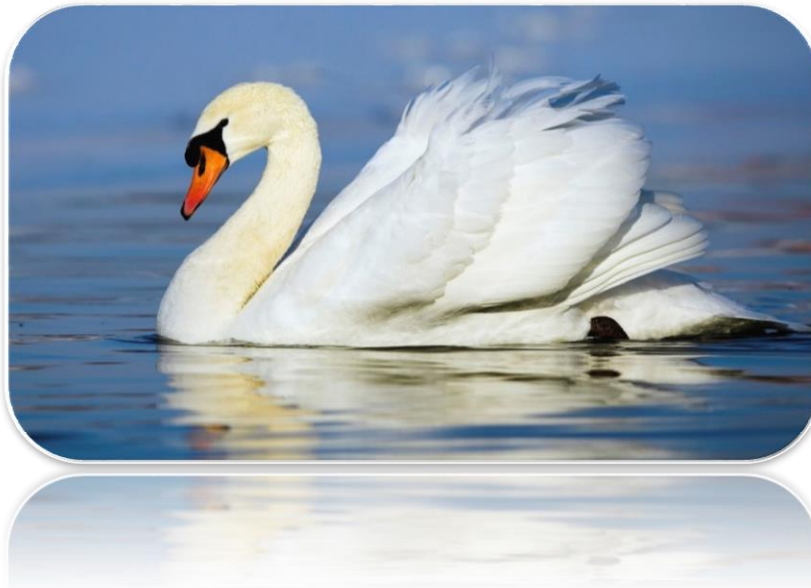


FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

APRIL 17, 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

April 10, 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, April 17, 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=mfbe20b9e26b542b229505c6d2ae601ce>

Access Code: **2342 716 6962**, Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2342 716 6962**, 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. March 20, 2025 – Regular Meeting. [Page 6]
4. Fiscal Year 2026 Budget.
 - I. Asset Replacement Cost Report. [Page 16]
 - II. Proposed Fiscal Year 2026 Budget. [Page 42]
 - III. Consideration of **Resolution 2025-4**, a Resolution of the Board of Supervisors of the Flow Way Community Development District approving the Proposed Budget for Fiscal Year 2026. [Page 69]
5. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer's Report. [Page 72]
 - 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 March 31, 2025 (unaudited). [Page 90]
6. Supervisors Requests.
7. 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.
8. Announcement of Next Meeting – Regular Meeting on May 15, 2025.

Quorum Call for May 15, 2025

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

9. 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 acceptance of the minutes from the Flow Way Board of Supervisors Regular meeting held on March 20, 2025.

The fourth order of business is the review of the District's Budget for Fiscal Year 2026.

The Budget timeline is as follows:

Date of Action	Action Required	Description
April 17, 2025	Approval of Proposed Budget by Resolution	Approve Proposed Budget Required
June 19, 2025	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2025	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

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

The Proposed Budget is recommended to be approved at the April 17, 2025, meeting to set the Public hearing only; however, the approval does not bind the Board in any way to the Budget, it merely allows the District to move forward in the process to your Public Hearing.

With the Fiscal Year 2026 Budget, the District is now entering its fourth (4th) year of operations and maintenance of the infrastructure within the District, which includes the Stormwater Management System, i.e. Lakes, Littorals, Lake Banks and Stormwater pipes, Main Irrigation Station, the Front Entrance landscaping, Bridge, Roadway, and Berms.

During Fiscal Year 2025, we have made substantial gains in operations and are now in year three (3) of the Five (5) year plan to restore the entire lake bank system.

The Fiscal Year 2026 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

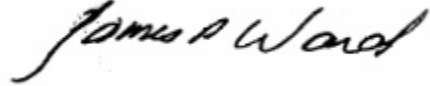
The fifth order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

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

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

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The Regular Meeting of the Board of Directors of the Flow Way Community Development District was 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.

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Present and constituting a quorum:

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

Absent:

Mark Scimio	Assistant Secretary
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Also present were:

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

Audience:

Fritz Riep
Dave Boguslawski

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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.

Chairperson Stamp reviewed public comment protocols.

THIRD ORDER OF BUSINESS**Consideration of Minutes****February 20, 2025 – Regular Meeting Minutes**

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

On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, the February 20, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Staff Items****I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

No report.

II. District Engineer – Calvin, Giordano & Associates**a. Asset Replacement Cost Report****b. Engineer's Report****1) Current Operation**

- i. Landscaping**
- ii. Lake Maintenance**
- iii. Irrigation Pump House**
- iv. Entrance Maintenance**
- v. External Preserves Compliance update**

2) Capital Projects

- i. Lake Bank Restoration**

3) Future Asset Maintenance Items

- i. Corrective Actions**

Mr. James Messick: The purpose of the Asset Replacement Cost Report is to provide Flow Way CDD with replacement costs necessary to establish a capital reserve program. The process of preparing the report began with onsite inspection with Staff to quantify replacement costs that can be used in the future. We identified with the Staff in the report and described in the various sections: irrigation, stormwater, entry, and landscaping. The preserves fall under the stormwater in the assets listed. I'm going to try to do this every two to three years to keep an updated budget and based on our field investigation and data collection we concluded the total restoration cost of the CDD owned assets are projected at \$20.5 million dollars. Those costs are for, as mentioned, stormwater assets, entry features, and the irrigation pumphouse which totaled \$16.5 million, and then the landscape assets which are \$4 million dollars. Those included a 10 percent contingency just in case there are any fluctuations or uncertainties in the market. This year, a change to what we've done before is adding a column, exhibit A, cost table. It shows how we broke down those quantities in a little more detail. It did bring to light certain amenities for which we made a

clarification regarding whether they were CDD owned, or HOA owned. The last column here, current fully funded balance, you will notice is at zero now, and the goal is to put an emphasis on building a reserve fund and setting aside some money for funding these. The purpose of this Report is for Jim to have to use for leverage to make sure we have the reserves.

Mr. Bart Bhatla: Do we have anything at all in reserves at the moment?

Mr. Ward: No. We are starting from scratch.

Mr. Ron Miller: We have \$20 million dollars in assets, but in the big picture it seems like a lot of our assets are in the ground where they are not going to need to be replaced. What portion of the \$20 million dollars do we really need to be focused on?

Mr. Messick: We do include "useful life" in the cost table breakdown. It helps us plan for those assets that may need to be fully funded first. That's something that we will analyze and come back with recommendations once we start to have some sort of reserve that we can allocate money toward specific assets. We will use that information in this report to identify which assets are going to have to have the money ready and available first, based on that useful life.

Mr. Tom Kleck: Are the landscaping and the beautiful flowers at the entry gate considered part of our asset expenses?

Mr. Messick: Yes.

Mr. Kleck: Do we sign a contract that spells out for the landscaper exactly how many times a year they plant those beautiful flowers out there?

Mr. Messick: Yes.

Mr. Kleck: How many times a year do they do that and is it necessary to do it that many times? They ripped out some beautiful flowers prematurely at the beginning of this planting season. They would have lasted at least another month or two.

Mr. Bhatla: Those flowers are really in the maintenance cost.

Mr. Ward: We rotate flowers three times a year.

Chairperson Stamp: I think part of the problem is we have to sign that contract and the vendors schedule it, and sometimes they take them out early and sometimes they take them out late, sometimes they take them out just on time.

Mr. Kleck: Okay.

Mr. Bhatla: Is the HOA contractor the same contractor who does the flowers and plants? Is there any possibility of saving by volume discount?

Mr. Ward: I don't know who the HOA uses as their vendor.

144 *Chairperson Stamp: I think we use different vendors.*

145
146 *Mr. Kleck: We do. Estate is the vendor who does our front entryway. Estate used to do our home*
147 *landscaping, but the HOA canned them. From that standpoint we are dealing with a company the*
148 *HOA used to use.*

149
150 *Chairperson Stamp: I think it is legitimate to see if we can – we've talked to the HOA about them*
151 *eventually taking over so it's all one vendor, all done at one time, and coordinating it, but we are*
152 *not there yet. I think they probably have a few other issues on their plate right now ahead of this.*

153
154 *Fritz Riep: (Indecipherable) I will say the CDD is doing a phenomenal job.*

155
156 *Chairperson Stamp: thanked Fritz for his comment.*

157
158 *Mr. Miller: I think outside of the gate is very nice. When somebody drives into our area their first*
159 *impression is extremely good. Thank you for that, Jimmy.*

160
161 *Ms. ____: (Indecipherable).*

162
163 *Chairperson Stamp: We don't have a specific asset reserve. The budget you will see in April will*
164 *help to contribute substantially to the reserve hopefully. We have an unallocated \$200,000 dollars*
165 *right now.*

166
167 *Mr. Messick: Moving on to my standard engineer's report. Landscaping, the new annuals up front*
168 *were installed. Bushes were trimmed, new plantings are scheduled at the security guardhouse,*
169 *turf fertilization should be complete the last week of March. Date palms are also scheduled to be*
170 *trimmed starting in April. Lake maintenance, in all lakes, we are keeping on top of them. It's*
171 *easier during the cool months, but we are trying to get prepared for the hot months. We are still*
172 *treating for grasses, weeds, algae, aquatic vegetation, etc. My report details which lakes we've*
173 *addressed. Also, my report includes all the wetland plantings we've installed in lake 11. Those*
174 *plantings are starting to sprout a little bit, and we are hoping the 4 to 6 inch growth every week for*
175 *the first two months will make that look less barren. The cane toad program will kick back into full*
176 *gear next month. We are starting to get ahead of the larvae before they become full toads. This*
177 *week, the debris is being removed along the shorelines by our aquatic vendor.*

178
179 *Ms. ____ 16:26: The board has received several emails from residents who want to know if there*
180 *is a piece of equipment or someone we can hire now that the water is low and exposing the debris*
181 *and large rocks, if that can be somehow removed now.*

182
183 *Mr. Messick: That's what I was talking about. The aquatic vendor has been hired to go out there*
184 *and remove any unnatural debris along the shorelines. That could be trash. That could be dead*
185 *trees and limbs that have fallen into the lake, it also includes PVC piping, glass, that sort of thing*
186 *that has been noticed. We are trying our best to keep up with that while the water is low.*

187
188 *Ms. ____: What about large rocks along the banks?*

189
190 *Mr. Messick: Is there a problem with the large rocks? I'm not sure if they were there before and*
191 *part of the original development and we need to remove them as part of the improvements, or we*

192 are maintaining lakes that were turned over with large rocks in them. I'd have to get with my Staff
193 to find out.

194
195 Chairperson Stamp: I think those are rocks that were there and it's just a question of whether we
196 can bring a bobcat or backhoe in to move them or push them into the bottom of the lake or just
197 live with them. The low water is exposing them.

198
199 Mr. Miller: I'm not familiar with the large rocks, but if they are numerous and we were to go pick
200 them up, would there be any thought of accumulating them and using them as rip rap or doing
201 something attractive somewhere else? Just a thought.

202
203 Discussion ensued regarding using the rocks for rip rap, whether the county limited the amount of
204 rip rap allowed along lake banks, and erosion along the lake bank near Mr. Riep's home.

205
206 Mr. Messick: Maybe, if we can get an address and email from Mr. Riep, we can look to see what
207 part of the lake he's talking about.

208
209 Mr. Riep continued to discuss the erosion along a portion of the lake bank near his home. He
210 provided Mr. Messick with his address.

211
212 Mr. Miller: We have 19.2 miles of shoreline, and it costs a lot of money to maintain 19.2 miles of
213 shoreline. It's a pretty daunting endeavor.

214
215 Mr. Messick: Other items in our lake maintenance include lake 11 where we are working with a
216 vendor on pricing to remove the cap rock, so the CDD has some options. There are some other
217 options about doing landscaping. Lake 12, we are intending to regrade and install rip rap to
218 handle some of the harsh lake bank conditions that have worsened over the last couple of years.
219 The contractor proposed replacement of rip rap along the slopes to avoid disturbing the
220 underwater shelf. Entrance maintenance, we are continuing to work with the electrical vendor to
221 ensure that the fountains are working correctly. The pedestrian sidewalk is scheduled to be
222 pressure cleaned at the end of March. Rip rap was added to the bridge to prevent any additional
223 erosion areas and holiday lighting remains up. External preserves compliance with South Florida
224 permit – I pulled the north preserves area monitoring report that was completed last year because
225 it had some discussions and maintenance and success criteria, so you can see where we are at with
226 the previous monitoring reporting done in 2019, 2020 and 2021. Then we skipped a couple of
227 years and got back into it in 2024. The preserves is sectioned into four areas and each preserve
228 area transects with at least three stations within them, and that's what's used by our
229 environmental consultant to confirm and report after the maintenance has been done by the
230 contractor's work. You can see the 2024 success criteria, we did meet it for preserve areas 2,
231 transect 6, 7 and preserve area 1, transect 8, for stations 1 and 2, but station 3 did not meet the
232 success criteria and that will be a point of emphasis this year. They have started working on this in
233 the last couple of weeks. Lastly, area 5 in preserve 1, transect 9, all four areas met the success
234 criteria. The second table that I attached in my report outlines what they do at each transect and
235 how they identify whether or not they meet the success criteria. Let me read from the permit the
236 section titled "Maintenance Goals and Monitoring Methodology – Goals. Coverage of exotic and
237 nuisance plant species shall not exceed 4% of total cover in the internal preserves and 5% of total
238 cover in the external preserves between maintenance activities. In addition, the permittee shall
239 manage the conservation areas such that exotic/nuisance plant species do not dominate any one

240 *section of those areas.” If we notice in our transects, when we go back and do monitoring, if we*
241 *have exotic or nuisance plant species that cover more than 5% in the external preserve, they are*
242 *noted as not meeting the success criteria. Additionally, I attached a map which identifies those*
243 *transects in each preserve area for your reference.*

244
245 *Chairperson Stamp: In lake 11 there are two PVC pipes that I know have to be there, but can we*
246 *have Richard, or someone run out there and paint them brown or something, so they blend in a*
247 *little better with the lake bank? I talked to Richard, and I know they are functional.*

248
249 *Mr. Messick: Sure, we can do that.*

250
251 *Chairperson Stamp: I'm starting to get some complaints about the signs that we have to put up*
252 *about the littorals and everything else. Is there something we can do to those to dull them a little*
253 *bit, so they are not so shiny? The side that faces the residents. In some places the residents are*
254 *looking at the back side of the sign.*

255
256 *Mr. Messick: If there are specific areas – I don't know that we are going to go out and spray paint*
257 *the back of every single sign if it's not facing the residents, but if there are sign backs facing*
258 *residents, we can accommodate them, and spray paint the back a dark color, so it blends in a little*
259 *better. If you have a specific location for residents, make sure they email their address, and I will*
260 *have staff go out and have a look.*

261
262 *Mr. Miller: Aren't we about to start the final year where we will meet the success criteria?*

263
264 *Mr. Messick: We are entering the second of three years.*

265
266 *Mr. Kleck: Who is responsible for the guardhouse at the front gate? The coach lights on that*
267 *building are getting rusty and looking bad.*

268
269 *Mr. Ward: The HOA is responsible for the guardhouse.*

270
271 *Mr. Messick: We've talked about 2025 lake bank restoration projects. We've received a contract*
272 *proposal for restoring lake 12, and because of the condition we need to prioritize it, so, we are*
273 *looking at shifting some of the lakes in the program. We've reevaluated some of the lakes and*
274 *found them to be in an acceptable condition. The remaining lakes will need to be addressed in the*
275 *order of priority first established with lake 12 coming first. We are looking at addressing lake 12*
276 *this year and the remaining lakes, based on priority, after. We will come out with an updated*
277 *table in our proposed budget for 2026.*

278
279 *Chairperson Stamp: Lake 12 is the lake at the golf course near holes 12 and 13.*

280
281 *Mr. Messick: There are still corrective actions we are looking at, whether that's wet checks for*
282 *fertilization of the turf, and monitoring or aeration to make sure the grass stays green. We're*
283 *looking at the internal preserves, keeping our eye on intake at the pumphouse that we recently*
284 *installed. We're monitoring well meters. There is a consumptive use permit we are working to*
285 *have renewed before it expires in May.*

286
287 **III. District Manager – JPWard & Associates, LLC**

a. Future Series Bonds Issuance Refinancing Dates**b. Financial Statements for period ending February 28, 2025 (unaudited)**

Mr. Ward: With respect to the next series of bonds, we will continue to monitor that. It won't be until later this summer until we tee that up again for you. In addition, you will get your first draft of your fiscal year 2026 budget at your April meeting to kick off your budget process.

Chairperson Stamp: The process will be you will show it to us in April, we will discuss it in May and adopt it in June. Is that the schedule?

Mr. Ward: Yes sir.

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

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

Mr. Tom Kleck: The entryway is beautiful and it's the first impression. When we are driving down Esplanade Blvd, the right side, the back of the Hatcher properties, we see that unsightly empty lake, or whatever it is right now. I was thinking a nice 4 foot high hedge along the street and sidewalk would prevent people from seeing it from the road. This is not our property though, it's the HOA's. I was wondering if we had some suggestions on how we could get somebody to take care of that.

Mr. Miller: I stole your hedge idea and have been bothering both Jim and Jimmy for the last three weeks to pursue that very idea. I would echo your comments. I think the community as a whole would be better off if we could hide that ugly pit. I think it would be worthy of further discussion, and it might be good to ask the opinion of the homes nearby, as well as the HOA. I spoke with one resident who did not wish a hedge to be installed.

Ms. ____ 40:30: I think it would go a long way if they cleaned up the other side of that lake where you see the big rocks and mess. I think the whole lake cleanup would go a long way in terms of goodwill.

Mr. Kleck: I like the idea of getting an opinion from the people who back up to that mess and see what they think.

Mr. Miller: If we were to go down that road, (indecipherable).

Mr. Boguslawski: We've kicked this around and the hedge idea is one we keep throwing out there to block the ugliness, especially during the dry season. It's not only the lakebed that they did not dig deeply enough, but it's also the rest of the lake that drops so dramatically going out the back gate. I think we could just work together. I think David Kupstas is considering once a year tackling part of it with some plants that are not affecting traffic safety, but I had not heard that anyone is opposed to it. That surprises me. We have a Green and Grounds Committee who discusses things like this, and it comes up there periodically, and their suggestion has also been to put a hedge of some sort along the edge. That's where the discussion really belongs unless you're talking about the bottom of the dry lakebed which I think might be your responsibility and not ours.

Chairperson Stamp: It is ours, yes. On that note, I was at a meeting with one of the homeowners, and Richard was there as well, and he said the plants that he's put in there are going to be better looking and flowery, but he said it's going to take some time. I'm not saying it's going to be pretty, but he's saying it's going to be better than it has been.

Mr. Bhatla: It seems to me we probably do not have enough real estate in that area. It would probably be the HOA real estate. I think we can work with the HOA. I don't think we can plant anything on our land.

Chairperson Stamp: Yes, we would have to move it up the lake bank which would be onto HOA property.

Mr. Miller: It would require putting the hedge on HOA property, but I'm thinking of this as a CDD matter. I think the HOA has enough on its plate at the moment. I'm not asking them to pay for it. We'll just get their permission, and we will take care of it.

Mr. Ward: The CDD and HOA is all the same pocket, so it doesn't really matter to me. I don't have a problem putting a hedge at the top of the lake bank even though it's HOA property. The problem is they have to maintain it, so if you guys want us to do that it's fine with me. It's not that big of a deal. We've helped them out in the front entrance area around the guardhouse with flowers. It's not a big issue, but they do have to maintain that, so that's the buy-in for the HOA.

Chairperson Stamp: Because we don't have an easement.

Mr. Ward: We don't have irrigation. We don't do the maintenance right there. That's them, so if they want to maintain it, I'm happy to get this put in for you guys.

Mr. Bhatla: We had better inform everyone in the neighborhood and see if they have any objections.

Mr. Ward: I'm not a fan of that, but that's a personal opinion just because you've got a whole community to protect, not just 13 residents on one little street, or whatever the number is. So, for the betterment of the entire community I fully agree with what everybody has said. It looks awful. It's never going to look good. Richard has done a ton of work, trying to put some plants in, cleaning up that lake, but it's still not pretty, and it's never going to be pretty. So, to make it good looking the solution is what everybody has talked about, putting some plant materials in at the top of the lake bank, on HOA property, to make it look good, and maybe wrapping it around. If we all want the CDD to do that, and I think it's really ugly, so we should try to help them. But they do have to maintain that at the end of the day.

Mr. Boguslawski: Why don't we do this? I'll talk with David after the meeting. Why don't we have him discuss it with the Green and Grounds Committee and the people who would be maintaining the hedge to come up with what a proposal looks like. I don't know if a 3 foot hedgerow is enough height to cover it. I really don't know. But I know calusias are going to grow to monsters and are very difficult to maintain over time. We have both types of sight blockers throughout the community and it's just a matter of figuring out which one will do the job, look pretty good, and have a low maintenance cost. Then we do have to go through a member input process.

Mr. Ward: That's a good idea.

SIXTH ORDER OF BUSINESS**Public Comments**

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

Chairperson Stamp asked if there were any public comments.

Ms. _____ 48:23 (indecipherable).

Mr. Riep: The only thing that's confusing is when you are talking about lakes with numbers.

Chairperson Stamp: That's why I was on my phone while you were talking. Not out of disrespect. I was getting the map up. There is a map on the CDD website that shows you all the lake numbers.

SEVENTH ORDER OF BUSINESS**Announcement of Next Meeting****Announcement of Next Meeting – Regular Meeting on April 17, 2025**

Chairperson Stamp: The next meeting is April 17, and we will unveil the first draft of the budget at that meeting.

Mr. Messick: I know you like options, and we did get the contractor to give us a ballpark figure for digging out that lake, and it came in at \$3 million dollars.

Mr. Riep: I understand this was a big controversy when they were doing the Hatcher property, and then Taylor Morrison dug it deeper to make it a nicer lake, and then the County made Taylor Morrison fill it back in.

Chairperson Stamp: No.

Mr. Kleck: From what I know, and I've been here since 2015, Taylor Morrison had not developed the Hatcher property at all. They tried to get an upgrade with lakefront lots by digging a lake, and they discovered it's full of rock and stone, and they were going to have to use dynamite and spend millions of dollars to dig it out. As a result, they were not able to complete it. They tried putting littorals in there and pretty looking stuff, but it doesn't grow in the water. That's my understanding.

Chairperson Stamp: Yes. They changed the permit from a lake to a littoral shelf.

EIGHTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 1:54 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

DRAFT



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

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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.

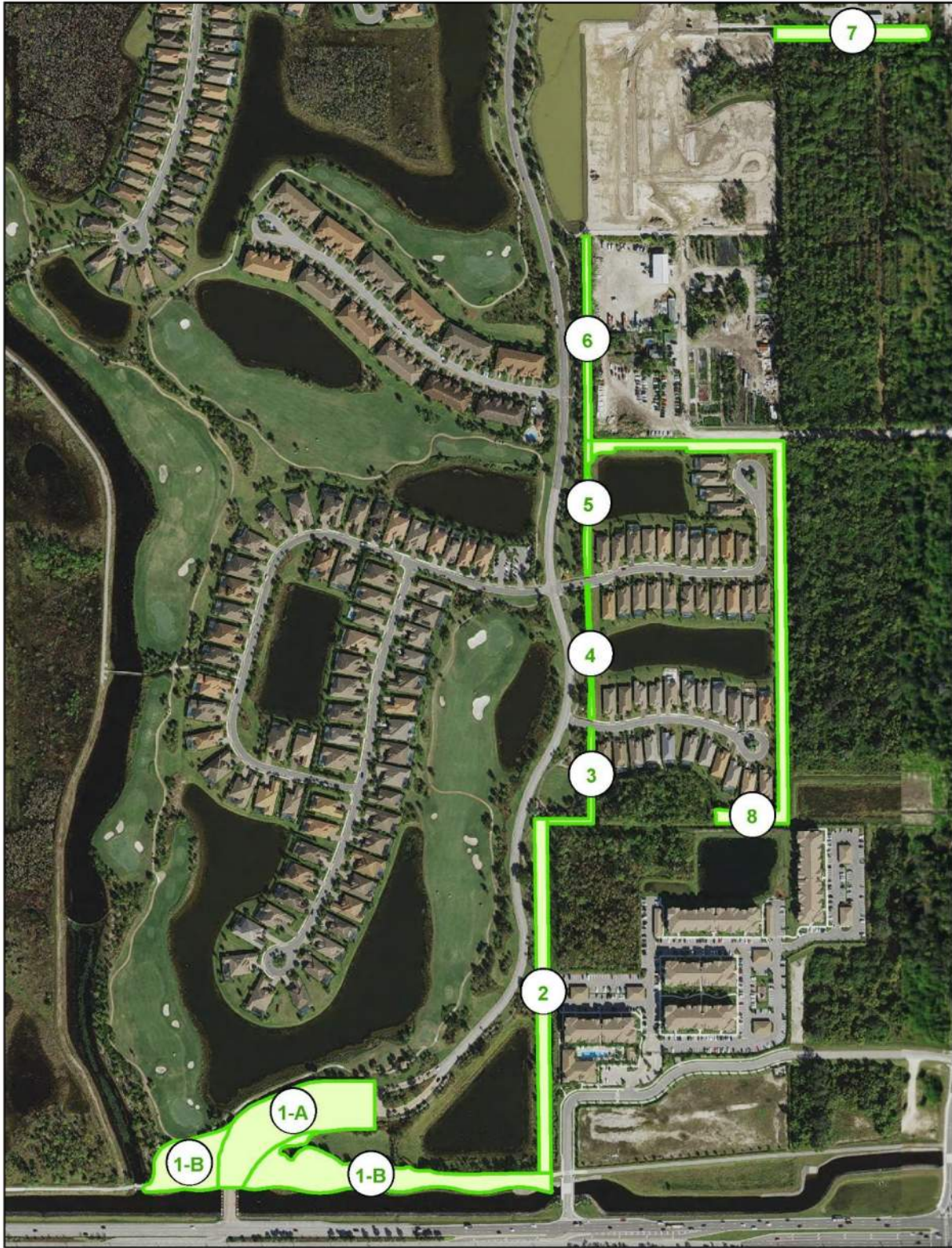


Figure 1 - Location Map of Existing Landscape Assets

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.

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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



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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 Marquee 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

2025									CURRENT FULLY FUNDED BALANCE
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	
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



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026

<i>Description</i>	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue	\$ -				
Assessments - On-Roll	\$ 2,184,477	\$ 2,005,169	\$ 2,184,477	\$ 2,184,483	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ -	\$ 122,450	\$ 122,450	Master HOA Contribution (50% of Actual Costs)
Total Revenue & Other Sources	\$ 2,306,927	\$ 2,005,169	\$ 2,306,927	\$ 2,306,933	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 3,400	\$ 11,400	\$ 12,000	Statutory Required Fees
Executive					
Professional - Management	\$ 45,200	\$ 22,600	\$ 45,200	\$ 45,200	District Manager
Financial and Administrative					
Audit Services	\$ 5,800	\$ 5,200	\$ 5,200	\$ 5,300	Statutory required audit yearly
Accounting Services	\$ 17,500	\$ 8,750	\$ 17,500	\$ 17,500	All Funds
Assessment Roll Preparation	\$ 17,500	\$ 8,750	\$ 17,500	\$ 17,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,750	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,923	\$ 12,523	\$ 25,923	\$ 26,423	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Bond Amortization Schedules	\$ -	\$ -	\$ 300	\$ 1,000	
Property Appraiser & Tax Coll. Fees	\$ 15,500	\$ 9,248	\$ 15,500	\$ 15,500	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 250	\$ 25	\$ 250	\$ 250	Agenda Mailings and other misc. mail
Rentals and Leases					
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	N/A
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,400	Statutory Maintenance of District Web site
Insurance	\$ 59,912	\$ 21,908	\$ 21,908	\$ 22,608	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 200	\$ -	\$ 1,500	\$ 1,600	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026

<i>Description</i>	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Legal Services					
General Counsel	\$ 40,000	\$ 11,140	\$ 33,420	\$ 40,000	District Attorney
Special Counsel - Preserves Regulatory	\$ 3,000	\$ 3,038	\$ 5,000	\$ 2,000	Special Counsel - SFWMD Preserve Compliance
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	If Needed
Sub-Total:	\$ 257,260	\$ 109,807	\$ 215,026	\$ 221,706	
Other General Government Services					
Engineering					
General Engineering	\$ 57,000	\$ 33,060	\$ 49,590	\$ 57,000	Engineer
Bonita Springs - Stormwater Discharge to Preserves	\$ 1,500	\$ -	\$ -	\$ -	Included in General Engineering in FY 2026
Sub-Total:	\$ 58,500	\$ 33,060	\$ 49,590	\$ 57,000	
Emergency & Disaster Relief Services					
Hurricane Milton	\$ -	\$ 234	\$ 120,234	\$ -	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ 20,000	\$ 6,667	\$ 20,000	\$ 30,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ 4,000	\$ 15,000	\$ 15,000	SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	\$ 36,000	\$ 19,006	\$ 45,615	\$ 46,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 42,000	\$ 712	\$ 1,708	\$ 2,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Wireless - Pump Station	\$ 1,350	\$ 40	\$ 40	\$ -	
Repairs and Maintenance					
Pump Station and Wells	\$ 30,000	\$ 23,860	\$ 30,000	\$ 30,000	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 8,500	\$ -	\$ 2,500	\$ 4,000	Pump and Meter Repairs
Main Line Irrigation System	\$ 7,500	\$ -	\$ 4,000	\$ 5,000	Irrigation Main line Repairs
Contingencies	\$ 6,900	\$ -	\$ -	\$ 1,560	4% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ 155,000	\$ -	\$ -	\$ -	See CIP for Detail (Backup Well)
Sub-Total:	\$ 323,250	\$ 54,284	\$ 118,863	\$ 133,560	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 2 - Monthly site visits	\$ 18,000	\$ -	\$ 18,000	\$ 18,000	On-going - anticipated completion in FY 27
Task 3 - Reporting to Regulatory Agencies	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	On-going - anticipated completion in FY 27
Repairs and Maintenance					
Wading Bird Foraging Areas	\$ 6,300	\$ -	\$ 6,300	\$ 6,300	Permit Requirements
Internal Preserves	\$ 7,000	\$ -	\$ 10,000	\$ 7,000	Routine Maintenance of Internal Preserves
Western Preserve	\$ 36,000	\$ -	\$ 36,000	\$ 36,000	External Preserves
Northern Preserve Area 1	\$ 63,800	\$ -	\$ 63,800	\$ 63,800	External Preserves
Northern Preserve Area 2	\$ 106,300	\$ -	\$ 106,300	\$ 106,300	External Preserves
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	External Preserves for routine repairs during the year
Contingencies	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	Fixed Amount

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Capital Outlay					
Internal and External	\$ 9,000	\$ -	\$ 9,000	\$ 9,000	See CIP for Detail
Sub-Total:	\$ 258,800	\$ -	\$ 261,800	\$ 258,800	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 50,000	Field Operations Manager
NPDES Monitoring	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	
Repairs & Maintenance					
Aquatic Weed Control	\$ 186,104	\$ 65,907	\$ 168,177	\$ 188,000	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 55,000	\$ 17,490	\$ 39,980	\$ 43,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 30,000	\$ 18,348	\$ 36,696	\$ 30,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 15,000	\$ 3,950	\$ 11,850	\$ 15,000	Three times/year
Cane Toad Removal Program	\$ -	\$ 6,540	\$ 35,000	\$ 35,000	Joint Pgm with HOA - CDD responsibility for Lakes
Littoral Shelf Maintenance	\$ 25,000	\$ 7,712	\$ 18,508	\$ 25,000	Maint. of Littorals (New Littorals in Capital for FY 2025)
Control Structures, Catch basins & Outfalls	\$ 70,000	\$ 5,060	\$ 60,000	\$ 60,000	Rotating Three Year Program (50% silt Cleaned)
Tree Removal/Miscellaneous Cleaning	\$ -	\$ -	\$ -	\$ -	- Moved To Preserve Maintenance in FY 2025
Contingencies	\$ 19,055	\$ 1,900	\$ 4,560	\$ 15,840	4% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements/Fountains	\$ 22,725	\$ -	\$ 24,000	\$ 2,000	See CIP for Detail
Littoral Shelf Planting	\$ 40,000	\$ -	\$ 40,000	\$ 2,000	See CIP for Detail
Lake Bank Erosion Restorations	\$ 90,982	\$ -	\$ -	\$ 187,000	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Contingencies & CEI	\$ 26,130	\$ -	\$ 26,130	\$ 32,470	See CIP for Detail
Sub-Total:	\$ 621,796	\$ 140,240	\$ 506,700	\$ 687,110	
Landscaping Services					
Professional Services					
Asset Management	\$ 30,000	\$ 10,000	\$ 30,000	\$ 40,000	Field Operations Manager
Utility Services					
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 3,700	\$ 1,452	\$ 3,403	\$ 3,700	Two (2 Fountains)

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026

<i>Description</i>	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 174,000	\$ 76,999	\$ 163,060	\$ 178,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 25,000	\$ 6,930	\$ 16,632	\$ 25,000	Yearly Trimming of Oak Branches
Landscape Replacements	\$ 38,000	\$ 20,669	\$ 40,000	\$ 35,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 11,311	\$ 27,621	\$ 33,000	Two (2) times/year replacement with touchup
Annuals	\$ 60,000	\$ 30,481	\$ 72,000	\$ 80,000	Three (3) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 22,000	\$ 27,775	\$ 27,775	\$ 33,000	Lighting, Wreaths, etc. at Bridge and Entrance Monuments
Landscape Lighting	\$ 4,000	\$ -	\$ 1,000	\$ 2,000	Periodic repair of Decorative Lighting
Landscape Monuments	\$ 10,000	\$ -	\$ 5,000	\$ 10,000	Periodic Pressure Washing/Repairs
Fountains	\$ 20,000	\$ 4,634	\$ 15,200	\$ 20,000	Weekly Service and Pump Repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 18,000	\$ 5,440	\$ 13,056	\$ 18,000	Periodic Pressure Washing of Concrete and Brick Paver Repairs
Irrigation System	\$ 6,000	\$ 6,242	\$ 11,470	\$ 6,000	Periodic Repairs
Fertilizations - Palms	\$ 4,000	\$ 327	\$ 4,000	\$ 4,200	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ 5,000	\$ 3,315	\$ 3,315	\$ -	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc. Repairs	\$ 2,000	\$ -	\$ 2,000	\$ 27,000	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 21,350	\$ 1,125	\$ 21,350	\$ 19,088	4% of Repairs and Maintenance
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ -	Included in Bridge & Roadway - Main Entrance
Monuments (Painting)	\$ -	\$ -	\$ -	\$ -	-
Monuments (Fountains Pumps/Motor Replacement)	\$ 120,000	\$ 143,721	\$ 130,000	\$ -	See CIP for Detail
Pressure cleaning, sanding and sealing pavers				\$ 55,000	See CIP for Detail
Landscaping	\$ -	\$ -	\$ -	\$ 40,000	See CIP for Detail
Lighting - Entrance Berm	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Contingencies & CEI	\$ 20,400	\$ 1,980	\$ -	\$ 16,150	See CIP for Detail
Sub-Total:	\$ 622,450	\$ 352,401	\$ 592,883	\$ 651,138	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 76,750	\$ -	\$ 76,750	\$ 210,240	Long Term Capital Planning Tool
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Departments
Other Fees and Charges					
Discounts on Early Payments	\$ 87,379	\$ -	\$ 87,379	\$ 87,379	Discount on assessments for November early payment - 4%
Total Appropriations	\$ 2,306,185	\$ 690,025	\$ 2,029,224	\$ 2,306,933	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Net Increase/(Decrease) in Fund Balance		\$ 1,315,143	\$ 277,703	\$ -	Change from Current Year Operations
Fund Balances:					
Fund Balance - Beginning/Anticipated at October 1st	\$ 495,185	\$ 495,185	\$ 495,185	\$ 849,638	
Current Year Reserve Allocation	\$ 76,750	\$ -	\$ 76,750	\$ 210,240	Budgeted Funds for Long Term Capital Planning
Fund Balance - Ending /Anticipated at September 30th	\$ 571,935	\$ 1,810,328	\$ 849,638	\$ 1,059,878	
Use of Funds					
Reserved for Operations (2 Months)	\$ 384,364	\$ 115,004	\$ 338,204	\$ 384,489	Reserved for Operations (2 Months)
Storm Event's/Unforeseen Capital/Reserves/Future Operations	\$ 187,571	\$ 1,695,324	\$ 511,433	\$ 675,389	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2026)
Total Fund Balance	\$ 571,935	\$ 1,810,328	\$ 849,638	\$ 1,059,878	
Assessment Rate (Current and Proposed)	\$ 1,845.00			\$ 1,845.00	Assessment Rate
Adopted CAP Rate	\$ 2,214.00			\$ 2,214.00	Adopted Cap Rate
Total Units Subject to Assessment:	1184			1184	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026
Capital Plan - Fiscal Years 2025 - 2030

Description of Item	2025	2026	2027	2028	2029	2030	Total
Stormwater Management Services							
Improvements to Water Quality							
Aerator/Fountain/Bubbler	\$ -	\$ -	TBD				\$ -
Signage Replacements (Lakes/Perimeter)	\$ 22,725	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 30,725
Littoral Shelf Plantings	\$ 40,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 66,000
Sub-Total:	\$ 62,725	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 96,725
Erosion Restoration							
Lake 1 (No Capital Required)							\$ -
Lake 2							\$ -
Lake 3							\$ -
Lake 4 (No Capital Required)							\$ -
Lake 5A				\$ 3,465			\$ 3,465
Lake 5B (No Capital Required)							\$ -
Lake 6				\$ 1,485			\$ 1,485
Lake 7							\$ -
Lake 8				\$ 1,485			\$ 1,485
Lake 9							\$ -
Lake 10 (No Capital Required)							\$ -
Lake 11							\$ -
Lake 12 (Damage from Hurricane Milton)	\$ 97,000						\$ -
Lake 13				\$ 15,098			\$ 15,098
Lake 14		\$ 98,000					\$ 98,000
Lake 15A							\$ -
Lake 15B (No Capital Required)							\$ -
Lake 16				\$ 8,910			\$ 8,910
Lake 17							\$ -
Lake 18-19							\$ -
Lake 20-21				\$ 11,385			\$ 11,385
Lake 22		\$ 66,000					\$ 66,000
Lake 23		\$ 23,000	\$ 23,000				\$ 46,000
Lake 24 (No Capital Required)							\$ -
Lake 25				\$ 12,870			\$ 12,870
Lake 26 (No Capital Required)							\$ -
Lake 27 (No Capital Required)							\$ -
Flow-Way		\$ -	\$ 11,800				\$ 11,800
Miscellaneous Repairs			\$ 20,000	\$ 20,000	\$ -		\$ 40,000
Sub-Total:	\$ 97,000	\$ 187,000	\$ 54,800	\$ 74,698	\$ -		\$ 413,498
Contingencies (7%)	\$ 11,181	\$ 13,370	\$ 4,116	\$ 5,509	\$ 280		\$ 35,716
Construction Engineering (10%)	\$ 15,973	\$ 19,100	\$ 5,880	\$ 7,870	\$ 400		\$ 51,022
Total - Stormwater Management System	\$ 186,878	\$ 223,470	\$ 68,796	\$ 92,077	\$ 4,680		\$ 596,961

In Fiscal Year 2026/2027, the District will authorize an analysis of the Lake Banks within the District to determine over the five year period from FY 2028 through FY 2032 a lake bank restoration program.

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2026
Capital Plan - Fiscal Years 2025 - 2030

Description of Item	2025	2026	2027	2028	2029	2030	Total
Internal and External Preserves							
Fencing and Gates	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 85,000
Internal: Hazardous Tree Removal	\$ 3,000	\$ 2,000	\$ 2,000	\$ 3,500	\$ 2,000	\$ 3,500	\$ 21,500
External: Hazardous Tree Removal	\$ 2,500	\$ 2,500	\$ 2,500	\$ 4,500	\$ 3,500	\$ 4,500	\$ 30,500
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 2,500	\$ 3,500	\$ 42,500
External: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 2,500	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ 11,000
Total - External Preserves	\$ 9,000	\$ 17,000	\$ 8,000	\$ 17,500	\$ 9,000	\$ 13,500	\$ 190,500
Irrigation Pump Station							
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 3,000
Backup Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 25,000
Backup Well Installation	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -		\$ 135,000
Pump Station Improvements	\$ 110,000	\$ -	\$ 105,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 255,000
Total - Irrigation Pump Station	\$ 155,000	\$ -	\$ 150,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 418,000
Community Entrance							
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
Mounments (Painting)	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
Mounments (Fountains Pumps/Motor Replace	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Pressure Cleaning, Sanding and Sealing Pavers	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping	\$ -	\$ 40,000	\$ 57,500	\$ 57,500	\$ 57,500	\$ -	\$ 305,000
Lighting - Entrance Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
Contingencies (7%)	\$ 8,400	\$ 6,650	\$ 9,625	\$ 5,635	\$ 4,025	\$ -	\$ 34,335
Construction Engineering (10%)	\$ 12,000	\$ 9,500	\$ 13,750	\$ 8,050	\$ 5,750	\$ -	\$ 49,050
Total - Community Entrance	\$ 140,400	\$ 111,150	\$ 160,875	\$ 94,185	\$ 67,275	\$ -	\$ 611,385
Total - All Capital	\$ 491,278	\$ 351,620	\$ 387,671	\$ 223,762	\$ 100,955	\$ 33,500	\$ 1,816,846
Cost Per Residentl Unit	\$ 431.53	\$ 308.86	\$ 340.52	\$ 196.55	\$ 88.68	\$ 29.43	

Summary of Capital Plan

Description of Item	2025	2026	2027	2028	2029	2030	Total
Littoral Shelf Plantings	\$ 62,725	\$ 4,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 82,725
Erosion Restoration	\$ 97,000	\$ 187,000	\$ 54,800	\$ 74,698	\$ -	\$ -	\$ 642,583
Internal and External Preserves	\$ 9,000	\$ 17,000	\$ 8,000	\$ 17,500	\$ 9,000	\$ 13,500	\$ 164,000
Recharge Wells (Meter 2023 & Well 2024)	\$ 155,000	\$ -	\$ 150,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 378,000
Community Entrance	\$ 140,400	\$ 111,150	\$ 160,875	\$ 94,185	\$ 67,275	\$ -	\$ 504,925
Total - All Capital	\$ 491,278	\$ 351,620	\$ 387,671	\$ 223,762	\$ 100,955	\$ 33,500	\$ 1,816,846

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 8,700	\$ 5,505	\$ 11,011	\$ 10,460
Revenue Account	\$ 15,752	\$ 7,678	\$ 15,355	\$ 14,588
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 10	\$ 31	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 244,906	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll			\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 298,236	\$ 258,100	\$ 300,181	\$ 298,832
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 85,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 159,444	\$ 80,572	\$ 159,444	\$ 155,938
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ 1,087	\$ 1,087	\$ -
Total Expenditures and Other Uses	\$ 257,355	\$ 161,659	\$ 258,442	\$ 258,849

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Net Increase/(Decrease) in Fund Balance	\$ 40,881	\$ 96,441	\$ 41,740	\$ 39,983
Fund Balance - Beginning	\$ 592,542	\$ 592,542	\$ 592,542	\$ 634,282
Fund Balance - Ending	<u>\$ 633,423</u>	<u>\$ 688,983</u>	<u>\$ 634,282</u>	<u>\$ 674,265</u>

Restricted Fund Balance:

Reserve Account Requirement	\$ -
Restricted for November 1, 2026 Debt Service	
Principal	\$ 90,000
Interest	\$ 77,066
Total - Restricted Fund Balance:	<u><u>\$ 167,066</u></u>

Assessment Comparison			Fiscal Year 2026 (Reflects Savings)
Description	Number of Units	Fiscal Year 2025	
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	<u>32</u>		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	<u>23</u>		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	<u>90</u>		N/A

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,950,000				
11/1/2015				\$ 111,776.84		
5/1/2016				\$ 99,603.13	\$ 211,380	
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13		\$ 3,885,000
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931	
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13		\$ 3,560,000
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275	
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25		\$ 3,480,000
5/1/2019				\$ 88,462.50	\$ 238,219	
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50		\$ 3,410,000
5/1/2020				\$ 86,975.00	\$ 245,438	
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00		\$ 3,340,000
5/1/2021				\$ 85,487.50	\$ 242,463	
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50		\$ 3,270,000
5/1/2022				\$ 84,000.00	\$ 239,488	
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00		\$ 3,195,000
5/1/2023	\$ 5,000			\$ 82,406.25	\$ 241,406	
11/1/2023		\$ 80,000	4.250%	\$ 82,271.88		\$ 3,115,000
5/1/2024				\$ 80,571.88	\$ 242,844	
11/1/2024		\$ 80,000	4.250%	\$ 80,571.88		\$ 3,035,000
5/1/2025				\$ 78,871.88	\$ 239,444	
11/1/2025		\$ 85,000	4.250%	\$ 78,871.88		\$ 2,950,000
5/1/2026				\$ 77,065.63	\$ 240,938	
11/1/2026		\$ 90,000	5.000%	\$ 77,065.63		\$ 2,860,000
5/1/2027				\$ 74,815.63	\$ 241,881	
11/1/2027		\$ 95,000	5.000%	\$ 74,815.63		\$ 2,765,000
5/1/2028				\$ 72,440.63	\$ 242,256	
11/1/2028		\$ 95,000	5.000%	\$ 72,440.63		\$ 2,670,000
5/1/2029				\$ 70,065.63	\$ 237,506	
11/1/2029		\$ 100,000	5.000%	\$ 70,065.63		\$ 2,570,000
5/1/2030				\$ 67,565.63	\$ 237,631	
11/1/2030		\$ 105,000	5.000%	\$ 67,565.63		\$ 2,465,000
5/1/2031				\$ 64,940.63	\$ 237,506	
11/1/2031		\$ 115,000	5.000%	\$ 64,940.63		\$ 2,350,000
5/1/2032				\$ 62,065.63	\$ 242,006	
11/1/2032		\$ 120,000	5.000%	\$ 62,065.63		\$ 2,230,000
5/1/2033				\$ 59,065.63	\$ 241,131	
11/1/2033		\$ 125,000	5.000%	\$ 59,065.63		\$ 2,105,000
5/1/2034				\$ 55,940.63	\$ 240,006	
11/1/2034		\$ 130,000	5.000%	\$ 55,940.63		\$ 1,975,000
5/1/2035				\$ 52,690.63	\$ 238,631	
11/1/2035		\$ 135,000	5.000%	\$ 52,690.63		\$ 1,840,000
5/1/2036				\$ 49,315.63	\$ 237,006	
11/1/2036		\$ 145,000	5.375%	\$ 49,315.63		\$ 1,695,000
5/1/2037				\$ 45,418.75	\$ 239,734	
11/1/2037		\$ 150,000	5.375%	\$ 45,418.75		\$ 1,545,000
5/1/2038				\$ 41,387.50	\$ 236,806	
11/1/2038		\$ 160,000	5.375%	\$ 41,387.50		\$ 1,385,000

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2039				\$ 37,087.50	\$ 238,475	
11/1/2039		\$ 170,000	5.375%	\$ 37,087.50		\$ 1,215,000
5/1/2040				\$ 32,518.75	\$ 239,606	
11/1/2040		\$ 175,000	5.375%	\$ 32,518.75		\$ 1,040,000
5/1/2041				\$ 27,815.63	\$ 235,334	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 855,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 660,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 455,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 235,000
5/1/2044				\$ 6,181.25	\$ 238,275	
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 5,690	\$ 3,606	\$ 7,212	\$ 6,852
Revenue Account	\$ 9,820	\$ 4,594	\$ 9,188	\$ 8,729
Interest Account	\$ -	\$ 65	\$ 129	\$ 123
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 231,388	\$ 207,042	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 246,898	\$ 215,307	\$ 247,918	\$ 247,092

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 65,000 \$ 65,000 \$ 65,000 \$ 70,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series A Bonds \$ 144,553 \$ 73,109 \$ 144,553 \$ 141,094

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 15,046 \$ - \$ 15,046 \$ 15,046

Interfund Transfer Out \$ - \$ 919 \$ 919

Total Expenditures and Other Uses **\$ 224,599** **\$ 139,028** **\$ 224,599** **\$ 226,140**

Net Increase/(Decrease) in Fund Balance \$ 22,298 \$ 76,279 \$ 23,319 \$ 20,952

Fund Balance - Beginning \$ 375,063 \$ 375,063 \$ 375,063 \$ 398,382

Fund Balance - Ending **\$ 397,361** **\$ 451,342** **\$ 398,382** **\$ 419,334**

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2026 Debt Service

Principal \$ 70,000

Interest \$ 69,650

Total - Restricted Fund Balance: **\$ 301,580**

Assessment Comparison			
Description	Number of Units	Fiscal Year 2025	(Reflects Savings)
SF - 52'	50	\$ 1,398.88	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,190,000				
5/1/2016				\$ 65,365.40		
11/1/2016				\$ 82,278.13	\$ 147,644	
5/1/2017			5.375%	\$ 82,278.13		
11/1/2017	\$ 50,000			\$ 82,278.13	\$ 214,556	\$ 3,140,000
5/1/2018			5.375%	\$ 81,278.13		
11/1/2018	\$ 50,000			\$ 81,278.13	\$ 212,556	\$ 3,090,000
5/1/2019			5.375%	\$ 80,278.13		
11/1/2019	\$ 55,000			\$ 80,278.13	\$ 215,556	\$ 3,035,000
5/1/2020			5.375%	\$ 79,178.13		
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356	\$ 2,960,000
5/1/2021	\$ 5,000		5.375%	\$ 77,546.88		
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094	\$ 2,900,000
5/1/2022			5.375%	\$ 76,446.88		
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894	\$ 2,840,000
5/1/2023	\$ 5,000		5.375%	\$ 74,909.38		
11/1/2023		\$ 60,000		\$ 74,646.88	\$ 209,556	\$ 2,775,000
5/1/2024			5.375%	\$ 73,109.38		
11/1/2024		\$ 65,000		\$ 73,109.38	\$ 211,219	\$ 2,710,000
5/1/2025			5.375%	\$ 71,443.75		
11/1/2025		\$ 70,000		\$ 71,443.75	\$ 212,888	\$ 2,640,000
5/1/2026			5.375%	\$ 69,650.00		
11/1/2026		\$ 70,000		\$ 69,650.00	\$ 209,300	\$ 2,570,000
5/1/2027			5.375%	\$ 67,856.25		
11/1/2027		\$ 75,000		\$ 67,856.25	\$ 210,713	\$ 2,495,000
5/1/2028			5.375%	\$ 65,934.38		
11/1/2028		\$ 80,000		\$ 65,934.38	\$ 211,869	\$ 2,415,000
5/1/2029			5.375%	\$ 63,884.38		
11/1/2029		\$ 85,000		\$ 63,884.38	\$ 212,769	\$ 2,330,000
5/1/2030			5.375%	\$ 61,706.25		
11/1/2030		\$ 90,000		\$ 61,706.25	\$ 213,413	\$ 2,240,000
5/1/2031			5.375%	\$ 59,400.00		
11/1/2031		\$ 95,000		\$ 59,400.00	\$ 213,800	\$ 2,145,000
5/1/2032			5.375%	\$ 56,965.63		
11/1/2032		\$ 100,000		\$ 56,965.63	\$ 213,931	\$ 2,045,000
5/1/2033			5.375%	\$ 54,403.13		
11/1/2033		\$ 100,000		\$ 54,403.13	\$ 208,806	\$ 1,945,000
5/1/2034			5.375%	\$ 51,840.63		
11/1/2034		\$ 110,000		\$ 51,840.63	\$ 213,681	\$ 1,835,000
5/1/2035			5.375%	\$ 49,021.88		
11/1/2035		\$ 115,000		\$ 49,021.88	\$ 213,044	\$ 1,720,000
5/1/2036			5.375%	\$ 46,075.00		
11/1/2036		\$ 120,000		\$ 46,075.00	\$ 212,150	\$ 1,600,000
5/1/2037			5.375%	\$ 43,000.00		
11/1/2037		\$ 125,000		\$ 43,000.00	\$ 211,000	\$ 1,475,000
5/1/2038			5.375%	\$ 39,640.63		
11/1/2038		\$ 130,000		\$ 39,640.63	\$ 209,281	\$ 1,345,000
5/1/2039			5.375%	\$ 36,146.88		

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294	\$ 1,205,000
5/1/2040			5.375%	\$ 32,384.38		
11/1/2040	\$	145,000		\$ 32,384.38	\$ 209,769	\$ 1,060,000
5/1/2041			5.375%	\$ 28,487.50		
11/1/2041	\$	155,000		\$ 28,487.50	\$ 211,975	\$ 905,000
5/1/2042			5.375%	\$ 24,321.88		
11/1/2042	\$	165,000		\$ 24,321.88	\$ 213,644	\$ 740,000
5/1/2043			5.375%	\$ 19,887.50		
11/1/2043	\$	170,000		\$ 19,887.50	\$ 209,775	\$ 570,000
5/1/2044			5.375%	\$ 15,318.75		
11/1/2044	\$	180,000		\$ 15,318.75	\$ 210,638	\$ 390,000
5/1/2045			5.375%	\$ 10,481.25		
11/1/2045	\$	190,000		\$ 10,481.25	\$ 210,963	\$ 200,000
5/1/2046			5.375%	\$ 5,375.00		
11/1/2046	\$	200,000		\$ 5,375.00	\$ 210,750	\$ -

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 6,211	\$ 3,912	\$ 7,824	\$ 7,433
Revenue Account	\$ 14,554	\$ 6,622	\$ 13,245	\$ 12,582
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 334,732	\$ 374,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 395,329	\$ 345,266	\$ 395,633	\$ 394,580
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 115,000	\$ 115,000	\$ 115,000	\$ 120,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ 30,000	\$ 30,000	\$ -
Interest Expense				
Series A Bonds	\$ 226,863	\$ 114,682	\$ 226,135	\$ 220,296
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ (1,175)	\$ (1,175)	
Total Expenditures and Other Uses	\$ 366,367	\$ 258,507	\$ 394,464	\$ 364,800
Net Increase/(Decrease) in Fund Balance	\$ 28,963	\$ 86,759	\$ 1,169	\$ 29,779
Fund Balance - Beginning	\$ 514,096	\$ 514,096	\$ 514,096	\$ 515,264
Fund Balance - Ending	\$ 543,059	\$ 600,855	\$ 515,264	\$ 545,043

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2026 Debt Service	
Principal	\$ 125,000
Interest	\$ 108,843
Total - Restricted Fund Balance:	\$ 408,432

Assessment Comparison			
Description	Number of Units	Fiscal Year 2025	2026 (Reflects Savings)
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,538.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:	\$ 5,425,000				
5/1/2024 (8/1/24 prepay)	\$ 5,000	4.350%	\$ 114,803.75		\$ 4,695,000
11/1/2024 \$ 30,000	\$ 115,000		\$ 114,681.88	\$ 344,486	\$ 4,550,000
5/1/2025		4.350%	\$ 111,453.13		
11/1/2025	\$ 120,000		\$ 111,453.13	\$ 342,906	\$ 4,430,000
5/1/2026		4.350%	\$ 108,843.13		
11/1/2026	\$ 125,000		\$ 108,843.13	\$ 342,686	\$ 4,305,000
5/1/2027		4.350%	\$ 106,124.38		
11/1/2027	\$ 130,000		\$ 106,124.38	\$ 342,249	\$ 4,175,000
5/1/2028		4.350%	\$ 103,296.88		
11/1/2028	\$ 140,000		\$ 103,296.88	\$ 346,594	\$ 4,035,000
5/1/2029		4.875%	\$ 99,884.38		
11/1/2029	\$ 145,000		\$ 99,884.38	\$ 344,769	\$ 3,890,000
5/1/2030		4.875%	\$ 96,350.00		
11/1/2030	\$ 150,000		\$ 96,350.00	\$ 342,700	\$ 3,740,000
5/1/2031		4.875%	\$ 92,693.75		
11/1/2031	\$ 160,000		\$ 92,693.75	\$ 345,388	\$ 3,580,000
5/1/2032		4.875%	\$ 88,793.75		
11/1/2032	\$ 165,000		\$ 88,793.75	\$ 342,588	\$ 3,415,000
5/1/2033		4.875%	\$ 84,771.88		
11/1/2033	\$ 175,000		\$ 84,771.88	\$ 344,544	\$ 3,240,000
5/1/2034		4.875%	\$ 80,506.25		
11/1/2034	\$ 185,000		\$ 80,506.25	\$ 346,013	\$ 3,055,000
5/1/2035		4.875%	\$ 75,996.88		
11/1/2035	\$ 195,000		\$ 75,996.88	\$ 346,994	\$ 2,860,000
5/1/2036		4.875%	\$ 71,243.75		
11/1/2036	\$ 200,000		\$ 71,243.75	\$ 342,488	\$ 2,660,000
5/1/2037		4.875%	\$ 66,368.75		
11/1/2037	\$ 210,000		\$ 66,368.75	\$ 342,738	\$ 2,450,000
5/1/2038		4.875%	\$ 61,250.00		
11/1/2038	\$ 220,000		\$ 61,250.00	\$ 342,500	\$ 2,230,000
5/1/2039		5.000%	\$ 55,750.00		
11/1/2039	\$ 235,000		\$ 55,750.00	\$ 346,500	\$ 1,995,000
5/1/2040		5.000%	\$ 49,875.00		
11/1/2040	\$ 245,000		\$ 49,875.00	\$ 344,750	\$ 1,750,000
5/1/2041		5.000%	\$ 43,750.00		
11/1/2041	\$ 255,000		\$ 43,750.00	\$ 342,500	\$ 1,495,000
5/1/2042		5.000%	\$ 37,375.00		
11/1/2042	\$ 270,000		\$ 37,375.00	\$ 344,750	\$ 1,225,000
5/1/2043		5.000%	\$ 30,625.00		
11/1/2043	\$ 285,000		\$ 30,625.00	\$ 346,250	\$ 940,000
5/1/2044		5.000%	\$ 23,500.00		
11/1/2044	\$ 300,000		\$ 23,500.00	\$ 347,000	\$ 640,000
5/1/2045		5.000%	\$ 16,000.00		
11/1/2045	\$ 310,000		\$ 16,000.00	\$ 342,000	\$ 330,000
5/1/2046		5.000%	\$ 8,250.00		
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500	\$ -

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 4,210	\$ 2,661	\$ 5,321	\$ 5,055
Revenue Account	\$ 9,437	\$ 4,170	\$ 8,341	\$ 7,924
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 254,231	\$ 227,183	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 267,878	\$ 234,014	\$ 267,893	\$ 267,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 80,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 156,400	\$ 78,950	\$ 156,400	\$ 153,300
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out	\$ -	\$ 3,669	\$ 3,669	
Total Expenditures and Other Uses	\$ 248,031	\$ 157,619	\$ 251,701	\$ 249,932
Net Increase/(Decrease) in Fund Balance	\$ 19,846	\$ 76,395	\$ 16,192	\$ 17,277
Fund Balance - Beginning	\$ 317,070	\$ 317,070	\$ 317,070	\$ 333,262
Fund Balance - Ending	\$ 336,916	\$ 393,465	\$ 333,262	\$ 350,540

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2026 Debt Service	
Principal	\$ 80,000
Interest	\$ 75,850
Total - Restricted Fund Balance:	\$ 274,225

Assessment Comparison			
Description	Number of Units	Fiscal Year 2025	(Reflects Savings)
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
5/1/2018				\$ 70,069.86		
11/1/2018	\$	80,000	3.500%	\$ 86,387.50	\$ 236,457	\$ 3,585,000
5/1/2019				\$ 84,987.50		
11/1/2019	\$	65,000	3.500%	\$ 84,987.50	\$ 234,975	\$ 3,520,000
5/1/2020				\$ 83,850.00		
11/1/2020	\$	65,000	3.500%	\$ 83,850.00	\$ 232,700	\$ 3,455,000
5/1/2021				\$ 82,712.50		
11/1/2021	\$	70,000	3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		
11/1/2022	\$	70,000	3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		
11/1/2023	\$	75,000	3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		
11/1/2024	\$	75,000	4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		
11/1/2025	\$	80,000	4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		
11/1/2026	\$	80,000	4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		
11/1/2027	\$	85,000	4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		
11/1/2028	\$	90,000	4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		
11/1/2029	\$	95,000	5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		
11/1/2030	\$	95,000	5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		
11/1/2031	\$	100,000	5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		
11/1/2032	\$	105,000	5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		
11/1/2033	\$	115,000	5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		
11/1/2034	\$	120,000	5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		
11/1/2035	\$	125,000	5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		
11/1/2036	\$	130,000	5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		
11/1/2037	\$	135,000	5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		
11/1/2038	\$	145,000	5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		
11/1/2039	\$	150,000	5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2040				\$ 37,875.00		
11/1/2040	\$	160,000	5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		
11/1/2041	\$	165,000	5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		
11/1/2042	\$	175,000	5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		
11/1/2043	\$	185,000	5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		
11/1/2044	\$	195,000	5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		
11/1/2045	\$	200,000	5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		
11/1/2046	\$	210,000	5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		
11/1/2047	\$	225,000	5.000%	\$ 5,625.00	\$ 236,250	\$ -

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 12,119	\$ 5,726	\$ 11,452	\$ 10,880
Revenue Account	\$ 21,377	\$ 8,902	\$ 17,805	\$ 16,914
Interest Account	\$ 206	\$ 4	\$ 8	\$ 7
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 493,035	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 585,264	\$ 507,667	\$ 580,827	\$ 579,363

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 180,000 \$ 180,000 \$ 180,000 \$ 185,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series A Bonds \$ 326,280 \$ 164,648 \$ 326,280 \$ 319,843

Other Uses of Funds

Amount Available in Capitalized Interest \$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts for Early Payment \$ 36,083 \$ - \$ 36,083 \$ 36,083

Interfund Transfer Out \$ - \$ 2,188 \$ 2,188 \$ -

Total Expenditures and Other Uses **\$ 542,363** **\$ 346,835** **\$ 544,551** **\$ 540,926**

Net Increase/(Decrease) in Fund Balance \$ 42,901 \$ 160,832 \$ 36,276 \$ 38,437

Fund Balance - Beginning \$ 712,424 \$ 712,424 \$ 712,424 \$ 748,700

Fund Balance - Ending **\$ 755,325** **\$ 873,256** **\$ 748,700** **\$ 787,137**

Restricted Fund Balance:

Reserve Account Requirement \$ 256,422

Restricted for November 1, 2026 Debt Service

Principal \$ 190,000

Interest \$ 158,210

Total - Restricted Fund Balance: **\$ 604,632**

Assessment Comparison			
Description	Number of Units	Fiscal Year 2025	2026 (Reflects Savings)
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023	5/1/2023 \$ 30,000			\$ 168,447.50	\$ 509,743	
11/1/2023	5/1/2024 \$ 5,000	\$ 175,000	3.350%	\$ 167,797.50		\$ 7,885,000
5/1/2024	8/1/2024 \$ 5,000			\$ 164,866.25	\$ 507,664	\$ 7,875,000
11/1/2024		\$ 180,000	3.350%	\$ 164,647.50		\$ 7,695,000
5/1/2025				\$ 161,632.50	\$ 506,280	
11/1/2025		\$ 185,000	3.700%	\$ 161,632.50		\$ 7,510,000
5/1/2026				\$ 158,210.00	\$ 504,843	\$ 7,510,000
11/1/2026		\$ 190,000	3.700%	\$ 158,210.00		\$ 7,320,000
5/1/2027				\$ 154,695.00	\$ 502,905	
11/1/2027		\$ 200,000	3.700%	\$ 154,695.00		\$ 7,120,000
5/1/2028				\$ 150,995.00	\$ 505,690	
11/1/2028		\$ 205,000	3.700%	\$ 150,995.00		\$ 6,915,000
5/1/2029				\$ 147,202.50	\$ 503,198	
11/1/2029		\$ 215,000	3.700%	\$ 147,202.50		\$ 6,700,000
5/1/2030				\$ 143,225.00	\$ 505,428	
11/1/2030		\$ 220,000	4.125%	\$ 143,225.00		\$ 6,480,000
5/1/2031				\$ 138,687.50	\$ 501,913	
11/1/2031		\$ 230,000	4.125%	\$ 138,687.50		\$ 6,250,000
5/1/2032				\$ 133,943.75	\$ 502,631	
11/1/2032		\$ 240,000	4.125%	\$ 133,943.75		\$ 6,010,000
5/1/2033				\$ 128,993.75	\$ 502,938	
11/1/2033		\$ 250,000	4.125%	\$ 128,993.75		\$ 5,760,000
5/1/2034				\$ 123,837.50	\$ 502,831	
11/1/2034		\$ 260,000	4.125%	\$ 123,837.50		\$ 5,500,000
5/1/2035				\$ 118,475.00	\$ 502,313	
11/1/2035		\$ 270,000	4.125%	\$ 118,475.00		\$ 5,230,000
5/1/2036				\$ 112,906.25	\$ 501,381	
11/1/2036		\$ 280,000	4.125%	\$ 112,906.25		\$ 4,950,000
5/1/2037				\$ 107,131.25	\$ 500,038	
11/1/2037		\$ 295,000	4.125%	\$ 107,131.25		\$ 4,655,000
5/1/2038				\$ 101,046.88	\$ 503,178	
11/1/2038		\$ 305,000	4.125%	\$ 101,046.88		\$ 4,350,000
5/1/2039				\$ 94,756.25	\$ 500,803	
11/1/2039		\$ 320,000	4.125%	\$ 94,756.25		\$ 4,030,000
5/1/2040				\$ 88,156.25	\$ 502,913	
11/1/2040		\$ 330,000	4.375%	\$ 88,156.25		\$ 3,700,000
5/1/2041				\$ 80,937.50	\$ 499,094	
11/1/2041		\$ 345,000	4.375%	\$ 80,937.50		\$ 3,355,000
5/1/2042				\$ 73,390.63	\$ 499,328	
11/1/2042		\$ 360,000	4.375%	\$ 73,390.63		\$ 2,995,000
5/1/2043				\$ 65,515.63	\$ 498,906	
11/1/2043		\$ 375,000	4.375%	\$ 65,515.63		\$ 2,620,000
5/1/2044				\$ 57,312.50	\$ 497,828	

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2044		\$ 390,000	4.375%	\$ 57,312.50		\$ 2,230,000
5/1/2045				\$ 48,781.25	\$ 496,094	
11/1/2045		\$ 410,000	4.375%	\$ 48,781.25		\$ 1,820,000
5/1/2046				\$ 39,812.50	\$ 498,594	
11/1/2046		\$ 425,000	4.375%	\$ 39,812.50		\$ 1,395,000
5/1/2047				\$ 30,515.63	\$ 495,328	
11/1/2047		\$ 445,000	4.375%	\$ 30,515.63		\$ 950,000
5/1/2048				\$ 20,781.25	\$ 496,297	
11/1/2048		\$ 465,000	4.375%	\$ 20,781.25		\$ 485,000
5/1/2049				\$ 10,609.35	\$ 496,391	
11/1/2049		\$ 485,000	4.375%	\$ 10,609.35		\$ -

Debt Service Fund - Series 2024 Bonds (Refinanced 2013) - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual At 3/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 200	\$ 401	\$ 300
Revenue Account	\$ -	\$ 4,505	\$ 9,011	\$ 5,000
Interest Account	\$ -	\$ 184	\$ 367	\$ -
Special Assessment Revenue	\$ -			\$ -
Special Assessment - On-Roll	\$ -	\$ 515,995	\$ 577,069	\$ 450,337
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ -	\$ 520,884	\$ 586,848	\$ 455,637
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ -	\$ -	\$ 160,000	\$ 165,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ -	\$ 31,623	\$ 163,998	\$ 256,750
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 29,461
Interfund Transfer Out	\$ -	\$ 2,290	\$ 2,290	\$ -
Total Expenditures and Other Uses	\$ -	\$ 33,913	\$ 326,288	\$ 451,211
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 486,971	\$ 260,560	\$ 4,426
Fund Balance - Beginning	\$ 49,135	\$ 49,135	\$ 49,135	\$ 309,696
Fund Balance - Ending	\$ 49,135	\$ 536,107	\$ 309,696	\$ 314,122

Restricted Fund Balance:

Reserve Account Requirement	\$ 10,000
Restricted for November 1, 2026 Principal & Interest Payment	\$ 124,250
Total - Restricted Fund Balance:	\$ 134,250

Assessment Comparison				
Description	Number of Units	Fiscal Year 2025	Yearly Savings in FY 2026 and Future Years	Fiscal Year 2026 (Reflects Savings)
SF - 52'	69	\$ 1,229.38	\$ 269.29	\$ 960.09
SF - 62'	82	\$ 1,992.82	\$ 436.52	\$ 1,556.30
SF - 76'	62	\$ 3,282.90	\$ 719.10	\$ 2,563.80
SF - 90'	7	\$ 3,198.48	\$ 747.47	\$ 2,451.01
Multi-Family	96	\$ 1,071.89	\$ 234.79	\$ 837.10
Total:	316			

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

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

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

**Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2025**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2025	FY 2026	FY 2025	FY 2026	FY 2025	FY 2026
Series 2024 Refinanced Bonds - (Series 2013 Bonds - Phase 1 and 2)							
SF - 52'	69	\$ 1,845.00	\$ 1,845.00	\$ 1,229.38	\$ 960.09	\$ 3,074.38	\$ 2,805.09
SF - 62'	82	\$ 1,845.00	\$ 1,845.00	\$ 1,992.82	\$ 1,556.30	\$ 3,837.82	\$ 3,401.30
SF - 76'	62	\$ 1,845.00	\$ 1,845.00	\$ 3,282.90	\$ 2,563.80	\$ 5,127.90	\$ 4,408.80
SF - 90'	7	\$ 1,845.00	\$ 1,845.00	\$ 3,198.48	\$ 2,451.01	\$ 5,043.48	\$ 4,296.01
Multi-Family	96	\$ 1,845.00	\$ 1,845.00	\$ 1,071.89	\$ 837.10	\$ 2,916.89	\$ 2,682.10
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,845.00	\$ 1,845.00	\$ 1,313.66	\$ 1,313.66	\$ 3,158.66	\$ 3,158.66
Partial Phase buydown	28	\$ 1,845.00	\$ 1,845.00	\$ 1,492.80	\$ 1,492.80	\$ 3,337.80	\$ 3,337.80
SF - 76'							
Partial Phase buydown	11	\$ 1,845.00	\$ 1,845.00	\$ 3,745.36	\$ 3,745.36	\$ 5,590.36	\$ 5,590.37
Partial Phase buydown	12	\$ 1,845.00	\$ 1,845.00	\$ 3,901.42	\$ 3,901.42	\$ 5,746.42	\$ 5,746.42
SF - 90'	18	\$ 1,845.00	\$ 1,845.00	\$ 3,866.11	\$ 3,866.11	\$ 5,711.11	\$ 5,711.12
SF - 100'	17	\$ 1,845.00	\$ 1,845.00	\$ 4,066.15	\$ 4,066.15	\$ 5,911.15	\$ 5,911.15
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,845.00	\$ 1,845.00	\$ 1,398.88	\$ 1,398.88	\$ 3,243.88	\$ 3,243.88
SF - 62'	31	\$ 1,845.00	\$ 1,845.00	\$ 2,184.02	\$ 2,184.02	\$ 4,029.02	\$ 4,029.02
MF - Esplanade	30	\$ 1,845.00	\$ 1,845.00	\$ 1,178.68	\$ 1,178.68	\$ 3,023.68	\$ 3,023.68
MF - Vercelli	56	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,845.00	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 3,285.78	\$ 3,285.78
SF - 62'	52	\$ 1,845.00	\$ 1,845.00	\$ 2,176.05	\$ 2,176.05	\$ 4,021.05	\$ 4,021.05
SF - 76'	24	\$ 1,845.00	\$ 1,845.00	\$ 3,538.95	\$ 3,538.95	\$ 5,383.95	\$ 5,383.95
MF - Vercelli	46	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,845.00	\$ 1,845.00	\$ 1,782.60	\$ 1,782.60	\$ 3,627.60	\$ 3,627.60
SF - 62'	44	\$ 1,845.00	\$ 1,845.00	\$ 2,690.48	\$ 2,690.48	\$ 4,535.48	\$ 4,535.49
SF - 76'	25	\$ 1,845.00	\$ 1,845.00	\$ 4,425.12	\$ 4,425.12	\$ 6,270.12	\$ 6,270.13
MF - Esplanade	14	\$ 1,845.00	\$ 1,845.00	\$ 1,370.23	\$ 1,370.23	\$ 3,215.23	\$ 3,215.23
MF - Vercelli	2	\$ 1,845.00	\$ 1,845.00	\$ 1,236.39	\$ 1,236.39	\$ 3,081.39	\$ 3,081.39
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 62'	29	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 76'	23	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (Phase 8)	72	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Vercelli	64	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (phase 7)	36	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						

RESOLUTION 2025-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board"), a proposed Budget for Fiscal Year 2026; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

SECTION 1. There is hereby declared a public hearing to be held on **Thursday, June 19, 2025, at 1:00 p.m.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property.

Affected parties may appear at that hearing subject to the limitation noted above or affected parties are encouraged to submit their comments in writing prior to the meeting and submit same to the office of the District Manager at J.P. Ward & Associates LLC, 2301 N.E. 37th Street, Fort Lauderdale, Florida 33308 or by email to JimWard@JPWardAssociates.com.

SECTION 2. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 3. The proposed Budget submitted by the District Manager for Fiscal Year 2026 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 4. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, June 19, 2025
HOOR:	1:00 P.M.
LOCATION:	Esplanade Golf and Country Club 8910 Torre Vista Lane Naples, Florida 34119

RESOLUTION 2025-4

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT APPROVING A
PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A
PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW;
PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

SECTION 5. The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above.

SECTION 6. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 7. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 8. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 9. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 17th day of April 2025.

ATTEST:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairman

Exhibit A: Fiscal Year 2026 Proposed Budget

Exhibit A

Fiscal Year 2026 Proposed Budget

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
April 2025**

Board Meeting

April 17th, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
April 17, 2025

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

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

II. CURRENT OPERATIONS

The following 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*

- **Medjool Date Palms:** Scheduled trimming will take place during the first week of April.
- **New Plantings:** Fresh installations have been completed at both ends of the property, replacing older landscaping material that had reached the end of its life span.
- **Guardhouse Planter:** New caladium bulbs have been planted in the attached planter box. These should begin sprouting within the next couple of weeks.
- **Annuals:** All annual beds have received both fertilization and a fungicide treatment to support healthy growth and prevent disease.
- **Cabbage Palms:** CDD staff is coordinating with the tree trimming vendor to prune the cabbage palms located along the west berm at the front entrance.



(1) New Planting at Entrance West Berm



(2) New Planting at Entrance East Berm

ii. Lake Maintenance

- **All lakes** within the CDD were treated for **invasive shoreline vegetation** including torpedo grass, needlerush, sedges, vines, cattails, and other undesirable weeds.
- **Lake dye** was applied to all lakes to assist with algae control and water clarity.
- **Floating vegetation (Spatterdock)** treatments were conducted in **Lakes 2, 4, 5A, 5B, 8, 9, 10, 13, 18, 19**, and throughout the **Flowway**.
- **Surface algae** in the **Flowway** was treated this month.
- **Submerged algae (Chara)** was treated in **Lakes 2 and 15B**.
- **Lake 11: Littoral Planting and Growth**
 - **New littoral plantings** were installed in **Lake 11** and are beginning to show growth. Most plantings are expected to **double in size** over the coming weeks due to favorable conditions.
 - **Lake Maintenance and Debris Removal**
 - Due to **low water levels**, crews removed **heavy debris** and **collected trash** from **all lakes** to improve aesthetics and water quality.
- **Lake 12:** Restoration scheduled for the **second week of April**. The project will include:
 - Installation of **4–8-inch rock riprap**
 - Use of **geotextiles and bedding stone**
 - Goal: to stabilize slopes, **preserve the underwater shelf**, and enhance appearance without applying excessive weight.

- **Cane Toad Management**

- The **cane toad vendor** has been active this month, collecting **approximately 650–700 toads** and numerous **tadpoles**, especially from **Lake 11**.
- Vendor outreach included **educating residents** about the trapping process.
- Increased activity is anticipated with the **rise in temperatures** as cooler weather subsides.
- The Cane toad program started in late March in of this year in hopes of trying to get ahead of spawning. The program **schedule** usually dies down by the end of October early November when the cooler weather comes in.



(3) Lake 11 Littoral Planting Progress



(4) Lake 11 Littoral Planting Progress

iii. Entrance Maintenance

- **Date Palms:** All date palms have received their annual Lethal Yellowing injection.
- **Sidewalk Cleaning:** The pedestrian sidewalk at the entrance, running east and west, is scheduled for pressure cleaning during the third week of April.
- **Mulch Application:** CDD staff is coordinating with the mulch vendor to apply a second layer of mulch between late April and early May.
- **Oak Trees:** The oak trees have completed their shedding cycle for the year, which will reduce strain on the fountain filters and allow the fountains to operate efficiently with less maintenance.



(5) Front Entrance Annuals



(6) Front Entrance Annuals

iv. Irrigation Pump House

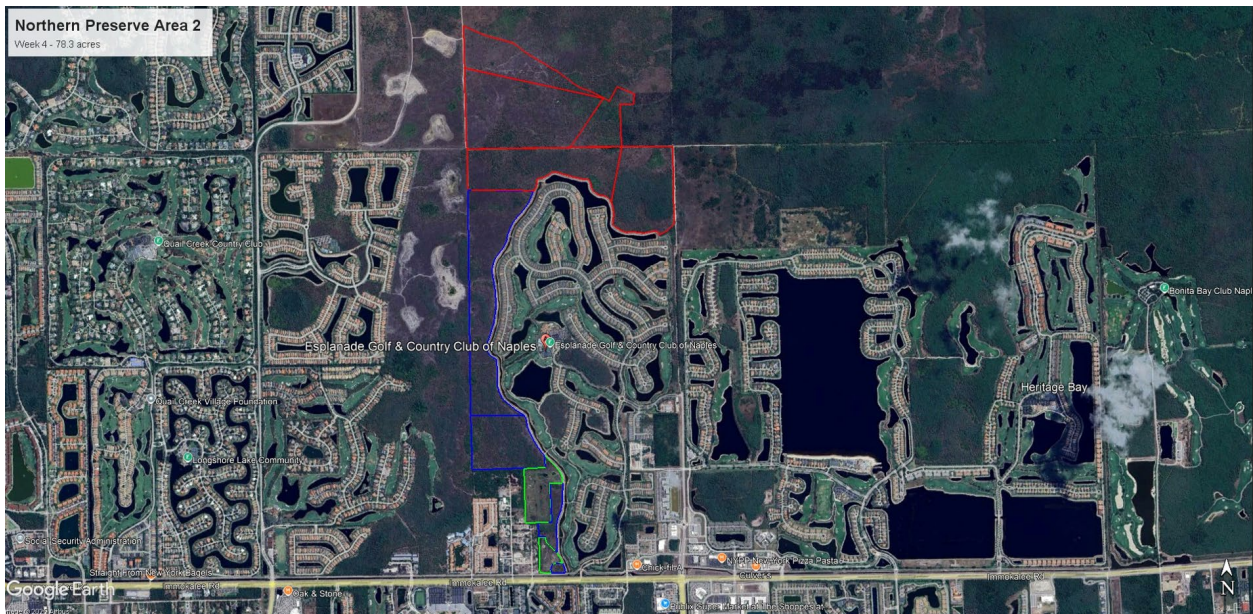
- **Water Use Permit (WUP) Updates**
 - **Pump House Meters (PW1 & PW2):** CDD staff is working with the vendor to **recalibrate meters**. Once completed, the **WUP permit will be renewed**. Deadline to submit application for permit renewal is May 15th.
 - **Emergency Well Addition:** Staff is collaborating with a well vendor to **apply for a WUP modification** that would allow the addition of a **third emergency well**. This provides redundancy in case of existing well failure. No additional withdrawal will be permitted, the third well is only to provide backup. More details to follow as the project progresses.

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

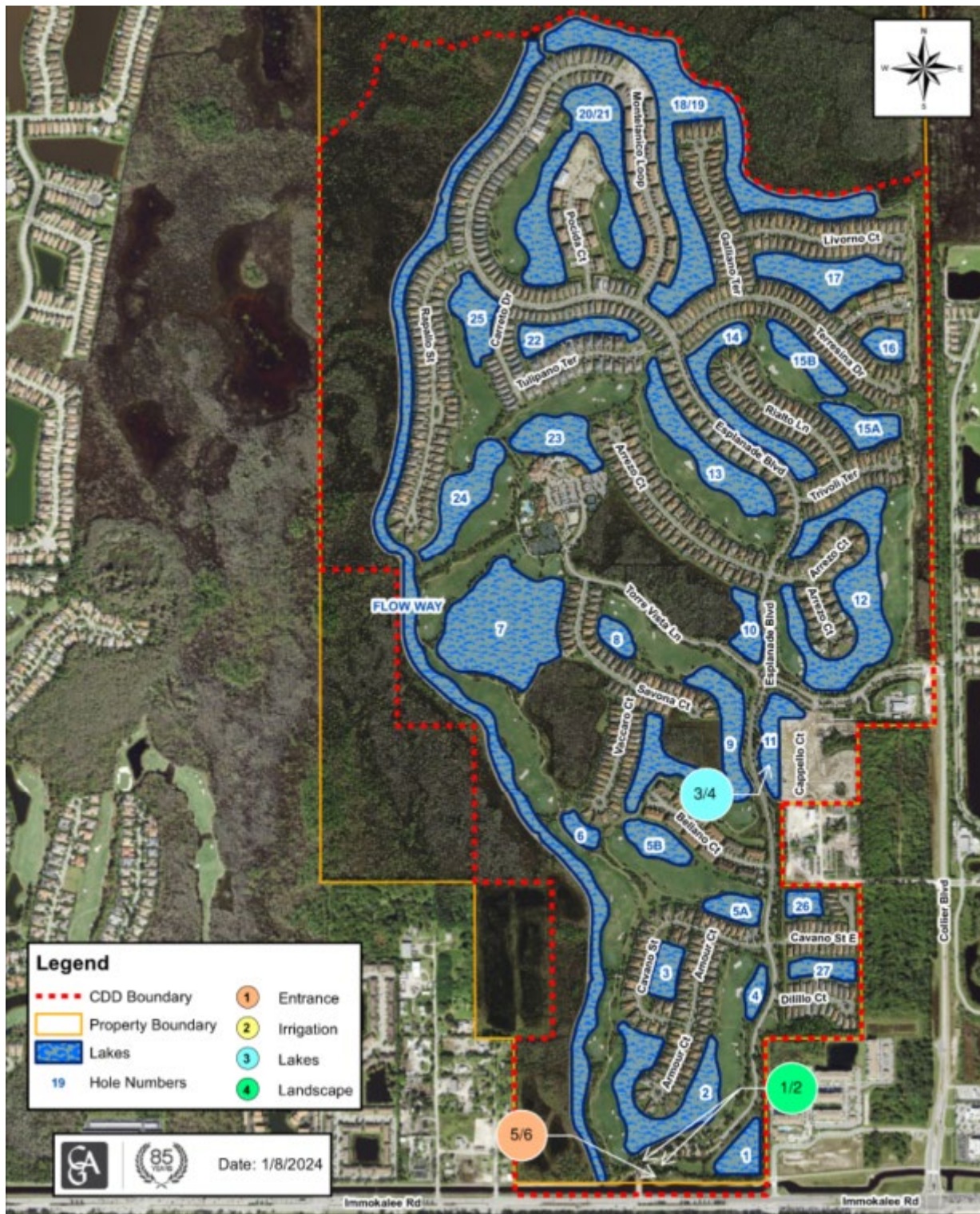
2024 Preserve Maintenance under contract with Aquatic Weeds Control, Inc. Preserve treatment for 2024 has been completed.

2025 Preserve Maintenance commenced on April 10th. Currently on pace to complete preserve work on schedule. The deadline for monitoring and reporting to South Florida Water Management District is July 15th, 2025.

- The **preserve vendor** has completed treatment on **~70 acres** near the access road and has begun treating the **north side** (approximately **115 acres**) for **exotic vegetation**.



Google Earth Image Progress (Week 4)



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 – Lake 12. (April start date)**
 - **Lakes 14, 15A, & 18/19 included in Capital Improvement Plan for FY 2026.**
 - **Lakes 3, 11 inspected and meet permit slope requirements and further evaluation will be completed in next cyclical 5-year period.**



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 planting's 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 in 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.

2. LOOK AHEAD

5373301 · Pump Station and Wells: Well meter & lift station keep tripping the circuit. Awaiting a proposal from the vendor.

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.

- Getting a count on all the littoral signs near lakes, so the unledgible signs will be replaced.

5384665 · Littoral Shelf Planting: -Waiting on a proposal from vendor to install new plantings in lakes 14,26, and 24.

- Washout on Lake two scheduled to be repaired under warranty by the Lake bank vendor wants the water levels receded a bit.

5384667 · Control Struct, Catch Basins: Drainage inspection of phase 2 (north side of community) is to take place late October early November. with anticipation of cleaning the drains in April during the dry season.

5386683 · Lake Bank Restoration: Lakes 18 & 19 are scheduled to have drainage pipes (4) repaired, the water does need to subside before that can happen.

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

Fence along the fountains is awaiting a proposal for repair.

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.

5793131 · Bridge & Roadway-Main Entrance:

5796063 · Capital Outlay: Looking into redoing the tile and diamond bright to protect the overall integrity of the structures.

MISC: -Working with Estate landscape on schedule for rye seeding during the dormant season starting mid November. **Acct-Next FY Year**

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

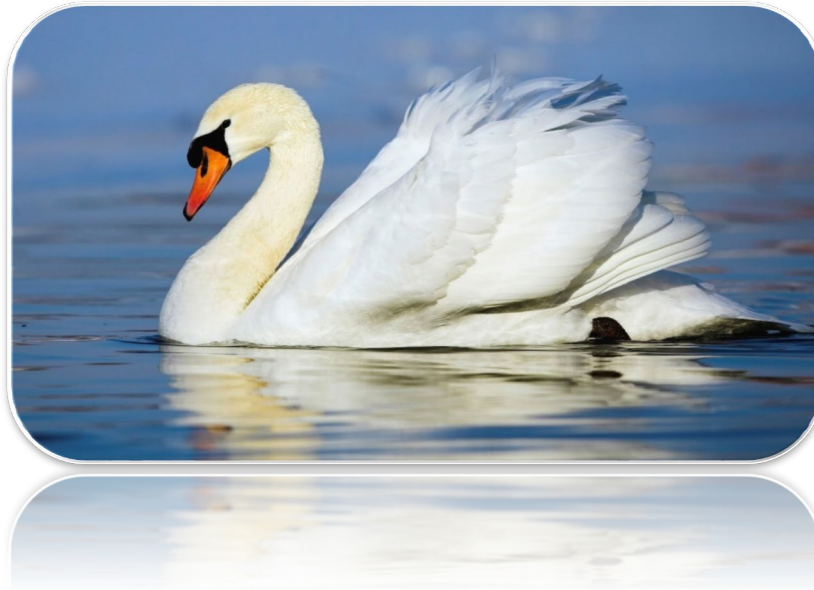
By: _____

By: James Messick, P.E.

District Engineer

State of Florida Registration No. 70870

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds			Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
General Fund - Invested Cash	\$ 1,725,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,725,741
Debt Service Fund											
Interest Account	-	-	-	-	-	-	184	-	-	-	184
Sinking Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	443,632	287,979	426,489	273,475	618,309	525,923	-	-	-	2,575,808
Prepayment Account	-	469	192	866	1,615	191	-	-	-	-	3,333
General Redemption Account	-	-	2,723	-	-	-	-	-	-	-	2,723
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,140	-	-	3,140
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	-	-	-	-	-	-	-	-	3,544,008	-	3,544,008
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,900,992	-	22,900,992
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069
Total Assets	\$ 1,735,817	\$ 688,983	\$ 451,342	\$ 600,855	\$ 393,465	\$ 873,256	\$ 536,107	\$ 3,140	\$ 26,445,000	\$ 16,561,069	\$ 48,289,034

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000	
Series 2024	-	-	-	-	-	-	-	-	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	-	96,441	76,279	86,760	76,395	160,832	(5,773,541)	62	-	-	-	(5,276,773)	
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185	
Results from Current Operations	1,240,632	-	-	-	-	-	-	-	-	-	-	1,240,632	
Total Fund Equity and Other Credits	\$ 1,735,817	\$ 688,983	\$ 451,342	\$ 600,855	\$ 393,465	\$ 873,256	\$ 536,107	\$ (148,915)	\$ -	\$ 16,561,069	\$ -	\$ 21,691,979	
Total Liabilities, Fund Equity and Other Credits	\$ 1,735,817	\$ 688,983	\$ 451,342	\$ 600,855	\$ 393,465	\$ 873,256	\$ 536,107	\$ 3,140	\$ 26,445,000	\$ 16,561,069	\$ -	\$ 48,289,034	

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	42,885	2,005,169	2,184,477	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts/Collection Fees	-	-	-	-	-	-	-	(87,379)	0%
Other Financing Sources-Trust Loan Proceeds	-	-	-	-	-	-	-	-	0%
Contributions Private Sources	-	-	-	-	-	-	-	-	0%
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	122,450	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 68,828	\$ 77,704	\$ 42,885	\$ 2,005,169	\$ 2,219,548	90%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	800	-	800	1,000	800	3,400	12,000	28%
Executive									
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	22,600	45,200	50%
Financial and Administrative									
Audit Services	-	-	-	5,200	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	8,750	17,500	50%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	8,750	17,500	50%
Arbitrage Rebate Services	-	250	-	500	1,500	500	2,750	3,000	92%
Other Contractual Services									
Recording and Transcription	-	-	-	-	-	-	-	-	0%
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	-	-	-	-	-	-	-	-	0%
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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Postage, Freight & Messenger	7	-	-	-	-	18	25	250	10%
Rentals & Leases									
Meeting Room Rental	-	-	-	-	-	-	-	-	0%
Computer Services - Website Development	-	-	-	300	-	-	300	2,000	15%
Insurance	21,908	-	-	-	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	-	-	-	200	0%
Office Supplies	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	12,281	40,000	31%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	3,283		
SFWMD - Water Use	-	-	-	-	-	-	-	-	0%
Special Counsel - Preserves	-	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	-	0%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	0%
Special Counsel - Appellate Court	-	-	-	-	-	-	-	-	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	33,060	57,000	58%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	0%
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	0%
Asset Evaluation	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Strategic Operations Plan	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services									
Hurricane Milton	-	-	234	-	-	-	234	-	0%

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System									
Professional Services									
Asset Management	-	1,667	1,667	1,667	1,667	1,667	8,333	20,000	42%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	4,600	16,000	29%
Utility Services									
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	22,905	36,000	64%
Electric - Recharge Pumps	-	473	68	57	57	1,192	1,846	42,000	4%
Wireless - Pump Station	-	-	-	-	-	40	40	1,350	3%
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	-	-	-	-	-	-	-	-	0%
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	-	-	-	-	-	-	-	-	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	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	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	0%
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	4,900	0%
Capital Outlay									
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	
Internal and External	-	-	-	-	-	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Asset Management	-	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
NPDES Monitoring	-	-	-	-	-	-	-	1,800	0%
Repairs & Maintenance									
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	13,181	79,088	186,104	42%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	20,405	55,000	37%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	18,348	30,000	61%
Water Quality Testing	-	-	-	3,950	-	-	3,950	15,000	26%
Littortal Shelf Planting	-	-	-	-	-	7,600	7,600	25,000	30%
Aeration System	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	-	-	-	2,500	70,000	4%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-	-	0%
Contingencies	-	400	3,232	3,858	950	1,893	10,333	19,055	54%

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

Description	October	November	December	January	February	March	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	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	26,130	0%
Landscaping Services									
Professional Services									
Asset Management	-	2,500	2,500	2,500	2,500	2,500	12,500	30,000	42%
Utility Services									
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	1,530	3,700	41%
Community Entrance (Landscaping)									
Repairs and Maintenance									
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	76,999	174,000	44%
Tree Trimming	-	-	-	2,310	4,620	-	6,930	25,000	28%
Landscape Replacements	-	-	-	-	-	30,669	30,669	38,000	81%
Mulch Installation	-	-	-	-	11,311	-	11,311	33,000	34%
Annuals	-	-	21,524	5,183	3,775	31,804	62,285	60,000	104%
Annual Holiday Decorations	13,888	-	-	13,888	-	-	27,775	22,000	126%
Landscape Lighting	-	-	-	-	-	-	-	4,000	0%
Landscape Monuments	-	-	-	-	-	-	-	10,000	0%
Fountains	-	850	-	1,700	850	1,234	4,634	20,000	23%
Irrigation System	330	-	630	3,994	555	733	6,242	6,000	104%
Well System	-	-	-	2,560	-	-	2,560	-	0%
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	-	-	2,213	3,315	5,000	66%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	525	-	-	600	1,125	41,751	3%
Capital Outlay - Landscaping	-	-	-	-	-	-	-	-	0%
Capital Outlay - Monuments	-	-	63,521	52,525	-	27,675	143,721	120,000	120%
Capital Outlay -Pressure Clean/Sand/Seal	-	-	-	-	-	120	120	-	0%
Capital Outlay - Contingencies & CEI	-	1,200	-	390	390	-	1,980	-	0%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Debt Service									
Principal	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies									
District Asset Restoration	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	764,536	2,219,548	34%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 764,536	\$ 2,219,548	34%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	1,240,632	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,735,817	\$ 495,185	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	5,505	8,700	63%
Prepayment Account	2	2	2	2	2	2	10	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	7,678	15,752	49%
Special Assessment Revenue									
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	244,906	273,784	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 7,446	\$ 258,100	\$ 280,325	92%
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	1,087	-	0%
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	80,572	159,444	51%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ -	\$ 161,659	\$ 239,444	68%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	96,441	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 688,983	\$ 633,423	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	3,606	5,690	63%
Prepayment Account	1	1	1	-	1	1	4	-	0%
Revenue Account	875	857	299	697	957	909	4,594	9,820	47%
General Redemption Account	11	11	10	10	10	9	61	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	207,042	231,388	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 215,307	\$ 231,852	93%
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	919	-	0%
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	73,109	144,553	51%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ -	\$ 139,028	\$ 209,553	66%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	76,279	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 451,342	\$ 397,362	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	3,912	6,211	63%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	6,623	14,554	46%
Special Assessment Revenue									
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	334,732	374,564	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(24,504)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	490	476	442	440	427	386	2,661	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 347,927	\$ 370,825	94%
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	1,485	-	0%
Debt Service									
Principal Debt Service - Mandatory									
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions									
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	30,000	-	0%
Interest Expense									
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	114,682	226,863	51%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ -	\$ 261,167	\$ 341,863	76%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	86,760	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 600,855	\$ 543,058	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	2,661	4,211	63%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	4,170	9,437	44%
Special Assessment Revenue									
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	227,183	254,230	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	234,014	\$ 251,246	93%
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	1,008	\$ -	0%
Debt Service									
Principal Debt Service - Mandatory									
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	78,950	156,400	50%
Debt Service-Other Costs									
Operating Transfers Out (To Other Funds)	490	476	442	440	427	386	2,661	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 157,619	\$ 231,400	68%
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	76,395	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 393,465	\$ 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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	5,727	12,119	47%
Prepayment Account	-	1	1	-	1	1	3	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	8,902	21,377	42%
Special Assessment Revenue									
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	493,035	551,562	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(36,083)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	\$ 13,323	507,667	\$ 549,181	92%
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	2,188	-	0%
Debt Service									
Principal Debt Service - Mandatory									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	164,648	326,280	50%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ -	\$ 346,835	\$ 506,280	69%
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	160,832	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 873,256	\$ 755,325	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	54	127	1	1	1	1	184	-	0%
Sinking Account	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	200	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	4,505	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	515,995	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	
Refunding Bond Proceeds									
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	520,884	\$ -	0%
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	2,290	-	0%
Debt Service									
Principal Debt Service - Mandatory									
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	6,260,513	-	0%
Principal Debt Service - Early Redemptions									
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	31,623	-	0%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	\$ -	\$ 6,294,425	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	(5,773,541)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 536,107	\$ 6,309,648	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income								
Construction Account	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	62	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-
Refunding Bond Proceeds								
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 62	\$ -
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	-	-
Financial and Administrative								
Accounting Services	-	-	-	-	-	-	-	-
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-
Legal Services								
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	62	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,915)	\$ (148,915)	\$ -