. Messick: The problem with doing that is that you may create flooding issues during the wet season*
210 *and keep the water from flowing out by raising the pipe to a higher elevation. And the stormwater*
211 *management system permit was part of the -- the entire system is equalized in equilibrium, so they all*
212 *balance each other out. And if you try to disassociate yourself from the rest of the system, there's quite a*
213 *bit of permeating water modeling and potential flooding [indiscernible]. So, while it may help in the dry*
214 *season to keep water in there, it's also going to be a double-edged sword of having additional water in*
215 *there during the wet season.*

216
217 *Chairperson Stamp: Mark, what we were told -- and since it was Taylor & Morrison, everything of what*
218 *we were told may or may not be the truth -- but it seemed to be is that they couldn't (didn't want to) --*
219 *"couldn't" I think is the word they used -- dynamite out that hard rock underneath that. And it's either*
220 *blow it out with blasting or take heavy equipment in there with jackhammers and pound it out of there,*
221 *which would be -- and so, they got the permit modified to be a littoral shelf. And again, that was done*
222 *before the residents got control of that and the CDD.*

223
224 *Mr. Kleck stated he remembers when Taylor & Morrison was developing the Hatcher property. He*
225 *stated there was so much rock and stone that it would be expensive to do, and they decided against it.*
226 *He noted that he did not know if the water level would ever be different there.*

227
228 *Mr. Miller: Jimmy, is that Lake connected underground to the other lakes? So, that one's under the*
229 *street?*

230
231 *Mr. Messick: Everything's connected. It's connected through pipes. There's a couple [indiscernible] in the*
232 *road that connects to the lakes [indiscernible].*

233
234 *Mr. Miller noted that he just wanted to make it clear that all lakes are connected with underground*
235 *pipes and they are unable to raise the lower one.*

236

237 *Ms. Sanders: So, how do the other littoral shelves look in here? Do we have any other littoral shelves in*
238 *here?*

239
240 *Mr. Messick: Usually, it's subjected to just the bay and it stops at 20 feet width.*

241
242 *Mrs. Sanders: Okay. I mean, I can say that this past -- we're full-timers; we live here full-time. So, this*
243 *past summer was an unbelievable amount of rain. It was a ton, like 61 inches or something like that. So,*
244 *obviously, everything that was in there was killed, was killed off; it drowned, it was flooded. So, it does*
245 *look the worst it's ever looked right now. It does. If you go over and you check it out with the guys, the*
246 *team that you send out there, they're doing a great job. They are trying to clean up the [indiscernible],*
247 *they cut away all the dead grasses and everything, cleaned that up, put in new -- they were trying to put*
248 *in better plantings that are more conducive to the intense weather. But there is no way -- there's just no*
249 *way you all grazing or doing something for the season that we're in a drought for that, you're saying*
250 *there's just nothing you can do from that other lake, that 11?*

251
252 *Mr. Messick: Not the way it is currently.*

253
254 *Mrs. Sanders: But can't permits be modified, reapplied for?*

255
256 *Mr. Messick: We are looking to see what that would take. There's going to be some significant costs on*
257 *that. He noted there's a problem raising littorals because they don't get wet and they can become dry*
258 *during the wet season and they don't get submerged during the rainy seasons.*

259
260 *Mrs. Sanders: I think also that -- this time around, with the weather that we had, I don't think that your*
261 *team was on it in time. I think it's been looking bad for a really long time. So, I don't know if you all need*
262 *to be more proactive knowing that this is an issue, and it's -- the issue is along the boulevard, going to*
263 *the beautiful fountain, going to the country club. It needs to be better taken care of. This is not going to*
264 *change.*

265
266 *Mr. Sanders: So, it seems to me it's been somewhat ignored when the water level got to be zero. The*
267 *plannings now are costing a fair amount, I would think. So it just seems like new plantings could*
268 *potentially die again. This is going to be an ongoing maintenance thing.*

269
270 *Mr. Messick: And we'll investigate if there's other options that we can take to prevent that from*
271 *happening in the long-term, whether that's physical modifications to the drainage system or lake*
272 *modifications to make it a deeper lake. But those costs, we're not sure what they are.*

273
274 *Mrs. Sanders: Well, I think it would be worth looking into. But back to Tom's point: we are going on four*
275 *years now, and he goes out there many, many, many times, like he said, with big trashcans picking up all*
276 *the Taylor & Morrison debris, when they build the pools and everything like that. Then, if he goes out*
277 *and picks up any clumps of the rock that he can -- it's very heavy -- and sticks and so forth. And your guy,*
278 *Richard, knows about all this. So, he's been doing that consistently as much as he can.*

279
280 *Mr. Messick: We should be clearing that debris from that littoral zone.*

281
282 *Mrs. Sanders: It's going to be an ongoing problem, the look of it.*

283
284 *Mr. Tom Sanders: Not the debris, the look.*

285
286 *Mr. Messick: Understood. That's the littoral plantings. That's literally the littoral shelf. If you look at any*
287 *of the lakes, when the water level drops, you see littorals, good/bad. We try to keep them in good*
288 *condition. This littoral shelf is massive, so it's going to be a bigger eyesore when it's in bad condition*
289 *versus [indiscernible].*

290
291 *Mrs. Sanders: So, that lake, Lake 11, was that an afterthought, too, or was that always [indiscernible]?*
292

293 *Mr. Miller: That was there before your development.*

294
295 *Mr. Kleck: Out of curiosity, how many months have you been there full-time? How many months*
296 *[indiscernible]?*

297
298 *Mrs. Sanders: I would say, like, eight months. I really would.*
299

300 *Mrs. Sanders asked if they would be able to do anything.*

301
302 *Mr. Messick: If we start removing, they have to have a certain amount of mucky, organic material to*
303 *thrive during the wet season, and then they won't have anything [indiscernible] if they remove the*
304 *organic down to the rock bed.*

305
306 *Mrs. Sanders: And then the other question was, Taylor & Morrison, is [indiscernible] still in litigation?*
307

308 *Chairperson Stamp: Yes.*
309

310 *Mrs. Sanders: Is it regarding the lakes and the littoral, or what is it involving? Other things?*
311

312 *Chairperson Stamp: No, not the lakes. The littoral.*

313
314 *Mrs. Sanders: So, not the lakes. So, the lakes and the littoral, you guys are handling that?*
315

316 *Chairperson Stamp: Yes.*
317

318 *Mr. Kleck: Quick question: on the 8,000 plantings for the littoral plants and [indiscernible], what was the*
319 *estimated rounded cost for all that work?*

320
321 *Mr. Ward: We spent about 20 grand.*
322

323 *Mrs. Sanders: There has to be a way of helping this one [indiscernible] issue.*
324

325 *Mr. Kleck noted there was a liner put down inside of the lake where he previously lived.*
326

327 *Mr. Bhatla: [Indiscernible.] All of that community is classified as a littoral shelf?*
328

329 *Mr Messick: Yes*
330

331 *Mr Bhatla: then it must be maintained as such.*
332

333 *Mr. Miller: Jimmy, If money were infinite, is there an actual solution to this?*

334

335 *Mr. Messick: I think Taylor & Morrison throwing TNT in there and blowing it up would be the solution.*
336 *But you may have the houses that also get shaken up and vibrated and have problems later, possibly*
337 *foundation problems down the line.*

338

339 *Mr. Miller: So, the only true solution is to dig the lake that Taylor & Morrison didn't do?*

340

341 *Mr. Messick: Yes.*

342

343 *Chairperson Stamp: Well, we could go in there with air hammers and knock it out, but you'd have the*
344 *same vibration problems and the same noise problems.*

345

346 *Mr. Miller: You're talking a couple million bucks.*

347

348 *Chairperson Stamp: Oh, yeah, at least.*

349

350 *Mr. Miller: Would it be a solution if we filled it in, raised the level higher, equal to the road level, and*
351 *made a park out of it?*

352

353 *Mr. Messick: You'd have to mitigate that volume somewhere else with the lake.*

354

355 *Mr. Messick noted offsetting the lakes would be done by the HOA. He stated that stormwater is still*
356 *detained, and the rainy seasons cause water levels to be higher and the water would be pulled.*

357

358 *Ms. Sanders: And Taylor & Morrison is not going to help us with anything?*

359

360 *Chairperson Stamp: Yes, the answer is they are not going to help us out.*

361

362 *Mr. Bhatla: Who has the responsibility of improvements? We have the responsibility to basically*
363 *maintain as it is. Who else has the responsibility of improvement? Is that HOA's?*

364

365 *Mr. Ward: Not to the District's system. So, you have a responsibility for both infrastructure*
366 *improvements that you want to do and maintenance. They're your facilities and you have full*
367 *responsibility for those.*

368

369 *Ms. Sanders thanked the Board for answering her questions.*

370

371 *Mr. Messick stated the main entrance fountains were fixed and they have been turned down to a lower*
372 *level during high winds or if they are flooding. He noted a nozzle was stolen and had to be replaced.*

373

374 *Mr. Messick: I believe the holiday lighting is still up.*

375

376 *Mr. Ward: Nope, it came down yesterday.*

377

378 *Mr. Messick: It came down yesterday? Okay.*

379

380 Mr. Messick described the riprap on the west side of the bridge helped [indiscernible]. He noted he
381 included pictures in his report of the riprap and everything for the front entrance.

382

383 *Mr. Scimio: What about the Apple Snails? Is there some kind of maintenance for that or are you just*
384 *letting Mother Nature take care of it?*

385

386 *Mr. Messick: [Indiscernible]. So, they just snag to the concrete when the water's high. When the water*
387 *goes back down, it'll dry off and their eggs are just there, either dead or alive.*

388

389 Mr. Messick explained the irrigation pump house. He noted there was a significant amount of
390 sediments, which was a reason the filter had to be replaced previously. He mentioned they decided to
391 take a different approach, replacing the intake pipe with a new longer pipe and a new intake to help
392 prevent sedimentation from entering the pump house and clogging the pumps and filter system. He
393 stated environmentalists have been contacted for external preserves and should be started this month
394 (March), and removal of the aquatics in preserve areas will need to comply with permit conditions. He
395 stated that capital projects for lake bank restoration has been completed for 2024, and now 2025 will
396 integrate improvements to Lake 12 in addition to the other lakes that are on a Capital Improvement
397 Plan: Lakes 3, 11, 14, 15A, 18, and 19. He described that they will continue to take corrective actions,
398 wet checks and monitoring of turf, checking on lake banks that are within warranty, and make sure
399 those repairs are finished. He explained SFWMD cleaned out the canal at the front entrance weeks ago,
400 and they will continue to do maintenance of the assets scheduled on the budget.

401

402 Chairperson Stamp asked if there were any more questions.

403

404 *Chairperson Stamp: I've got a couple, but I'll let them go first. We have Bart.*

405

406 *Mr. Bhatla: [Indiscernible]?*

407

408 *Chairperson Stamp: That was one of the things I was -- Tom Coffey, yeah.*

409

410 *Mr. Bhatla: Has that issue been addressed?*

411

412 *Chairperson Stamp: Yeah, he sent the email.*

413

414 *Mr. Bhatla: I saw the email. But what is the action?*

415

416 *Chairperson Stamp: That's for him. I don't know if he's had a chance to look at it yet or not.*

417

418 *Mr. Messick: Regarding what asset? [Indiscernible] I probably have responded to the email already, I*
419 *just don't recall what the email was about.*

420

421 *Mr. Bhatla: He was indicating that the lake in the back [indiscernible], there's a whole bunch of riprap,*
422 *and it's [indiscernible].*

423

424 *Mr. Messick: Yes, on Lake 12.*

425

426 *Mr. Bhatla: He was just questioning the engineering of [indiscernible]. And I was interested. I think we*
427 *have an engineer on the Board who had to come up with the plans. Because it appears to be that the*

428 *riprap is usually applied if there is a water action in the lake itself. But if you slope it properly, you don't*
429 *need the riprap. I was interested if we had engaged an engineer to [indiscernible].*

430

431 *Mr. Messick: So, we've had mutual discussions with the contractor for a solution to that on Lake 12.*

432

433 *Mr. Bhatla: So, we should -- you should have a civil engineer on Board and overseeing the plan?*

434

435 *Mr. Messick: Well, I am involved as a double engineer. [Indiscernible.]*

436

437 *Mr. Bhatla: Do you have to sign off on the plan?*

438

439 *Mr. Messick: You don't have to sign off, sign and seal, because it's a maintenance project. If we were*
440 *modifying the lake and it wasn't a maintenance, it was an improvement to the lake, it's like changing*
441 *material; it's considered maintenance, and I don't have to sign and seal.*

442

443 *Mr. Bhatla: So, it's in the improvement category or is this in the maintenance?*

444

445 *Mr. Messick: This is a capital improvement category. But from a permitting standpoint, we're not having*
446 *to permit with the design engineer.*

447

448 *Mr. Bhatla: So, the main thing I was concerned is if we don't take the proper engineering approach, it*
449 *would be again and again the same problem. So, that is the issue in my mind, that we need to come up*
450 *with a permanent kind of solution.*

451

452 *Mr. Messick: Which is what we're doing. We're in the midst of doing that. We met with them; we've*
453 *discussed. We met onsite and we looked at what needs to be improved, and they're preparing*
454 *[indiscernible].*

455

456 *Mr. Scimio: And this is the north side of Lake 12? Is that what you're saying?*

457

458 *Mr. Messick: Yes, in that pocket.*

459

460 *Mr. Bhatla: In that area, over the last couple of years, I've seen [indiscernible]. Apparently, this is been a*
461 *problem because it gets again washed [indiscernible].*

462

463 *Mr. Messick: So, there are geo tubes in that area which we installed three years ago. But the erosion's*
464 *happening underneath the geo tubes, and the placement of the geo tube was either too high or not deep*
465 *enough. So, we're looking at extending a geo blanket that connects the geo tube further down into the*
466 *lake to prevent any erosion underneath the geo tube.*

467

468 *Mr. Ward asked if there were any other questions.*

469

470 *Chairperson Stamp: I got from a resident -- I don't expect you to have the answer off the top of your head*
471 *-- but he said he went by Grey Oaks, which is down south, and their lakes are all full. And I didn't know if*
472 *they had a -- if they were spring fed, if they had a stream or a creek running into them or why they had*
473 *just a higher allocation of [indiscernible] or why their lakes are full and ours aren't. I didn't know if you*
474 *know anything about that situation.*

475

476 *Mr. Messick: I can't speak on Grey Oaks. I do know that it's in a different part of the county, not in the*
477 *same area. So, the hydraulics are going to be completely different.*

478
479 *Mr. Messick stated that they are pumping max, per the permit, into the lakes and what they are allowed*
480 *to irrigate.*

481
482 *Mr. Miller: I don't know anything Grey Oaks but I have in the past [indiscernible] further south than Grey*
483 *Oaks and it's over-developed. But they have a creek. [Indiscernible] has a creek that runs through there,*
484 *and they were permitted [indiscernible]. Their ponds are perfectly full; they're never [indiscernible].*
485 *They're just perfectly full. We don't have that creek, we don't have that --*

486
487 *Chairperson Stamp: I assume in the old days they were a lot more generous on giving people water*
488 *allocations than they are today.*

489
490 *Mr. Messick mentioned that it may be a lot less per acre if they have to recharge.*

491
492 *Chairperson Stamp: The only other thing -- and Jim will kick me under the table -- I want to raise this, and*
493 *just for your thoughts on it -- I know Jim's -- the canals are obviously silting in and maybe not in our*
494 *lifetime that they silt in, so it may not be our problem. But if the HOA, if and when -- whenever they get*
495 *around to doing the -- moving the golf tees, making the enhancements to the golf course, would it be*
496 *productive to take -- dredge some of that out of those canals and move -- if they're going to have to haul*
497 *in some dirt -- I don't know if they are or not -- but it would be just easier, I would think, to bring it from*
498 *right over the second hole.*

499
500 *Mr. Messick: [Indiscernible] from the bottom of the canals. So, whether it's conducive for what the golf*
501 *course needs, the material would be too fine. -*

502
503 *Chairperson Stamp: It'd have to be a base thing, I would think. But I don't know, I just -- I'm just*
504 *throwing that out there.*

505
506 *Mr. Messick stated that the material dredged for the geo tubes had the issue of being too fine, and it*
507 *would not be suitable.*

508
509 *Chairperson Stamp asked if there were any more questions; there were none.*

510
511 **III. District Manager – JPWard & Associates, LLC**

512 **a) Future Series Bonds Issuance Refinancing Dates**

513 **b) Financial Statements for period ending January 31, 2025 (unaudited)**

514
515 **No report.**

516
517 *Chairperson Stamp: I do have a question for you. Cane toads, how are we doing?*

518
519 *Mr. Ward: It's dormant season, so that's a good thing. Right now, they are being monitored on a regular*
520 *basis by the vendor we use. That will pick up again heavily once we get the summer months, and we'll*
521 *do the same kind of thing that we've done this year with the joint program with the HOA.*

522
523 *Mr. Scimio: So, what is the worst season for the Cane toads? What months?*

524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566

Mr. Ward: I don't remember, to be honest with you. Do you know, Jimmy?

Mr. Messick: I have no idea. I don't know. I know that it started last summer.

Mr. Ward noted the Cane toads appear when the weather gets warmer but does not know exactly when it will be.

Chairperson Stamp stated he just wanted to make sure the Cane toads were still being monitored and maintained.

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

No requests.

SEVENTH 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 indicated there was one member of the Public present; there were no questions.

EIGHTH ORDER OF BUSINESS **Announcement of Next Meeting**

Announcement of Next Meeting – Regular Meeting March 20, 2025

Chairperson Stamp announced the next meeting date.

NINTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at approximately 1:53 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

Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Asset Replacement Costs

CGA Project No. 21-4271

February 2025

Prepared by:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

James Messick, P.E.

Florida Professional Registration No. 70870

Michael D. Conner, R.L.A., ASLA, ISA

Florida License Registration No. LA00001181

TABLE OF CONTENTS

TABLE OF CONTENTS..... 2

EXECUTIVE SUMMARY 3

ABSTRACT..... 4

BACKGROUND, PURPOSE, AND OBJECTIVE 4

FLOW WAY CDD ASSETS..... 5

 General Assessment..... 5

 Irrigation Pump House and System 5

 Stormwater Drainage System Pipes and Structures 6

 Entry Features 6

 Preserves..... 7

 Landscaping..... 7

 Existing /Current Landscape Assets 7

 Unit Prices for Replacement Costs..... 9

CONCLUSION..... 10

 Exhibit A – Asset Replacement Costs Table 11

APPENDIX – PICTURES OF CDD ASSETS

EXECUTIVE SUMMARY

Based on the field investigations and data collection, the total restoration costs for the Flow Way CDD owned Assets are projected at \$20,571,399.41. The total replacement cost for the stormwater assets, entry features, and irrigation pump house system is \$16,516,469.41. The total restoration cost of the landscape assets is \$4,054,930.00. These values include a 10% contingency to account for fluctuations and uncertainties in the market. These costs should be updated annually to account for construction industry changes due to inflation, labor rates, material availability, taxes and insurance. Reference can be made to Exhibit A – Asset Replacement Costs Table (located in Section One – Flow Way CDD Assets).

Furthermore, reference can be made to the Table A-Existing / Current Landscape Assets (located in Section One) for the replacement costs for all existing landscape assets. In addition, reference can also be made to the table B-Unit Landscape Replacement Costs (located in Section One) for the projected replacement costs for each type of plant material that may need to be replaced in the future.

ABSTRACT

Flow Way Community Development District (CDD) has requested that the district engineer, Calvin, Giordano & Associates, Inc. (CGA), quantify replacement costs for CDD owned assets in the Esplanade Golf & Country Club community located in Naples, Florida. Following an emergency event, these CDD owned and maintained assets could potentially be impacted and subsequently could need immediate repair. The review of these assets and costs associated with replacement are included to assist Flow Way Community Development District plan and budget for future similar emergencies. Quantities included have been provided by Calvin, Giordano & Associates, Inc. (CGA). Furthermore, it is recommended that these costs are updated every 2 to 3 years to accurately estimate and budget for these future needs.

BACKGROUND, PURPOSE, AND OBJECTIVE

The purpose of this report is to provide Flow Way Community Development District with asset replacement construction costs necessary to establish a capital reserves program for the future. The process of preparing this report began with an on-site inspection by the District staff to quantify replacement costs to be used in the future. Items were identified by the District staff and are included in this report as described in subsequent sections below. It should be noted that this report may need to be modified if additional assets are to be incorporated. Using the list of takeoffs that were provided by the staff, confirmation of quantities was completed and verified by the review of available permit drawings, development plat drawings, maintenance records and discussion with various personnel. Investigation of the existing lake banks and associated assets were completed, and a value assigned for an overall construction replacement cost. Significant lengths of existing lake banks were quantified and assigned a value for replacement, which should be considered during potential future emergency events. These values are considered as complete restoration costs and certain emergency events may only require partial reconstruction. Pictures documenting various assets are included in Appendix A of this report.

The following items were analyzed and replacement cost included, as part of this report:

- Irrigation pump house and system
- Stormwater drainage system pipes and structures
- Entry Features
- Landscaping
- Preserves

Below is a discussion of each portion of the analysis and recommendations for the asset replacement costs.

FLOW WAY CDD ASSETS

General Assessment

Evaluation of the existing assets was the focus of reconstruction costs, due to the likelihood of restoration following an emergency event. Types of assets include irrigation system, drainage structures, headwalls, control structures, and entrance features were all included in the estimated replacement costs. Entrance Features include bridge, walls, entry fountains, roadway, curbing, landscaping, lighting, and signage. Because of anticipated services following emergency events, the need for sediment and debris removal at various drainage components have also been considered.

The following Exhibit A – Asset Replacement Costs Table shows complete furnish and install costs for post-emergency conditions. The unit prices identified in this table were provided from past experiences with specific restorations within the Flow Way CDD community, along with comparing other CDD's experiences with similar facilities.

Irrigation Pump House and System

Flow Way Community Development District is responsible for the irrigation pump house and system. The pump house structure was built to replicate a residential building and hides the irrigation utility equipment from the public's view. The irrigation pump station building is located northeast of the Torre Vista and Esplanade Boulevard round-a-bout and is well landscaped and maintained by the CDD. In the worst-case scenario, if this building is damaged or needs replacement due to an emergency event, a value has been placed on its replacement cost, which is the responsibility of the Flow Way CDD.

Flow Way Community Development District is also responsible for the overall irrigation reuse system that utilizes surface lakes for withdraw for irrigation system use throughout the community. The originally permitted irrigation system is one of the main responsibilities of the District and the maintenance of this system is considered a critical responsibility. The irrigation system includes a pump house and two recharge pumps, motors, building structure, electrical, filters, along with the associated piping and valves. Additionally, the irrigation system piping includes 46,730 linear foot of irrigation main varying in diameter between 2" and 16". The irrigation mains also include 56 main valves, fittings and appurtenances which support the system's function of providing irrigation reuse water. System is broken into 39 irrigation zones, with appurtenances and electrical panels and wiring for a properly functioning system. With the addition of the Hatcher Parcel, this separate irrigation system is also included in the CDD's responsibility. This includes a standalone pump station, valves, motor with electrical and filter for the separate system. The Hatcher Parcel's irrigation mains also include 1,280 linear feet of irrigation main varying in diameter from 2" to 4" for irrigation mains.

Irrigation pump house structure is located west of Lake 10 on Torre Vista Lane. Building houses four (4) 75-HP vertical turbine pumps and motors, one (1) 25-HP jockey pump and motor, two (2) elevated filter drums, irrigation flow meter, wet well, gravity intake pipes from lake to wet well, four (4) electrical service and irrigation panels, pressure gauges, and cast iron stand piping that varies in size from 8" to 20" diameter.

Irrigation system includes two (2) recharge well, pump, and motors, which are situated near the golf course greens for holes #11 and #12. Each location includes a 10-HP pump and motor, 4" PVC piping,

flow meter, with valves and fittings. The capacity for each recharge station is approximately 400 gpm, which discharges to the adjacent interconnection lake system. Electrical panels are located 150-ft from wells for operations.

Stormwater Drainage System Pipes and Structures

The Flow Way CDD stormwater drainage system includes twenty-eight (28) lakes which are all interconnected to maintain consistent water levels throughout the community. Stormwater is collected from roadways and adjacent properties via drainage structures with piping into the lake system. The system relies on gravity to move rainfall into and between the lakes. Discharge of interconnected lakes are through four (4) control structures to a by-pass canal, with ultimate discharge to the Collier County owned and maintained Cocohatchee Canal, located within Immokalee Road right of way.

The stormwater drainage system asset includes control structures, weir structures, drainage structures, littoral plants, and piping. Total quantities of these individual components include four (4) control structures, two (2) weir structures, box culvert, 284 drainage structures, 125 lake outfalls, 37,217 linear feet of pipe (typically reinforced concrete pipe, RCP) with varying diameters from 15-inch to 54-inch. The CDD lake system and flow way canal also has 319,149 littoral plants which can help to enhance water quality and potentially prevent lake bank erosion.

The flow way canal (aka Mirasol Pass) is located along the western limits of the residential neighborhood and connected the external preserve to the Cocohatchee Canal. While it resembles a canal, the weir structures prevent it from surcharging from the public right of way drainage system and also restricts discharge based on control elevations established in the stormwater management system permit. The south weir has an overflow elevation of 4.95-ft and the north weir has an elevation of 6.00-ft. The flow way canal ultimately discharge under a pedestrian walkway box culvert along the Immokalee Road where a connection is made to the Cocohatchee Canal.

Entry Features

Flow Way Community Development District maintenance responsibilities begin at the Esplanade Golf and Country Club main entrance from Immokalee Road (SR-846) and end at the security gate. The main entrance includes 116,420 SF of paver brick roadway, which includes 1,128 LF of curb & gutter, 480 LF of mountable curb, associated pavement markings & striping, and three (3) vehicular street signs. This entrance also includes visual features such as a double sided marquee sign, two (2) entrance water fountains, sixteen (16) decorative monuments, thirty-six (36) up-light fixtures, electrical panels, and 1,400 LF of decorative metal fencing along entire frontage. Additionally, 460 LF of 8-ft wide asphalt walkway provide pedestrian access from the right of way to the gates at the security guardhouse. Entry also includes three (3) double-sided streetlights in median and nine (9) decorative light poles mounted to the bridge railing. The water fountains include various related components including two (2) 20-HP pumps and motors, two (2) 7.5-HP pumps and motors, and two (2) 1.5 HP recirculation pumps and motors, two (2) 1-HP sump pumps, two (2) underground pump stations, and three (3) electrical panels in each station to control pumps, lighting, and jet nozzles within fountain basins. Lastly, the entry features includes a dual span culvert bridge that connects community to Immokalee Road over the Cocohatchee Canal. The bridge includes structural and surface components which need to be inspected and reported by a qualified structural engineer for ongoing maintenance recommendations.

Preserves

Flow Way Community Development District internal and external preserves consist of 1,125.50 acres which the District is responsible for maintenance. The external preserves include a bird sanctuary area, which has no different upkeep responsibilities from the remaining external preserves area. All preserves were established under permit issues by South Florida Water Management District (SFWMD). The external preserves have restricted access to promote water recharge of Florida aquifers, facilitate wetland planting growth, and provide overland flow of stormwater events to flow way canal. Internal preserves within community also provide stormwater storage with adjacent lakes that are connected with drainage pipes and structures and will flood once lake system reaches maximum capacity at high water levels. The external preserve assets are enclosed within 27,300 LF of perimeter fencing and access gates, 3,300 LF of vinyl coated fencing, and 3,400 LF of concrete wall.

Landscaping

A review was conducted of the estimated asset values for the landscape materials located at the main entrance into Esplanade Golf and Country Club within the Flow Way Community Development District (CDD). The total restoration costs of the landscape assets are projected at \$4,054,930.00. It should be noted that with the exception of some palm species the term "replacement" in this section means that the landscape areas will be re-planted with similar plant materials at sizes that are as close to the same size as possible and which are available in the industry at the time, and shall not necessary mean that the existing trees and hedges will be replaced at the exact same size of their current, mature sizes. In addition, if the replacement of the landscape assets is due to damage from a future storm event, then the cost should also consider the costs for debris removal and clean-up activities after a storm event in addition to just the replacement costs for the materials. See Part B in this section for more information on these possible costs based on previous storm events.

Existing /Current Landscape Assets

Figure 1 below shows the locations of all existing landscape assets within the Flow Way CDD.

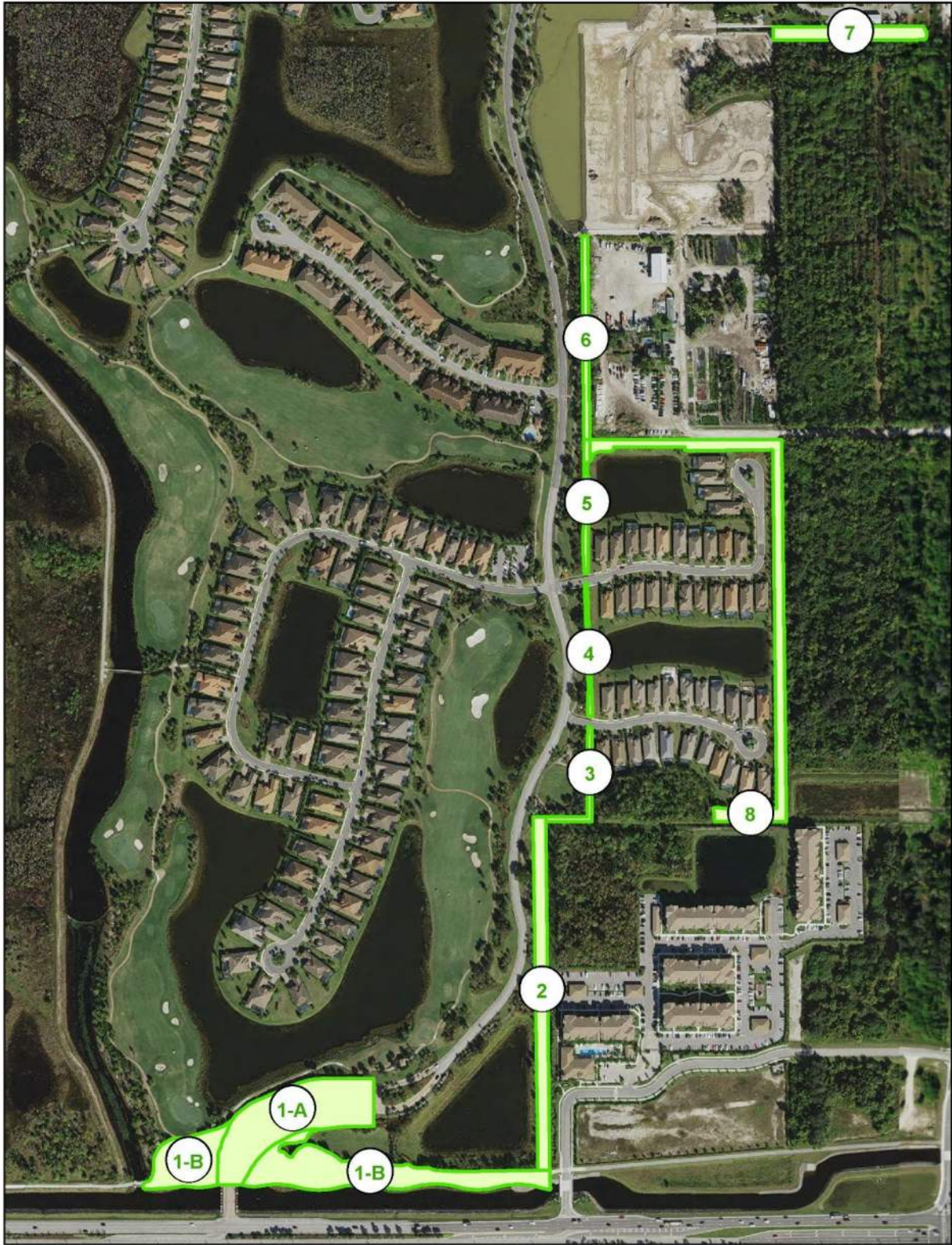


Figure 1 - Location Map of Existing Landscape Assets

Area # 1 A – Landscaping along Main Entrance to Security Gates

Areas # 1 B - Landscaping in Buffers along Immokalee Road

Areas # 2 – 7 – Landscaping along East Buffers

Areas # 8 – Landscaping along East Buffers

The table below (Table A) shows the estimated asset values of all the landscape materials within the Flow Way CDD for the current landscape assets.

Table A

Flow Way C.D.D. Landscape Areas								
Tree/ Palms and Groundcover	Area # 1 A Entrance to Gate	Area # 1 B Immokalee	Areas # 2 -7 East Buffers	Area # 8 East Buffers	Total	Unit Replacement Cost	Total Cost	
Live Oak trees	11	55	17	62	145	\$4,000.00	\$ 580,000.00	
Ligustrum trees	14	46	0	0	60	\$1,500.00	\$ 90,000.00	
Italian Cypress trees	4	5	1	0	10	\$1,000.00	\$ 10,000.00	
Pink Tabebuia trees	2	0	0	0	2	\$1,000.00	\$ 2,000.00	
Royal Poinciana trees	0	5	0	0	5	\$2,000.00	\$ 10,000.00	
Golden Shower trees	0	2	0	0	2	\$1,000.00	\$ 2,000.00	
Seagrape trees	0	6	7	0	13	\$1,000.00	\$ 13,000.00	
Silk Floss trees	0	2	0	0	2	\$1,000.00	\$ 2,000.00	
Slash Pines	0	3	107	0	110	\$700.00	\$ 77,000.00	
Green Buttonwood trees	16	0	4	0	20	\$1,800.00	\$ 36,000.00	
Medjool' Date Palms	27	21	0	0	48	\$15,000.00	\$ 720,000.00	
Sabal (Cabbage) Palms	22	81	17	60	180	\$550.00	\$ 99,000.00	
Silver Saw Palmetto	26	35	0	0	61	\$450.00	\$ 27,450.00	
Veitchia Palms	6	11	0	0	17	\$1,200.00	\$ 20,400.00	
Ground Cover Total:	4350	2500	0	0	6,850	\$6.00	\$ 41,100.00	
Shrubs Total Area:	7,045	21,616	6,660	3,806	39,127	\$50.00	\$ 1,956,350.00	
Sub Total							\$ 3,686,300.00	
Subtotal for each area							\$914,150.00 \$1,800,400.00 \$500,450.00 \$471,300.00	\$3,686,300.00
Plus 10% Contingency							\$ 368,630.00	
Grand Total							\$ 4,054,930.00	

Unit Prices for Replacement Costs

The table below (Table B) – Landscape Replacement Costs shows the complete furnish and install cost for post-emergency conditions. The unit prices identified in this table were provided from CGA’s past experience with storm restoration within other communities in the area as well as current pricing for routine landscape and irrigation materials that are being installed on projects now.

It should be noted that the replacement size of the new landscape plant material shall be as close as possible to the same size of the plant materials that they are replacing. With the exception of some palm species, the new landscape material may not be installed at the same

exact size of the existing, mature plants. For example, Live Oaks at time of planting might be approx. 24'-30' H.T. with a 6"-8" DBH, instead of an existing, mature Live Oak with an 18" diameter (DBH) size with a height of 35'-40', and a spread of 25'-30'.

Table B – Unit Landscape Replacement Costs:

Item/Description	Unit Cost
1. Large, 'Medjool' Date Palm - 25' to 35' clear trunk ht.	\$15,000.00
2. Sabal (Cabbage) Palm – 12' to 20' ht clear trunk.	\$550.00
3. Medium Palm - 18' to 20' ht. Veitchia or Foxtail Palm, or similar	\$1,200.00
4. Small Palm -12' to 14' ht. Alexander Palm, or similar	\$750.00
5. Larger Mature Trees - 5" DBH, 18' to 20' ht. Live Oak, or similar	\$4,000.00
6. Medium Trees - 3" to 4" DBH, 14' to 16' ht. Poinciana, or similar	\$1,500.00
7. Small Trees - 1-1/2" to 2" DBH, 10' to 12' ht. Buttonwood, or similar	\$700.00
8. Accent Plants - 25 gallons plus, Silver Saw Palmetto, or similar	\$450.00
9. Large Hedges - 15 gallon size shrubs	\$125.00
10. Shrubs – 7 gallon size shrubs	\$50.00
11. Ground Covers - 1 gallon size ground cover plants	\$6.00
12. Zoysia Grass (SOD)	\$1.00/ S.F
13. St. Augustine (SOD)	\$.75 / S.F

Note: In addition to the replacement costs for the landscape materials listed above, the landscape restoration should also take into account the costs for debris removal and cleanup activities. Debris removal and clean-up costs after a storm can vary widely depending on the intensity of the storm event, accessibility to the downed trees, and other factors. It is estimated that debris removal costs from a Category 1, or higher, hurricane could range from \$100,000-\$150,000 to well over \$200,000 based on the current landscape assets within the Flow Way CDD. Additionally, any necessary repairs to the irrigation system after a storm can vary – and can be up to \$50,000 or more.

CONCLUSION

The following Exhibit quantifies replacement costs for the CDD owned assets in the Esplanade Golf and County Club community. Flow Way Community Development District (CDD) owns and maintains these assets, which could potentially be impacted by a hurricane or an emergency event. Review of these assets and associated replacement should be included in Flow Way Estates CDD's plan and budgeted for future emergencies.

Exhibit A – Asset Replacement Costs Table



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

ENGINEER'S OPINION
OF RESERVE COSTS

DATE

2/26/2025

2025

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE
I. Community Wide Irrigation System									
Irrigation	2" PVC Pipe	4,600	LF	50 to 100	2010	35	\$6.95	\$31,970.00	\$0.00
Irrigation	4" PVC Pipe	13,500	LF	50 to 100	2010	35	\$20.01	\$270,135.00	\$0.00
Irrigation	6" PVC Pipe	18,300	LF	50 to 100	2010	35	\$38.54	\$705,282.00	\$0.00
Irrigation	8" PVC Pipe	3,100	LF	50 to 100	2010	35	\$58.30	\$180,730.00	\$0.00
Irrigation	10" PVC Pipe	2,230	LF	50 to 100	2010	35	\$82.01	\$182,882.30	\$0.00
Irrigation	12" PVC Pipe	3,240	LF	50 to 100	2010	35	\$192.37	\$623,278.80	\$0.00
Irrigation	16" Cast Iron Pipe	480	LF	50 to 100	2010	35	\$378.30	\$181,584.00	\$0.00
Irrigation	2" Irrigation Valves	39	EA	35 to 40	2010	20	\$9.10	\$354.90	\$0.00
Irrigation	4" Irrigation Valves	12	EA	35 to 40	2010	20	\$14.00	\$168.00	\$0.00
Irrigation	6" Irrigation Valves	10	EA	35 to 40	2010	20	\$168.20	\$1,682.00	\$0.00
Irrigation	8" Irrigation Valves	6	EA	35 to 40	2010	20	\$162.00	\$972.00	\$0.00
Irrigation	10" Irrigation Valves	4	EA	35 to 40	2010	20	\$1,494.00	\$5,976.00	\$0.00
Irrigation	12" Irrigation Valves	4	EA	35 to 40	2010	20	\$1,825.00	\$7,300.00	\$0.00
Irrigation	16" Irrigation Valves	2	EA	35 to 40	2010	20	\$13,100.00	\$26,200.00	\$0.00
Irrigation	Irrigation System (Wiring, Solenoid, Valves, 12 Hinges and Value Boxes)	12	EA	15 to 30	2010	0	\$7,504.16	\$90,049.92	\$0.00
Irrigation	Hatcher Parcel - Pump Station	1	LS	15 to 30	2014	4	\$78,450.00	\$78,450.00	\$0.00
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10 to 12	2024	9	\$41,000.00	\$82,000.00	\$0.00
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50 to 100	2010	35	\$220,000.00	\$220,000.00	\$0.00
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35 to 40	2010	20	\$33,250.00	\$133,000.00	\$0.00
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13 to 15	2010	-2	\$15,160.00	\$75,800.00	\$0.00
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20 to 25	2024	19	\$90,000.00	\$180,000.00	\$0.00
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50 to 100	2010	35	\$98.27	\$11,399.32	\$0.00
Community Wide Irrigation System SUBTOTAL								\$3,089,214.24	\$0.00
II. Stormwater Management System									
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10 to 20	2010	-5	\$14.63	\$399,399.00	0.00
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20 to 30	2010	5	\$24.00	\$79,200.00	0.00
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50 to 100	2010	35	\$98.05	\$333,370.00	0.00
Stormwater	External Preserves - Preserve Access Gate	12	LF	15 to 20	2010	0	\$233.33	\$2,799.96	0.00
Stormwater	Reinforced Concrete Pipe - 15"	3,087	LF	100+	2010	85	\$50.00	\$154,350.00	0.00
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100+	2010	85	\$73.59	\$451,253.88	0.00
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100+	2010	85	\$146.00	\$1,364,954.00	0.00
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100+	2010	85	\$190.45	\$1,519,791.00	0.00
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100+	2010	85	\$218.59	\$1,618,877.54	0.00
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100+	2010	85	\$349.05	\$883,445.55	0.00
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100+	2010	85	\$392.09	\$112,921.92	0.00
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100+	2010	85	\$538.00	\$238,872.00	0.00
Stormwater	Drainage Structures - Control Structure	4	EA	30 to 100	2010	15	\$12,200.00	\$48,800.00	0.00
Stormwater	Drainage Structures - Yard Drain	31	EA	10 to 30	2010	-5	\$810.00	\$25,110.00	0.00
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30 to 100	2010	15	\$2,365.21	\$108,799.66	0.00
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30 to 100	2010	15	\$3,400.00	\$23,800.00	0.00
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30 to 100	2010	15	\$4,950.00	\$168,300.00	0.00
Stormwater	Drainage Structures - Type 9 Curb Inlet	25	EA	30 to 100	2010	15	\$4,200.00	\$105,000.00	0.00
Stormwater	Drainage Structures - Valley Gutter Inlet	135	EA	30 to 100	2010	15	\$3,805.56	\$513,750.60	0.00



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

ENGINEER'S OPINION
OF RESERVE COSTS

DATE

2/26/2025

2025

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE
Stormwater	Drainage Structures - Junction Box	26	EA	30 to 100	2010	15	\$3,885.00	\$101,010.00	0.00
Stormwater	Drainage Structures - Lake Outfall	121	EA	30 to 100	2010	15	\$1,564.71	\$189,329.91	0.00
Stormwater	Lake Bank Residential (Floritam Sod)	27,330	LF	30 to 40	2024	29	\$1.05	\$28,696.50	0.00
Stormwater	Lank Bank Golf Course (Celebration Sod)	39,770	LF	15 to 20	2024	14	\$1.90	\$75,563.00	0.00
Stormwater	Lank Bank Flow Way (Bahia Sod)	20,156	LF	30 to 40	2024	29	\$0.67	\$13,504.52	0.00
Stormwater	Lank Bank Restoration (Re-Grading)	87,256	LF	3 to 5	2024	2	\$2.70	\$235,591.20	0.00
Stormwater	Lank Bank Restoration (Geo Tube)	10,895	LF	20 to 30	2024	19	\$57.50	\$626,462.50	0.00
Stormwater Management System SUBTOTAL								\$9,422,952.74	\$0.00

III. Landscaping									
Landscaping	Live Oak trees	145	EA	30 to 50	2010	15	\$4,000.00	\$580,000.00	\$0.00
Landscaping	Ligustrum trees	60	EA	20 to 30	2010	5	\$1,500.00	\$90,000.00	\$0.00
Landscaping	Italian Cypress trees	10	EA	15 to 25	2010	0	\$1,000.00	\$10,000.00	\$0.00
Landscaping	Pink Tabebuia trees	2	EA	30 to 50	2010	15	\$1,000.00	\$2,000.00	\$0.00
Landscaping	Royal Poinciana trees	5	EA	30 to 50	2010	15	\$2,000.00	\$10,000.00	\$0.00
Landscaping	Golden Shower trees	2	EA	20 to 30	2010	5	\$1,000.00	\$2,000.00	\$0.00
Landscaping	Seagrape trees	13	EA	30 to 50	2010	15	\$1,000.00	\$13,000.00	\$0.00
Landscaping	Silk Floss trees	2	EA	15 to 25	2010	0	\$1,000.00	\$2,000.00	\$0.00
Landscaping	Slash Pines	110	EA	30 to 50	2010	15	\$700.00	\$77,000.00	\$0.00
Landscaping	Green Buttonwood trees	20	EA	25 to 35	2010	10	\$1,800.00	\$36,000.00	\$0.00
Landscaping	Medjool Date Palms	48	EA	20 to 30	2010	5	\$15,000.00	\$720,000.00	\$0.00
Landscaping	Sabal (Cabbage) Palms	180	EA	20 to 30	2010	5	\$550.00	\$99,000.00	\$0.00
Landscaping	Silver Saw Palmetto	61	EA	15-25	2010	0	\$450.00	\$27,450.00	\$0.00
Landscaping	Veitchia Palms	17	EA	20 to 30	2010	5	\$1,200.00	\$20,400.00	\$0.00
Landscaping	Ground Cover Total	6,850	EA	1 to 5	2024	0	\$6.00	\$41,100.00	\$0.00
Landscaping	Shrubs Total Area:	39,127	EA	5 to 10	2024	4	\$50.00	\$1,956,350.00	\$0.00
Landscaping SUBTOTAL								\$3,686,300.00	\$0.00

IV. Entry Features									
Entry Features	Community Entrance - Brick Pavers	116,420	SF	25 to 50	2010	10	\$5.49	\$639,145.80	\$0.00
Entry Features	Community Entrance - Concrete "F" and Monument Curb	1,608	LF	20 to 30	2010	5	\$14.79	\$23,782.32	\$0.00
Entry Features	Community Entrance - Decreative Monument	16	EA	30 to 50	2010	15	\$5,375.00	\$86,000.00	\$0.00
Entry Features	Community Entrance - Decreative Metal Fencing	1,140	LF	15 to 20	2010	15	\$80.91	\$92,237.40	\$0.00
Entry Features	Community Entrance - Asphalt Walkway	3,680	SF	15 to 30	2010	0	\$14.25	\$52,440.00	\$0.00
Entry Features	Community Entrance - Street Lights - Double	3	EA	20 to 30	2010	5	\$8,400.00	\$25,200.00	\$0.00
Entry Features	Community Entrance - Roadway Signage	3	EA	20 to 30	2010	5	\$933.33	\$2,799.99	\$0.00
Entry Features	Community Entrance - Landscape Lighting	32	EA	15 to 20	2010	0	\$500.00	\$16,000.00	\$0.00
Entry Features	Community Entrance - Signage Marguee Mounument	1	LS	35 to 40	2010	20	\$128,000.00	\$128,000.00	\$0.00
Entry Features	Community Entrance - Electrical Service Panels	2	EA	20 to 25	2010	5	\$43,000.00	\$86,000.00	\$0.00
Entry Features	Community Entrance - Culvert Bridge	1	LS	70 to 100	2010	55	\$953,000.00	\$953,000.00	\$0.00
Entry Features	Community Entrance - Bridge Mounted Light Poles	9	EA	30 to 40	2010	0	\$4,488.88	\$40,399.92	\$0.00
Entry Features	Community Entrance - Fountain Concrete Basins	2	EA	30 to 40	2024	14	\$81,000.00	\$162,000.00	\$0.00
Entry Features	Community Entrance - Fountain Underground Pump Station	2	EA	15 to 20	2024	14	\$31,000.00	\$62,000.00	\$0.00
Entry Features	Community Entrance - Fountain Pumps, Motors, Control Panels	2	EA	12 to 15	2024	11	\$46,000.00	\$92,000.00	\$0.00
Entry Features	Community Entrance - Fountain Spray Nozzels	34	EA	10 to 12	2024	9	\$229.41	\$7,799.94	\$0.00



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

ENGINEER'S OPINION
OF RESERVE COSTS

DATE

2/26/2025

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE
Entry Features	Community Entrance - Fountain Lighting	36	EA	8 to 10	2024	11	\$944.44	\$33,999.84	\$0.00
Entry Features SUBTOTAL								\$2,502,805.21	\$0.00
ASSET SUBTOTAL								\$18,701,272.19	\$0.00
CONTINGENCY							10%	\$1,870,127.22	\$0.00
TOTAL ASSET REPLACEMENT COST								\$20,571,399.41	\$0.00

Notes:

1. This estimate was prepared in accordance with the Cost Estimate Classification System as recommended by AACE International. An AACE Class 4 Cost Estimate has an expected accuracy range as shown above.
2. This estimate is based on the design to date and is therefore subject to change.

3. CGA has no control over costs of labor, materials, competitive bidding environments, unidentified field conditions, financial market conditions, or other factors likely to affect these estimated costs, all of which are and will unavoidably remain in a state of change, especially considering the high volatility of the market attributable to Acts of God and other market events beyond the control of all parties. This estimate represents a "snapshot in time" that will inherently degrade over time.

APPENDIX – PICTURES OF CDD ASSETS



Entrance - Sign



Entrance - Landscape & Pavers



Entrance - Bridge



Entrance - Landscape Buffer



Entrance - Landscape Buffer (2)



Entrance - Landscaping & Roadway



Entrance - Landscaping (2)



Entrance - Roadway & Lighting



Entrance - Signage and Fountains



Irrigation - Pump House (External)



Irrigation - Pump House (Internal)



Irrigation - Pumps - Hatcher Parcel



Irrigation - Recharge Well - Hole 11



Irrigation - Recharge Well - Hole 12



SWM - Drainage Structure



SWM - Flow Way Canal



SWM - Flow Way Weir (North)



SWM - Flow Way Weir (South)



SWM - Lake & Littoral Plantings



SWM - Lake Bank Slope (Aqua Range)



SWM - Lake Bank Slope



SWM - Lake Littoral Shelf



SWM – Bubble-Up Structure

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT
March 2025

Board Meeting
March 20th, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
March 20, 2025

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT OPERATIONS	3
	i. Landscaping.....	4
	ii. Lake Maintenance.....	6
	iii. Entrance Maintenance.....	7
	iv. Irrigation Pump House	10
	v. External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status).....	11
III.	CAPITAL PROJECTS	15
IV.	FUTURE ASSET MAINTENANCE ITEMS	16
V.	ENGINEER’S REPORT COMPLETE	19

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 items are currently outstanding:

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

1. Current Operations

i. *Landscaping*

- 11,000 new majestic pink annuals were installed at the front entrance. This included a row of 1500 new annuals and new arboricola plantings in place of fakahatchee grasses.
- Bushes were all trimmed evenly throughout the entrance for an improvement to the plantings and the overall appearance.
- New plantings are scheduled to be installed in the planter box attached to the guardhouse the second week of March.
- Fertilization of turf is scheduled for the last week in March.
- Several Medjool date palms are scheduled to be trimmed early March.



(1) New Annuals



(2) New Annuals



(3) New Annuals

ii. Lake Maintenance

- All CDD lakes were treated for new growth of torpedo grass, needle rush, cattails. Sedges, pennywort, and other invasive vegetation along the shorelines.
- The Flow way was treated for torpedo grass, cattails, sedges, and other invasive weeds along the shoreline. New growth of spatterdock was also treated this month throughout the Flow way.
- New growth of spatterdock was treated in lakes #5a, 5b, 6, 7, 8, and 9.
- Submerged algae (Charra) were treated in lakes #1, 2, 3, 7, 8, 11, 12, 13, 15b, 16, 20, 21, 22, 23 and 25.
- Submerged aquatic vegetation (Illinois Pondweed) was treated in lakes #2 and 7.
- The 12,000 newly planted wetland plantings in lake 11 have started to sprout. These plantings are on track to grow roughly 4 to 6 inches every week for the next two months.
- The Cane Toad program will kick back in full gear starting in late April early May. In hopes of getting ahead of larvae strands and tadpoles before they become toads.
- The aquatic vendor was contracted to remove any unnatural debris along the shorelines while the water levels are low. This includes PVC piping, deadwood glass, etc.
- Waiting on proposal for this year's lake bank CIP, once received work should start late March.



(4) New Littoral Plantings – Week 3

- Lake 11 – Staff is currently working with a vendor on pricing and available options to remove the caprock and from the south section of lake 11. The options will allow lake water to extend to southern limits but maintain minimal littoral shelf.
- Lake #12 lake bank restoration, which was included in FY 22 geotube installation, is observing maintenance issues with additional erosion. Water fluctuations, sheet flow, and soft soils have worsened conditions. Deep lake with steep slopes have undermined the geotubes installed and are looking into regarding and installing rip rap to handle the harsh lake bank conditions. The contractor is proposing a replacement of rock riprap along the slopes to avoid disturbing the underwater shelf and to prevent the application of consolidation and additional weigh on the slope of lake bank. Further information will be provided as received by the CDD staff, as it is received.



(5) New Littoral Plantings – Week 3



(6) Newly planted grass along Lake #11 bank

Entrance Maintenance

- The Asset Manager has been working with the electrical vendor to ensure the fountains are running correctly. Front fountain features have been having program related issues. The vendor was on site and has since adjusted the system accordingly.
- The pedestrian sidewalk running east and west is scheduled to be pressure cleaned the second week in March.
- Riprap was added to the northwest side of the bridge to prevent erosion issues.
- The remaining holiday lighting was removed at the end of this month.



(7) Medjool Palms that need to be trimmed



(8) New Rip-Rap on NW side of bridge

iv. Irrigation Pump House

- N/A

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

2024 Preserve Maintenance under contract with Aquatic Weeds Control, Inc. Preserve treatment for 2024 has been completed.

Northern Preserve Areas Monitoring Report (2024)

3.0 Maintenance Goals and Monitoring Methodology – Goals:

“Coverage of exotic and nuisance plant species shall not exceed 4% of total cover in the internal preserves and 5% of total cover in the external preserves between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.”

6.0 DISCUSSION AND RECOMMENDATIONS

6.1 Maintenance and Success Criteria Status

As with previous monitoring reports, a year-by-year success status for each station based on the mitigation goals, which were different per year. A summary of the success rates are as follows.

Table 6.1-Success Criteria Status

Denotes success at that station	2019	2020	2021	2022	2023	2024
Northern Preserve 2 Area Area 4 – Transect 6						
Station 1	YES	YES	YES			YES
Station 2	YES	YES	YES			YES
Station 3	YES	YES	NO			YES
Northern Preserve 2 Area Area 4 – Transect 7						
Station 1	YES	YES	NO			YES
Station 2	YES	YES	NO			YES
Station 3	YES	YES	NO			YES
Northern Preserve 1 Area Area 4 – Transect 8						
Station 1	YES	NO	YES			YES
Station 2	YES	NO	YES			YES
Station 3	NO	NO	NO			NO
Northern Preserve 1 Area Area 5 – Transect 9						
Station 1	YES	YES	NO			YES
Station 2	YES	YES	YES			YES
Station 3	YES	YES	YES			YES
Station 4	YES	YES	YES			YES

Table 4.12-Vegetation at Transect 8, Station 3 (Area 4)

T8, S3		2nd	3rd	4th			5th
		2019	2020	2021	2022	2023	2024
CANOPY							8
Slash Pine	<i>Pinus elliottii</i> var. <i>densa</i>						100
MIDSTORY		5	5	8			10
Cabbage Palm	<i>Sabal palmetto</i>	100	100	40			30
Dahoon Holly	<i>Ilex cassine</i> var. <i>cassine</i>			60			40
Silverling	<i>Baccharis glomeruliflora</i>						30
GROUNDCOVER		20	5	15			60
Silverling	<i>Baccharis glomeruliflora</i>						25
Cypress	<i>Taxodium disticum</i>			15			
Red Maple	<i>Acer rubrum</i>			10			
Saw Grass	<i>Cladium jamaicense</i>			30			15
Slash Pine	<i>Pinus elliottii</i> var. <i>densa</i>	5		10			5
Grape Vine	<i>Vitis rotundifolia</i>						
Saw Palmetto	<i>Serenoa repens</i>						
Greenbrier	<i>Smilax auriculata</i>						
Wax Myrtle	<i>Myrica cerifera</i>						10
Cocoplum	<i>Chrysobalanus icaco</i>						
Pokeberry	<i>Phytolacca americana</i>						
Brazilian Pepper	<i>Schinus terebinthifolia</i>						
Caesar Weed	<i>Urena lobata</i>	5					1
Swamp Flatsedge	<i>Cyperus ligularis</i>	60					10
Broom Sedge	<i>Andropogon virginicus</i>	35		15			20
Rosary Pea	<i>Abrus precatorius</i>						
Ragweed	<i>Ambrosia artemisiifolia</i>						
Sweetbroom	<i>Scoparia dulcis</i>						
Cabbage Palm	<i>Sabal Palmetto</i>		100				2
Teaweed	<i>Sida rhombifolia</i>			5			
Tickseed	<i>Coreopsis leavenworthii</i>						2
Sand Blackberry	<i>Rubus cuneifolius</i>						2
Fiddler's Spurge	<i>Euphorbia heterophylla</i>			30			
Flat Sedge	<i>Cyperus spp.</i>						8
Paragrass	<i>Brachiaria mutica</i>						1
Sesbania	<i>Sesbania vesicaria</i>						1
Torpedo Grass	<i>Panicum repens</i>						1
INUNDATION LEVEL							
Total Cover Per Permit ≥50% (2 years)		NO					
Total Cover Per Permit ≥75% (3 years)			NO	NO			
Total Cover Per Permit ≥80% (5 years)							





Flow Way CDD - Engineer's Report Asset Map

III. CAPITAL PROJECTS

- i. 2024 Lake Bank Restoration – Lakes 2, 7, 8, & 17 ALL COMPLETED. Ongoing inspections during warranty period.
- ii. **2025 Lake Bank Restoration – Lakes 3, 11, 14, 15A, & 18/19 included in Capital Improvement Plan. Adjustments as needed to address Lake #12 restoration.**



Order & Schedule - TBD

IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Wet checks and fertilization on the turf at the front entrance to ensure thriving results.
- Consistent monitoring by the Asset Manager and vendor of the aerated turf at the front entrance.
- Checking up on all repairs made to lake banks.
- New wetland plants will be monitored weekly for growth.
- Monitoring of the new fountain equipment, tile, and basin to ensure everything is running properly and there are no issues.
- Working with preserves vendor on start date for External preserves scheduled for late March.
- Internal preserves are scheduled for quarterly maintenance beginning of April.
- Keep an eye on newly installed intake at pumphouse.
- Monitor well meters weekly to ensure lakes are being recharged.
- Follow up with Lake bank vendor on this year's lake bank repairs.
- Fountain equipment, tile, and basin to ensure everything is running properly and there are no issues.

2. LOOK AHEAD

5373301 · Pump Station and Wells: Well meter & lift station keep tripping has been repaired. CDD staff will continue to monitor the wells during the dry season and will also monitor the new intake as the pumphouse.

5384650 · Lake, Lake Bank & Littoral Shel: -12 month lake dye program was distributed to the lakes, there should be a good decline in submersed vegetation and the overall appearance should see an incline.

- Littoral signs near lakes, are schduled to be installed mid March.

5384665 · Littoral Shelf Planting: -Waiting on a materail from vendor to install new plantings in lakes 11,2,9, and 24.

- Washout on Lake two were repaired under warranty by the Lake bank vendor.
- New washouts on Lake 4 are schdueld for repair late March.

5384667 · Control Struct, Catch Basins: Drainage inspection of phase 2 (north side of community) is to take place late March and cleaning to follow.

5386683 · Lake Bank Restoration: Lakes 11,13,14,12 and 18-19 have been walked and vendor is working on proposal for proper repairs.

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. Continous turf maintenace is key and will be maintained throughout the year. New fertilization program to start early April.

5793131 · Bridge & Roadway-Main Entrance: Apple snail eggs countinue to be an issue, vendor is schduled to clean the eggs of the brisge once a month.

MISC:

- Gator removal program was put into place, still working with Cori to get the information up on the CDD wesbite.
- Asset manager working with vendor to replace fencing between the monuments at the front entrance.

3. PERMITTING

We are continuing our ongoing work of identifying permits that have been obtained for the development of the District's infrastructure. The below list 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	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	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	Permittee-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	Under Review – Closed for Uploads

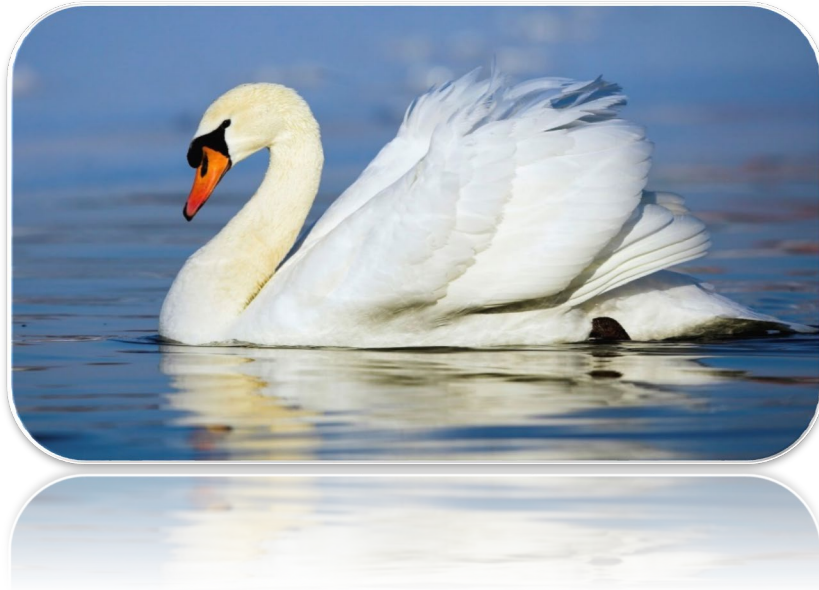
*Additional Collier County permits completed, available upon request.

V. ENGINEER’S REPORT COMPLETE

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

State of Florida Registration No. 70870

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2015 Bonds (Phase 3)</i>	<i>9</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>10</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>11</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>12</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>13</i>
<i>Series 2024</i>	<i>14</i>
<i>Capital Project Fund</i>	
<i>Series 2024</i>	<i>15</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 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 - Invested Cash	\$ 1,871,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,871,353
Debt Service Fund											
Interest Account	-	-	-	-	-	-	183	-	-	-	183
Sinking Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	436,188	282,118	417,037	267,754	604,987	513,207	-	-	-	2,521,291
Prepayment Account	-	468	192	866	1,615	190	-	-	-	-	3,331
General Redemption Account	-	-	2,714	-	-	-	-	-	-	-	2,714
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,130	-	-	3,130
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	-	-	-	-	-	-	-	-	3,489,480	-	3,489,480
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,955,520	-	22,955,520
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069
Total Assets	\$ 1,881,428	\$ 681,537	\$ 445,473	\$ 591,403	\$ 387,744	\$ 859,933	\$ 523,390	\$ 3,130	\$ 26,445,000	\$ 16,561,069	\$ 48,380,106

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 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	-	-	-	-	-	-	-	-	160,000	-	-	160,000
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	-	-	-	-	-	-	-	-	5,135,000	-	-	5,135,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,445,000	\$ -	\$ -	\$ 26,597,054
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	-	88,995	70,410	77,307	70,674	147,509	(5,786,258)	52	-	-	-	(5,331,311)
Unassigned												
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185
Results from Current Operations	1,386,244	-	-	-	-	-	-	-	-	-	-	1,386,244
Total Fund Equity and Other Credits	\$ 1,881,428	\$ 681,537	\$ 445,473	\$ 591,403	\$ 387,744	\$ 859,933	\$ 523,390	\$ (148,925)	\$ -	\$ 16,561,069	\$ -	\$ 21,783,052
Total Liabilities, Fund Equity and Other Credits	\$ 1,881,428	\$ 681,537	\$ 445,473	\$ 591,403	\$ 387,744	\$ 859,933	\$ 523,390	\$ 3,130	\$ 26,445,000	\$ 16,561,069	\$ -	\$ 48,380,106

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	1,962,283	2,184,477	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Other Financing Sources-Trust Loan Proceeds								
Contributions Private Sources	-	-	-	-	-	-	-	N/A
Master HOA Preserve Cost Share	-	-	-	-	-	-	122,450	0%
Intragovernmental Transfer In								
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 68,828	\$ 77,704	\$ 1,962,283	\$ 2,306,927	85%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	800	-	800	1,000	2,600	12,000	22%
Executive								
Professional Management	3,767	3,767	3,767	3,767	3,767	18,833	45,200	42%
Financial and Administrative								
Audit Services	-	-	-	5,200	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	7,292	17,500	42%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	7,292	17,500	42%
Arbitrage Rebate Services	-	250	-	500	1,500	2,250	3,000	75%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	3,500	0%
Trustee Services	-	-	3,950	8,573	-	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	9,248	-	-	9,248	15,500	60%
Bank Services	-	-	-	-	-	-	300	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	7	-	-	-	-	7	250	3%
Rentals & Leases								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	300	-	300	2,000	15%
Insurance	21,908	-	-	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	-	-	200	0%
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	6,701	2,760	1,680	11,141	40,000	28%
SFWMD - Permit Objection	-	-	-	1,813	1,225	3,038		
SFWMD - Water Use	-	-	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	N/A
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	-	-	N/A
Truist Loan - Legal Fees	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services - General Fund	-	-	7,603	-	11,905	19,508	57,000	34%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
Emergency & Disaster Relief Services								
Hurricane Milton	-	-	234	-	-	234	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System								
Professional Services								
Asset Management	-	1,667	1,667	1,667	1,667	6,667	20,000	33%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	3,400	16,000	21%
Utility Services								
Electric - Pump Station	-	3,163	3,575	4,253	4,321	15,312	36,000	43%
Electric - Recharge Pumps	-	473	68	57	57	655	42,000	2%
Wireless - Pump Station	-	-	-	-	-	-	1,350	0%
Repairs and Maintenance								
Pump Station and Wells	-	-	-	-	23,860	23,860	30,000	80%
Recharge Pumps	-	-	-	-	-	-	8,500	0%
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	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	7,500	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance								
Wading Bird Foraging Areas	-	-	-	-	-	-	6,300	0%
Internal Preserves	-	-	-	-	-	-	7,000	0%
Western Preserve	-	-	-	-	-	-	36,000	0%
Northern Preserve Area 1	-	-	-	-	-	-	63,800	0%
Northern Preserve Area 2	-	-	-	-	-	-	106,300	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	N/A
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	13,333	40,000	33%
NPDES Monitoring	-	-	-	-	-	-	1,800	0%
Repairs & Maintenance								
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	65,907	186,104	35%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	14,575	55,000	27%
Lake Bank Maintenance	-	3,209	-	939	2,550	6,699	30,000	22%
Water Quality Testing	-	-	-	3,950	-	3,950	15,000	26%
Littortal Shelf Planting	-	-	-	-	-	-	25,000	0%
Aeration System	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	2,500	-	-	-	2,500	70,000	4%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-	N/A
Contingencies	-	400	3,232	3,858	950	8,440	19,055	44%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Capital Outlay								
Fountain Installations	-	-	-	-	-	-	22,725	0%
Littortal Shelf Planting	-	-	-	112	-	112	40,000	0%
Lake Bank Restorations	-	-	-	-	-	-	90,982	0%
Water Control Structures	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	26,130	0%
Landscaping Services								
Professional Services								
Asset Management	-	2,500	2,500	2,500	2,500	10,000	30,000	33%
Utility Services								
Electric - Landscape Lighting	-	-	-	-	-	-	-	N/A
Potable Water - Fountains	-	366	36	582	468	1,452	3,700	39%
Community Entrance (Landscaping)								
Repairs and Maintenance								
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	64,244	174,000	37%
Tree Trimming	-	-	-	2,310	4,620	6,930	25,000	28%
Landscape Replacements	-	-	-	-	-	-	38,000	0%
Mulch Installation	-	-	-	-	11,311	11,311	33,000	34%
Annuals	-	-	21,524	5,183	3,775	30,481	60,000	51%
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	3,400	20,000	17%
Irrigation System	330	-	630	3,994	555	5,509	6,000	N/A
Well System	-	-	-	2,560	-	2,560	-	N/A
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	5,440	18,000	30%
Miscellaneous Repairs	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	327	4,000	8%
Lawn - Rye Seeding	-	-	1,103	-	-	1,103	5,000	22%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	525	-	-	525	41,751	1%
Capital Outlay - Landscaping	-	-	-	-	-	-	-	N/A
Capital Outlay - Monuments	-	-	63,521	52,525	-	116,046	120,000	97%
Capital Outlay - Contingencies & CEI	-	1,200	-	390	390	1,980	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Debt Service								
Principal	-	-	-	-	-	-	-	N/A
Interest	-	-	-	-	-	-	-	N/A
Reserves and Overall Contingencies								
District Asset Restoration	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	N/A
Other Fees and Charges								
Discounts/Collection Fees	-	-	-	-	-	-	87,379	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	576,040	2,306,927	25%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 576,040	\$ 2,306,927	25%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	1,386,244	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,881,428	\$ 495,185	

**Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	1,013	985	915	911	884	4,708	8,700	54%
Prepayment Account	2	2	2	2	2	9	-	N/A
Revenue Account	1,435	1,405	730	1,201	1,499	6,269	15,752	40%
Special Assessment Revenue								
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	239,668	273,784	88%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 250,653	\$ 298,236	84%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	1,087	-	N/A
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)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	80,572	159,444	51%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)								
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ 161,659	\$ 257,355	63%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	88,995	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 681,537	\$ 633,423	

**Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	664	645	599	597	579	3,084	5,690	54%
Prepayment Account	1	1	1	-	1	3	-	N/A
Revenue Account	875	857	299	697	957	3,685	9,820	38%
General Redemption Account	11	11	10	10	10	52	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	202,614	231,388	88%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Debt Proceeds								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 209,438	\$ 246,898	85%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	919	-	-	919	-	N/A
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)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	73,109	144,553	51%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ 139,028	\$ 224,599	62%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	70,410	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 445,473	\$ 397,362	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	722	701	651	647	626	3,347	6,211	54%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1,290	1,265	338	981	1,406	5,280	14,554	36%
Special Assessment Revenue								
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	327,573	374,564	87%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	490	476	442	440	427	2,275	-	N/A
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 338,474	\$ 395,329	86%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	1,485	-	N/A
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	-	N/A
Interest Expense								
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	114,682	226,863	51%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ 261,167	\$ 366,367	71%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	77,307	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 591,403	\$ 543,058	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	490	476	442	440	427	2,275	4,211	54%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	815	796	181	615	902	3,309	9,437	35%
Special Assessment Revenue								
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	222,324	254,230	87%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	227,907	\$ 267,878	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	1,008	\$ -	N/A
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)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	78,950	156,400	50%
Debt Service-Other Costs								
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	490	476	442	440	427	2,275	-	N/A
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 157,233	\$ 248,032	N/A
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	70,674	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 387,744	\$ 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 February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	N/A
Reserve Account	1,054	1,024	951	948	919	4,897	12,119	40%
Prepayment Account	-	1	1	-	1	2	-	N/A
Revenue Account	1,891	1,851	473	912	1,828	6,955	21,377	33%
Special Assessment Revenue								
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	482,490	551,562	87%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	494,344	\$ 585,264	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	2,188	-	N/A
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)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	164,648	326,280	50%
Debt Service-Other Costs								
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ 346,835	\$ 542,363	N/A
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	147,509	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 859,933	\$ 755,325	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	54	127	1	1	1	183	-	N/A
Sinking Account	-	-	-	-	-	-	-	N/A
Reserve Account	17	40	37	37	36	168	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	13	30	61	1,046	1,707	2,857	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	504,959	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Refunding Bond Proceeds								
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)								
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	508,167	\$ -	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	2,290	-	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	6,260,513	-	N/A
Principal Debt Service - Early Redemptions								
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	31,623	-	N/A
Debt Service-Other Costs								
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)								
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	6,294,425	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	(5,786,258)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 523,390	\$ 6,309,648	

**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	52	-
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	\$ 52	\$ -
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	52	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,925)	\$ -