

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MAY 15, 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

May 8, 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, May 15, 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=m7504f97a0396d952413a115b5b917a3d>

Access Code: **2337 242 6623**, Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2337 242 6623**, 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. April 17, 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](#)]
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 69](#)]
 - 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. Supervisor of Elections Qualified Elector Report as of April 15, 2025. [Page 86]
 - b. Future Series Bonds Issuance Refinancings Dates.
 - c. Financial Statements for the period ending April 30, 2025 (unaudited). [Page 87]
6. Supervisors Requests.
- I. Supervisor Ron Miller – Hatcher Area Hedge. [Page 104]
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 – Public Hearings and Regular Meeting on June 19, 2025.

Quorum Call for June 19, 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 April 17, 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	Consideration of the Proposed Budget by Resolution	Approve Proposed Budget Required
May 15, 2025	Continued Discussion/Amendments of Proposed Budget	No Action 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.

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 Public Hearing for the Fiscal Year 2026 Budget is set for Thursday, June 19, 2025, at 1:00pm, at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

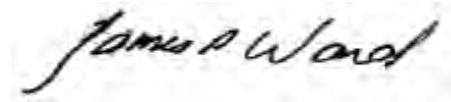
The fifth order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

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

June 19, 2025 – Public Hearings
August 21, 2025

July 17, 2025
September 18, 2025

1
2
3
4
5
6
7
8
9

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, April 17, 2025, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista
12 Lane, Naples, FL 34119.
13
14
15

16 **Present and constituting a quorum:**

17 Zack Stamp	Chairperson
18 Bart Bhatla (via Webex)	Assistant Secretary
19 Tom Kleck	Assistant Secretary
20 Mark Scimio	Assistant Secretary

21 **Absent:**

22 Ron Miller	Vice Chairperson
---------------	------------------

23 **Also present were:**

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

27 **Audience:**

28 David Boguslawski

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

32 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE**
33 **TRANSCRIBED IN *ITALICS*.**
34
35

36 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

37
38 Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and
39 all Members of the Board were present, with the exception of Supervisor Miller, constituting a quorum.
40
41

42 **SECOND ORDER OF BUSINESS**

Public Comments

43
44 **Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to**
45 **speak on items on the agenda during that item and will be announced by the Chairperson.**
46

47 Chairperson Stamp reviewed public comment protocols.
48

THIRD ORDER OF BUSINESS**Consideration of Minutes****March 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 Tom Kleck, seconded by Mark Scimio, and with all in favor, the March 20, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Fiscal Year 2026 Budget**

- I. Asset Replacement Cost Report**
- II. Proposed Fiscal Year 2026 Budget**
- 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**

Chairperson Stamp: The rate in this presented budget remains the same as the current rate. We are doing the lake bank restoration which was originally a five year plan in four years. We are adding a couple of hundred thousand dollars to the reserves and funding the cane toad program for a full year. He indicated any changes to the budget could be considered at the May meeting with a formal adoption of the budget in June.

Mr. Ward: The fiscal year 2026 budget follows the same format we have used the last few years. We developed as a part of the budget process a capital program. We developed a capital program a few years ago which we are trying to follow at this point for 5 years and then probably in the next year we will begin the process of updating that capital plan. In terms of the operating budget, it is segregated into a number of parts. The first part is the administrative operations of the district which covers legal and engineering. That particular portion of the budget has not changed much. It is a little bit lower than what it was in the prior year. That includes our general engineering services. In the current year, we spent about \$120,000 dollars related to the damages from Hurricane Milton. That is not a budgeted item, and I kept that as a separate line item for you. The next part of the budget is your community wide irrigation system which covers the pump house, the two lakes that hold some of the water for that system, all of the reporting required as a result of that, etc. In the current year we are on target to spend about \$153,000 dollars of a \$300,000 dollar budget. We have deferred one of the larger projects to a future year identifying that it was not really needed. So, our budget is back down to roughly the \$133,000 dollar mark. Our overall stormwater management program year over year will remain relatively consistent at \$258,000 dollars. Then the same basically for our lake bank program. That's gone up slightly due to capital elements going into fiscal year 2026. The overall budget for the lake banks is \$621,000 dollars in the current year and will go to \$687,000 dollars. Our landscaping budget is the same. It covers the landscaping of the front entranceway. It is \$622,000 dollars this year and \$650,000 dollars going into fiscal year 2026. This is due to a minor change as it relates to the landscaping program. A big one is our reserves. In fiscal year 2025 we had a long term program of \$76,000 dollars for our reserves. That number will go up

to \$200,000 dollars going into fiscal year 2026 in terms of the yearly amount. Then finally, what we call our fund balance, which is how much cash we have leftover at the end of the year. We anticipate we will have roughly \$700,000 dollars leftover by year end. We break that into two parts, one is what we need for the first two months to operate on, and that will be about \$360,000 dollars and the rest falls into our reserves which will be about \$340,000 dollars. That will make our reserves \$700,000 dollars by the end of this fiscal year and then going into 2026, assuming we do not go over budget on anything, we will add another \$200,000 dollars to that, so we will be at \$920,000 dollars at the end of fiscal year 2026 in terms of our overall cash balance. The assessment rate is the same, \$1,845 dollars, the same as the current fiscal year. I do want to point out that in fiscal year 2026, we will be doing three lake restorations; lake 14 and then we will be adding lakes 22 and 23. The total for that is \$187,000 dollars. Your Chairman had asked me before the meeting, of all of the line items, if I could separate all of the contingency line items into the departments that they go to, our overall contingencies are roughly \$65,000 dollars in all of the line items and about \$20,000 dollars of that is in the capital program and the rest is spread out through the balance of the departments in the general fund budget. Beyond the general fund budget, the rest of the budget carries all of the debt service funds for the various bond issues. They do not change year over year with the exception of the Phase 1 bonds which were refinanced this past year.

Mr. Mark Scimio: This is my first budget cycle with the group. Can someone give me some background on what the overall strategy is here? I look at the 2025 budget and we had basically \$2.306 million dollars and the 2026 budget replicates that number. Are we trying to get the dollar amount so the payment doesn't go up and therefore if we don't spend the money on the line items, we will have more money in the capital reserve fund? What is our overall goal? I look at some of these items and I wonder, is there no explanation because we are just trying to balance the two years? Do we ever want to get it so we are paying less or are we always trying to build reserves for future catastrophes?

Chairperson Stamp: The first meeting after I was elected Chairperson, I set out the goal that we would strive to come up, in the next three years, \$1 million dollars in reserves because that's what Jim and others say we ought to have as a reasonable number.

Mr. Scimio: What was the number at when you began?

Chairperson Stamp: We had \$170,000 dollars or so. The goal was to get to \$1 million. That's why we are taking the excess and putting it in reserves. And I also said I wanted to keep the assessment level no higher than it was. Once we hit \$1 million dollars in reserves, we probably can start backing it down, but that will probably be two more budget cycles.

Mr. Scimio: So, at the end of this year, the reserves will be \$920,000?

Mr. Ward: At the end of this year, we hope to end up at roughly \$709,000 dollars. Of that, \$360,000 dollars is needed to operate the District in the first two months of the fiscal year because we do not get cash until December.

Mr. Scimio: What happens with those who pay early in October?

Mr. Ward: They pay that to us, generally, the first week of November. But most of the funds are paid in December.

144
145 *Chairperson Stamp: There is a difference of opinion among Board members as to whether we should*
146 *count that \$360,000 dollars as reserves or not. I don't think so, because we know we are going to*
147 *spend it, so it's a phony reserve, but it is a surplus at the end of the year technically, we just know we*
148 *are going to spend it. In my mind I subtract that out of there.*

149
150 *Mr. Scimio: So, knowing what you've just told me, and knowing we are trying to build up our*
151 *reserves, some of the line items are inflated to help pick up the reserves. It doesn't mean we are*
152 *going to spend that amount on some of these line items that may look like a 25% to 30% increase*
153 *from the prior year, but you've got to balance that out to keep the assessment rate at \$1,845 dollars.*

154
155 *Mr. Ward: The line items, what I normally do is I put a contingency in each. I use 4%, that's the fluff*
156 *number. Of that total, with any luck at all, we come in under budget at least to the extent of the*
157 *contingencies that are included in here, but in government, your revenue and expenditures have to*
158 *balance so you don't show a surplus at the end of the year. So, I balance that through what's called*
159 *the reserve and capital operations. If you go to the page before this, this right here is the plug. Once*
160 *I finish the budget and I know what the assessment rate is going to be, I back into that number to get*
161 *\$1,845 dollars. I hear your point about there being increases in here, but most of them are in the*
162 *capital side of this and those are explained more definitively in the capital part of the budget. These*
163 *other line items are level of service changes and/or cost increases that we've seen.*

164
165 *Chairperson Stamp: Part of that, because we had the money, we sped up the five year lake*
166 *restoration and moved everything, so we should complete it in the next fiscal year where before it*
167 *was going to be two more fiscal years.*

168
169 *Mr. Scimio: On page 5, where we are talking about the category landscaping services, who is our*
170 *contractor we use for the front entrance?*

171
172 *Mr. Ward: Estate Landscaping.*

173
174 *Mr. Scimio: Is this a bid number from them? Do they bid that annually?*

175
176 *Mr. Ward: We do get new pricing on a yearly basis from them and this number reflects what we*
177 *believe their new cost will be going into October, but it's not a fixed number at this point because it's*
178 *too early in the year for us to get a fixed number from them.*

179
180 *Mr. Scimio: Is there no savings that can be had by using any of the landscaping people that the HOA*
181 *people use?*

182
183 *Mr. Ward: The HOA people will tell you the answer to that question is yes. The scope of services that*
184 *we use is the original scope of services we specifically defined for that front entrance. I do not know*
185 *what scope of services the HOA uses. It is different from what we use for the front entrance, and you*
186 *can just tell by the look of it that it's different. We priced that out based on the scope that we are*
187 *using for the entrance.*

188
189 *Chairperson Stamp: On and off we have had discussions with the HOA about them taking over the*
190 *whole front and they have had other issues in the last few months, so we would have one vendor,*

191 *and they could do everything together. So far, we haven't had any real conflicts, but it could happen*
192 *down the road, but right now, it's our responsibility.*

193
194 *Mr. Scimio: So, some of these special projects that the front entrance is going to have this year*
195 *include pressure washing and cleaning the bricks at the front entrance, doing some type of work on*
196 *the paths which I assume go all the way down the canal road both ways to our property line, and*
197 *then the one comes all the way to our front gate?*

198
199 *Mr. Ward: Correct.*

200
201 *Mr. Tom Kleck: My question is also about the front entrance, the gate area, and in addition to that,*
202 *the banks of the Flow Way canal, next to Immokalee Road. Are we responsible for the banks of that*
203 *canal?*

204
205 *Mr. Ward: We do the banks to the extent that –*

206
207 *Mr. Kleck: And we do a great job to my mind. We were out there the other day and walked that*
208 *sidewalk, and it seemed like the hedges are extremely long and almost extend to the Chic-fil-A, and I*
209 *was wondering how much of that land was ours, that we are taking care of? I'm not criticizing it*
210 *because it looks beautiful, but those grasses and all those flowers that are even west of Chic-fil-A are*
211 *beautiful and I'm wondering if that's owned by the County or by us?*

212
213 *Mr. Ward: The canal bank itself on our side, we handle that side of that.*

214
215 *Mr. Scimio: Is there a Collier County easement along there? Where our concrete path goes, is that*
216 *Esplanade/Flow Way CDD property or are we on somebody's easement?*

217
218 *Mr. Ward: We have basically easements that go all the way down that canal bank in order for us to*
219 *maintain it.*

220
221 *Mr. Kleck: But the sidewalk is not our responsibility.*

222
223 *Mr. Ward: The sidewalk is owned by the County I think, but I'm not sure.*

224
225 *Mr. Kleck: I just wonder if the County isn't responsible for the canal bank landscaping.*

226
227 *Mr. Ward: I will tell you, the answer is, if you do want to give it to the County to maintain, to the*
228 *extent that it's theirs, they will do it, but it's not going to look as good as it does now.*

229
230 *Mr. Bart Bhatla: The idea of the budget is to have enough operation money, capital money, and*
231 *reserve. If we make a profit, how much reserves are we allowed to keep before the profits have to be*
232 *taxed? Or are we exempt from any tax?*

233
234 *Mr. Ward: They are exempt from taxes.*

235
236 *Mr. Bhatla: The objective is to maintain a reserve of \$1 million dollars.*

237
238 *Chairperson Stamp: That's what I said, and the Board can raise or lower that.*

239
240 *Mr. Scimio: And that \$1 million dollars will basically cover disasters?*
241

242 *Chairperson Stamp: Correct. The thought behind it is, if we have a bad hurricane that takes out the*
243 *pump house, and everybody else has a lot of damage, cash is king, and if we're sitting here with \$1*
244 *million dollars and everybody else is waiting on their insurance adjuster – that's the thing. And we*
245 *could have a bad hurricane even this year.*
246

247 Discussion continued regarding the reserve fund and how long it would take to reach \$1 million
248 dollars in reserves (2 to 3 years).
249

250 *Mr. Scimio: A couple of months ago we had some individuals in the room talking about lake 11,*
251 *wanting to know what we could do about it, and the answer was, we can't do anything because*
252 *that's how the lake is permitted, other than plantings. I'm assuming we continued to put money in*
253 *there for plantings because that problem is going to keep coming back every year. Is that still in the*
254 *budget to try to maintain it?*
255

256 *Mr. Ward: That particular lake, we have put a lot of plantings in there. In the current year, I think*
257 *we've spent a little more than \$20,000 dollars and this budget does not anticipate continuing to put*
258 *\$20,000 dollars a year into it. We do have littoral plantings included every year in the budget, but*
259 *it's to cover the entire community, not just that one particular lake.*
260

261 *Mr. Scimio: Are we at risk then if we have the same type of winter that we've had with no rain? If we*
262 *do, then will we just have to come out of our reserves with \$20,000 dollars?*
263

264 *Mr. Ward: Or there are contingencies, but there is not much more to do in that lake. We've done a*
265 *lot in there. It's very rocky, so it's hard to work in there. There are only so many littoral shelves we*
266 *can do. We've done the littoral shelf plantings, the lake bank that's on the opposite side of the*
267 *community, we've added some trees to that, improved the lake bank itself. On the lake bank there's*
268 *not anything more we can do. We can probably add some more littorals next year. I'm not going to*
269 *tell you we can do as much as we've done this year.*
270

271 *Chairperson Stamp: Part of the issue was the unusually high water we had that killed everything in*
272 *there.*
273

274 Discussion ensued regarding high water killing lake plantings.
275

276 *Mr. Bhatla: Jim, it is our understanding, in three years, if we go at our present rate, we will have a*
277 *reserve account of \$1 million dollars, and we will not be increasing the assessment rate in the*
278 *coming three years. Is that a true statement?*
279

280 *Mr. Ward: That is the goal.*
281

282 *Chairperson Stamp: That is the goal. But it depends on inflation and hurricane season, etc., but*
283 *that's certainly the goal.*
284

285 *Mr. Bhatla: The budget is very well put together. I want to commend everybody who was involved in*
286 *it.*

Chairperson Stamp: The cane toad budget jumped immensely, but that's the total, and we have a fee splitting arrangement with the HOA, so we should recover some of that from the HOA.

Discussion ensued regarding the cane toad problem in the community; the improvement in the number of cane toads; the tadpoles being removed from the lakes; the CDD being responsible for cane toad control in the lakes and the HOA being responsible for the cane toad traps on land.

Chairperson Stamp: If there is nothing else, I will say, if people do have amendments we will entertain them at the next meeting in May. Let Jim know so he can prepare them or just be ready to discuss them. Then we will adopt the budget in June.

On MOTION made by Tom Kleck, seconded by Mark Scimio, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Items

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

Mr. Mike Pawelczyk: At the next meeting I will circulate the ethics training links for 2025 and start reminding you about your Form 1 statement of financial interests. You do have to complete that by July 1 and if you want to get started on that, you certainly can. I am available for any questions.

Mr. Kleck: Are you going to send out a reminder for us to do that and where we need to go to do that?

Mr. Pawelczyk: Yes, we can certainly do that.

Mr. Ward: My staff will coordinate with Mike and do that.

Mr. Scimio: Are these going to be new links?

Mr. Pawelczyk: There is not much new out there for free. There is plenty out there you can pay for, but that's not necessary. The ones you pay for are equally as boring as the ones that are free. We will circulate something next month.

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 2025****3) Future Asset Maintenance Items****i. Corrective Actions**

Mr. James Messick: I put together a report that outlines current operations. First, current operations. I've gone through and updated what we've been keeping up with whether that's trimming or installing new plantings. The guardhouse planter has been installed now. We've fertilized fungicide annuals, trimmed cabbage palms, so we are keeping on top of the spring bloom. Everything seems to be in good shape. The lake maintenance: we've continued to maintain all lakes of invasive shoreline vegetation. We have identified and focused on specific lakes for floating vegetation and in the Flow Way specifically, surface algae, and then in lakes 2 and 15B, submerged algae. Lake 11 and lake 12, we have new littoral plantings in lake 11. They are showing some signs of growth. We are expecting those plantings to double in size over the coming weeks and spread across the bottom of lake 11. While that lake had lower water levels we were able to remove debris and across all lakes we've removed heavy debris and collected trash. The cane toad vendors started collecting tadpoles and toads, especially from lake 11, this month, and we are starting to be more active. The program usually starts ramping up when we have rising temperatures, and then when cooling weather subsides in October and November the program dies down and that's when the toads aren't as active, and we don't see as much of a need for physical removal. At the entrance we've completed our annual lethal yellowing injection at the date palms. We've pressure cleaned the sidewalks, we've installed mulch, oak trees should be done with their yearly shedding, so the staining and the fountain filters are in the best condition, and lastly, we are currently working with our engineers for a water use permit renewal. For that renewal we need to recalibrate the pumphouse meters and look to start applying for a water use permit modification for the third emergency well that's currently in our budget. The permitting is done this year, and the installation is done next year. The external preserves are continuing to progress forward. They've completed nearly 80 acres and begun treatment on the north side of the external preserves. I've included a map showing their progress, starting at Immokalee Road and going north. You can see each week what area they have been able to complete, and they are on track to finish before the summer. We are in the second year of three to be completed by our environmentalists.

Mr. Kleck asked about the signage replacement of the downed signs.

Mr. Ward: We have gotten a lot of complaints from residents about the signs, so I essentially stopped the sign program. We will have to reevaluate. Residents are complaining the signs are "hideously ugly," the silver color on the back, and nobody likes them. They've been pretty adamant with the number of complaints, so I've stopped the program at this time.

Mr. Scimio: But the permit requires them. We have to have them up.

Mr. Ward: They are a permit requirement; however, I'm not of a mindset that if they are gone, we are going to get dinged a lot for not having signs up. And we have gotten a lot of complaints from residents about the signs, they don't like them, and they don't want them. They want them gone. The old signs were in such bad shape that the new ones are really noticeable.

Chairperson Stamp: Congratulations on the lily pads. No one has complained to me about the lily pads. You pretty well have those eradicated. We've got automatic shutoffs on the front fountains. What's the wind speed that shuts them down?

Mr. Messick: I don't know, but I can find out from my site manager and get back to you. Okay, continuing, lake 12 is getting ready to start next week. It should last four weeks before they are finished. We don't anticipate it going into the summer. We will push the other lakes, 14, 15A and 18/19 into the 2026 capital improvement plan. Lakes 3 and 11 were originally on the tail end of our five year capital program. We've reevaluated them and they are fine, the permit slopes meet the permit requirements, so we are not looking to do any large format lake bank restoration. Those will be reevaluated in our next cyclical five year period. Our typical future asset maintenance items are listed and include such items as wet checks, turf at the front, reviewing lake banks, monitoring wetland plants for growth, the front fountain, external preserve clearing and maintenance, pump house monitoring, etc.

Mr. Scimio: Back in the middle of March, I was walking along the path back there and noticed there was a fire north of us and I couldn't tell if it was in our preserves or not, but I'm guessing not because I haven't heard anything about it.

Mr. Messick: I have not heard of any forest fire in our preserves.

Discussion ensued regarding the fire and where it might have been located; and Corkscrew having a controlled burn.

III. District Manager – JP Ward & Associates, LLC

a. Future Series Bonds Issuance Refinancing Dates

b. Financial Statements for period ending March 31, 2025 (unaudited)

c. Supervisor of Elections Report

Mr. Ward: One of the requirements of state statute is the Supervisor of Elections reports to you each year the number of registered voters in the District. You have 1,419 registered voters as of April 15th of this year. At this point it does not mean anything because we have already transitioned the CDD to homeowner control, but I still have to report this to you on a yearly basis. We will start the refinance process for the next batch of bonds probably later this summer.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Bhatla: Insurance costs have dramatically come down. How is that?

Mr. Ward: The original insurance was so high because when the company came out and valued the assets, one of the assets they valued was the front bridge (for lack of a better term), and that was what caused the majority of the increase in insurance at that particular time. I asked for the insurance carrier to do a separate valuation of that "bridge" and pointed out to them it's really not a bridge; it's a culvert and pipes that have some asphalt and brick pavers on top. They re-did the valuation report, and we lowered the value of that dramatically from what it was, and we have been able to save tons of money

from that reevaluation, including some minor changes I've made to the other valuations of the assets. I had them label the "bridge" as a culvert pipe with a roadway on top of it. The culvert pipes are not ours. Those are the responsibility of Collier County. Our responsibility is really the asphalt, the sidewalks, the pavers, the lighting, etc.

Mr. Bhatla: Jim, I commend you for lowering the cost.

SEVENTH ORDER OF BUSINESS

Public Comments

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

Chairperson Stamp asked if there were any public comments.

EIGHTH ORDER OF BUSINESS

Announcement of Next Meeting

Announcement of Next Meeting – Regular Meeting on May 15, 2025

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 1:51 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson



Flow Way

Community Development District

Asset Replacement Costs

CGA Project No. 21-4271

February 2025

Prepared by:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

James Messick, P.E.
Florida Professional Registration No. 70870

Michael D. Conner, R.L.A., ASLA, ISA
Florida License Registration No. LA00001181

TABLE OF CONTENTS

TABLE OF CONTENTS.....	2
EXECUTIVE SUMMARY	3
ABSTRACT.....	4
BACKGROUND, PURPOSE, AND OBJECTIVE	4
FLOW WAY CDD ASSETS.....	5
General Assessment.....	5
Irrigation Pump House and System	5
Stormwater Drainage System Pipes and Structures	6
Entry Features.....	6
Preserves.....	7
Landscaping.....	7
Existing /Current Landscape Assets	7
Unit Prices for Replacement Costs.....	9
CONCLUSION.....	10
Exhibit A – Asset Replacement Costs Table	11
APPENDIX – PICTURES OF CDD ASSETS	

EXECUTIVE SUMMARY

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

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

ABSTRACT

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

BACKGROUND, PURPOSE, AND OBJECTIVE

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

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

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

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

FLOW WAY CDD ASSETS

General Assessment

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

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

Irrigation Pump House and System

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

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

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

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

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

Stormwater Drainage System Pipes and Structures

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

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

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

Entry Features

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

Preserves

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

Landscaping

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

Existing /Current Landscape Assets

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

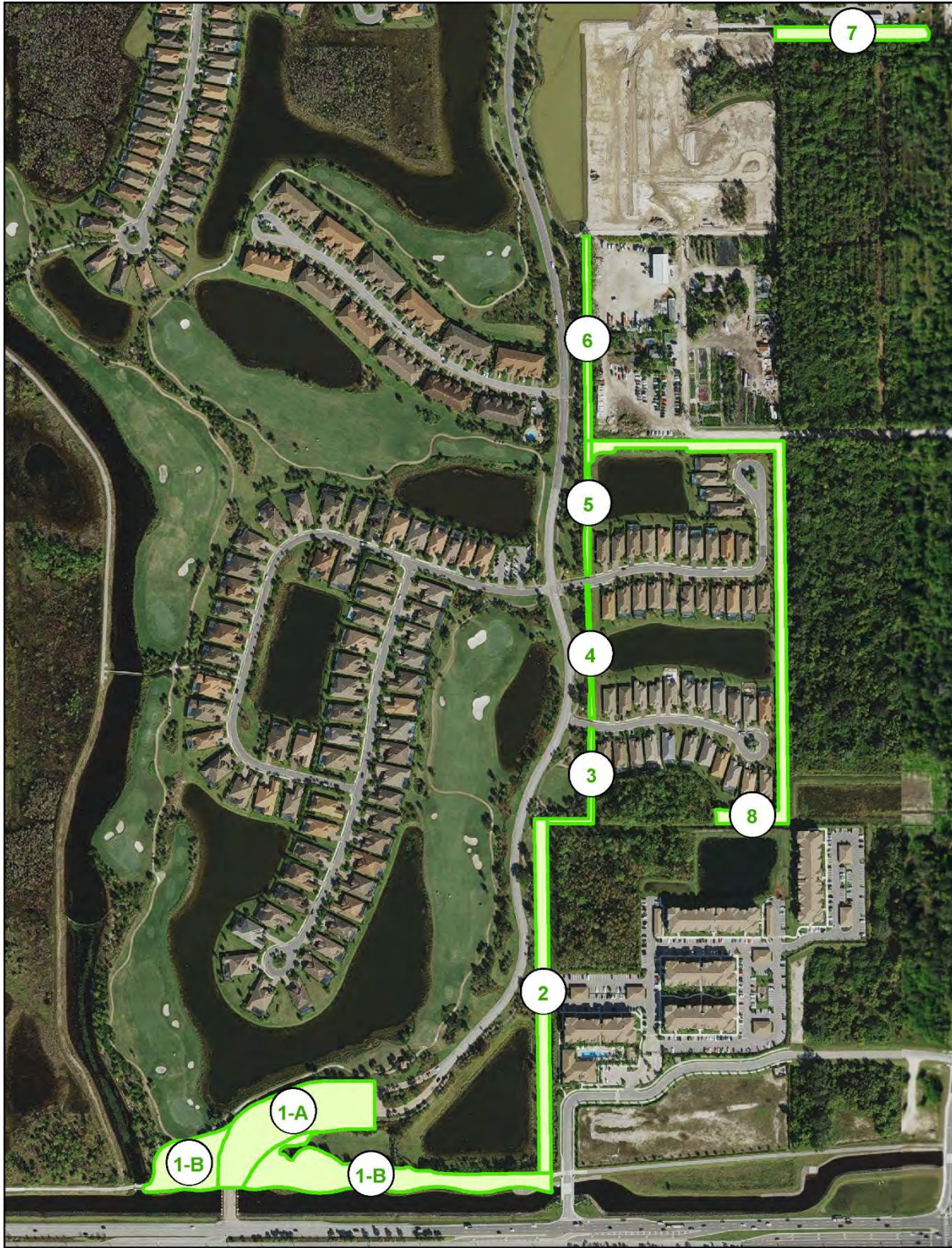


Figure 1 - Location Map of Existing Landscape Assets

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

Areas # 1 B - Landscaping in Buffers along Immokalee Road

Areas # 2 – 7 – Landscaping along East Buffers

Areas # 8 – Landscaping along East Buffers

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

Table A

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

Unit Prices for Replacement Costs

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

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

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

Table B – Unit Landscape Replacement Costs:

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

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

CONCLUSION

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

Exhibit A – Asset Replacement Costs Table



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

ENGINEER'S OPINION
OF RESERVE COSTS

DATE

1/28/2025

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	\$22,379.00
Irrigation	4" PVC Pipe	13,500	LF	50 to 100	2010	35	\$20.01	\$270,135.00	\$189,094.50
Irrigation	6" PVC Pipe	18,300	LF	50 to 100	2010	35	\$38.54	\$705,282.00	\$493,697.40
Irrigation	8" PVC Pipe	3,100	LF	50 to 100	2010	35	\$58.30	\$180,730.00	\$126,511.00
Irrigation	10" PVC Pipe	2,230	LF	50 to 100	2010	35	\$82.01	\$182,882.30	\$128,017.61
Irrigation	12" PVC Pipe	3,240	LF	50 to 100	2010	35	\$192.37	\$623,278.80	\$436,295.16
Irrigation	16" Cast Iron Pipe	480	LF	50 to 100	2010	35	\$378.30	\$181,584.00	\$127,108.80
Irrigation	2" Irrigation Valves	39	EA	35 to 40	2010	20	\$9.10	\$354.90	\$202.80
Irrigation	4" Irrigation Valves	12	EA	35 to 40	2010	20	\$14.00	\$168.00	\$96.00
Irrigation	6" Irrigation Valves	10	EA	35 to 40	2010	20	\$168.20	\$1,682.00	\$961.14
Irrigation	8" Irrigation Valves	6	EA	35 to 40	2010	20	\$162.00	\$972.00	\$555.43
Irrigation	10" Irrigation Valves	4	EA	35 to 40	2010	20	\$1,494.00	\$5,976.00	\$3,414.86
Irrigation	12" Irrigation Valves	4	EA	35 to 40	2010	20	\$1,825.00	\$7,300.00	\$4,171.43
Irrigation	16" Irrigation Valves	2	EA	35 to 40	2010	20	\$13,100.00	\$26,200.00	\$14,971.43
Irrigation	Irrigation System (Wiring, Soleniod, Valves, 12 Hinges and Value Boxes)	12	EA	15 to 30	2010	0	\$7,504.16	\$90,049.92	\$0.00
Irrigation	Hatcher Pacel - Pump Station	1	LS	15 to 30	2014	4	\$78,450.00	\$78,450.00	\$20,920.00
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10 to 12	2024	9	\$41,000.00	\$82,000.00	\$73,800.00
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50 to 100	2010	35	\$220,000.00	\$220,000.00	\$154,000.00
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35 to 40	2010	20	\$33,250.00	\$133,000.00	\$76,000.00
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13 to 15	2010	-2	\$15,160.00	\$75,800.00	(\$11,661.54)
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20 to 25	2024	19	\$90,000.00	\$180,000.00	\$171,000.00
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50 to 100	2010	35	\$98.27	\$11,399.32	\$7,979.52
Community Wide Irrigation System SUBTOTAL								\$3,089,214.24	\$2,039,514.54
II. Stormwater Management System									
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10 to 20	2010	-5	\$14.63	\$399,399.00	(\$199,699.50)
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20 to 30	2010	5	\$24.00	\$79,200.00	19,800.00
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50 to 100	2010	35	\$98.05	\$333,370.00	233,359.00
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	131,197.50
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100+	2010	85	\$73.59	\$451,253.88	383,565.80
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100+	2010	85	\$146.00	\$1,364,954.00	1,160,210.90
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100+	2010	85	\$190.45	\$1,519,791.00	1,291,822.35
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100+	2010	85	\$218.59	\$1,618,877.54	1,376,045.91
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100+	2010	85	\$349.05	\$883,445.55	750,928.72
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100+	2010	85	\$392.09	\$112,921.92	95,983.63
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100+	2010	85	\$538.00	\$238,872.00	203,041.20
Stormwater	Drainage Structures - Control Structure	4	EA	30 to 100	2010	15	\$12,200.00	\$48,800.00	24,400.00
Stormwater	Drainage Structures - Yard Drain	31	EA	10 to 30	2010	-5	\$810.00	\$25,110.00	(\$12,555.00)
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30 to 100	2010	15	\$2,365.21	\$108,799.66	54,399.83
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30 to 100	2010	15	\$3,400.00	\$23,800.00	11,900.00
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30 to 100	2010	15	\$4,950.00	\$168,300.00	84,150.00
Stormwater	Drainage Structures - Type 9 Curb Inlet	25	EA	30 to 100	2010	15	\$4,200.00	\$105,000.00	52,500.00
Stormwater	Drainage Structures - Valley Gutter Inlet	135	EA	30 to 100	2010	15	\$3,805.56	\$513,750.60	256,875.30



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

ENGINEER'S OPINION
OF RESERVE COSTS

DATE

1/28/2025

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	50,505.00
Stormwater	Drainage Structures - Lake Outfall	121	EA	30 to 100	2010	15	\$1,564.71	\$189,329.91	94,664.96
Stormwater	Lake Bank Residential (Floritam Sod)	27,330	LF	30 to 40	2024	29	\$1.05	\$28,696.50	27,739.95
Stormwater	Lank Bank Golf Course (Celebration Sod)	39,770	LF	15 to 20	2024	14	\$1.90	\$75,563.00	70,525.47
Stormwater	Lank Bank Flow Way (Bahia Sod)	20,156	LF	30 to 40	2024	29	\$0.67	\$13,504.52	13,054.37
Stormwater	Lank Bank Restoration (Re-Grading)	87,256	LF	3 to 5	2024	2	\$2.70	\$235,591.20	157,060.80
Stormwater	Lank Bank Restoration (Geo Tube)	10,895	LF	20 to 30	2024	19	\$57.50	\$626,462.50	595,139.38
Stormwater Management System SUBTOTAL								\$9,422,952.74	\$6,926,615.55

III. Landscaping									
Landscaping	Live Oak trees	145	EA	30 to 50	2010	15	\$4,000.00	\$580,000.00	\$290,000.00
Landscaping	Ligustrum trees	60	EA	20 to 30	2010	5	\$1,500.00	\$90,000.00	\$22,500.00
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	\$1,000.00
Landscaping	Royal Poinciana trees	5	EA	30 to 50	2010	15	\$2,000.00	\$10,000.00	\$5,000.00
Landscaping	Golden Shower trees	2	EA	20 to 30	2010	5	\$1,000.00	\$2,000.00	\$500.00
Landscaping	Seagrape trees	13	EA	30 to 50	2010	15	\$1,000.00	\$13,000.00	\$6,500.00
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	\$38,500.00
Landscaping	Green Buttonwood trees	20	EA	25 to 35	2010	10	\$1,800.00	\$36,000.00	\$14,400.00
Landscaping	Medjool Date Palms	48	EA	20 to 30	2010	5	\$15,000.00	\$720,000.00	\$180,000.00
Landscaping	Sabal (Cabbage) Palms	180	EA	20 to 30	2010	5	\$550.00	\$99,000.00	\$24,750.00
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	\$5,100.00
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	\$1,565,080.00
Landscaping SUBTOTAL								\$3,686,300.00	\$2,153,330.00

IV. Entry Features									
Entry Features	Community Entrance - Brick Pavers	116,420	SF	25 to 50	2010	10	\$5.49	\$639,145.80	\$255,658.32
Entry Features	Community Entrance - Concrete "F" and Monument Curb	1,608	LF	20 to 30	2010	5	\$14.79	\$23,782.32	\$5,945.58
Entry Features	Community Entrance - Decreative Monument	16	EA	30 to 50	2010	15	\$5,375.00	\$86,000.00	\$43,000.00
Entry Features	Community Entrance - Decreative Metal Fencing	1,140	LF	15 to 20	2010	15	\$80.91	\$92,237.40	\$92,237.40
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	\$6,300.00
Entry Features	Community Entrance - Roadway Signage	3	EA	20 to 30	2010	5	\$933.33	\$2,799.99	\$700.00
Entry Features	Community Entrance - Landscape Lighting	32	EA	15 to 20	2010	0	\$500.00	\$16,000.00	\$0.00
Entry Features	Community Entrance - Signage Marguee Mounument	1	LS	35 to 40	2010	20	\$128,000.00	\$128,000.00	\$73,142.86
Entry Features	Community Entrance - Electrical Service Panels	2	EA	20 to 25	2010	5	\$43,000.00	\$86,000.00	\$21,500.00
Entry Features	Community Entrance - Culvert Bridge	1	LS	70 to 100	2010	55	\$953,000.00	\$953,000.00	\$748,785.71
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	\$75,600.00
Entry Features	Community Entrance - Fountain Underground Pump Station	2	EA	15 to 20	2024	14	\$31,000.00	\$62,000.00	\$57,866.67
Entry Features	Community Entrance - Fountain Pumps, Motors, Control Panels	2	EA	12 to 15	2024	11	\$46,000.00	\$92,000.00	\$84,333.33
Entry Features	Community Entrance - Fountain Spray Nozzels	34	EA	10 to 12	2024	9	\$229.41	\$7,799.94	\$7,019.95
Entry Features	Community Entrance - Fountain Lighting	36	EA	8 to 10	2024	11	\$944.44	\$33,999.84	\$46,749.78



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

ENGINEER'S OPINION
OF RESERVE COSTS

DATE

1/28/2025

2025										CURRENT FULLY FUNDED BALANCE
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST		
				Entry Features SUBTOTAL				\$2,502,805.21		\$1,518,839.59
				ASSET SUBTOTAL				\$18,701,272.19		\$12,638,299.69
CONTINGENCY							10%	\$1,870,127.22		\$1,263,829.97
TOTAL ASSET REPLACEMENT COST								\$20,571,399.41		\$13,902,129.66

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

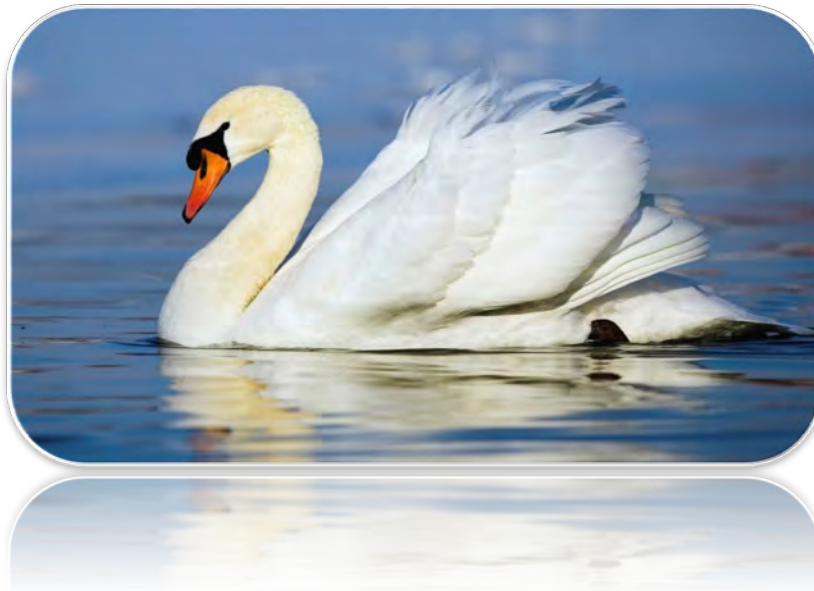


SWM - Lake Littoral Shelf



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

**Proposed Budget - General Fund
Fiscal Year 2026
Budget Summary**

Description	Fiscal Year 2025 Budget	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources				
Carryforward	\$ -	N/A	\$ -	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 2,184,477	\$ 2,184,477	\$ 2,184,483	Assessments from Property Owner's
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ 122,450	\$ 122,450	Master HOA Contribution (50% of Actual Costs)
Total Revenue:	\$ 2,306,927	\$ 2,306,927	\$ 2,306,933	
Appropriations				
General Government				
Administration	\$ 214,260	\$ 168,124	\$ 179,276	Administration
Legal	\$ 43,000	\$ 36,458	\$ 42,000	General Legal
Engineering	\$ 58,500	\$ 49,590	\$ 57,000	General Engineering
Stormwater Management Services				
Preserve Area Maintenance	\$ 258,800	\$ 261,800	\$ 258,800	Internal Preserves - External Fencing
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 621,796	\$ 606,700	\$ 687,110	Maint. Continued Lake Bank Restoration
Community Wide Irrigation System	\$ 323,250	\$ 153,863	\$ 133,560	Maint. Capital for Backup Well
Landscaping Services	\$ 622,450	\$ 608,584	\$ 651,138	Maintenance
Reserves & Overall Contingencies:	\$ 76,750	\$ 76,750	\$ 210,670	Unforeseen Operations/Natural Disaster
Discounts on Early Payments	\$ 87,379	\$ 87,379	\$ 87,379	Discount for Early Payment Tax Bills
Total Appropriations	\$ 2,306,185	\$ 2,049,248	\$ 2,306,933	
Net Increase/(Decrease) in Fund Balance		\$ 709,380	\$ 920,050	Anticipated Cash Balance at FYE
Use of Funds				
Reserved for Operations (2 Months)		\$ 361,580	\$ 384,489	Partial Funds 1st Qtr Operations
Storm Event's/Unforeseen Capital/Reserves/Future Operations		\$ 187,571	\$ 535,561	Estimated Balandes at Fiscal Year End
Total Fund Balance		\$ 549,151	\$ 920,050	
Assessment Rate (Current and Proposed)	\$ 1,845.00		\$ 1,845.00	Assessment Rates
Adopted CAP Rate	\$ 2,214.00		\$ 2,214.00	Cap Rate which triggers mailed notices
Total Units Subject to Assessment:			1184	Residential Units subject to Assessment

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	\$ 25,493	\$ 25,993	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	\$ 9,248	\$ 15,500	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ -	\$ -	\$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 250	\$ 25	\$ 100	\$ 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	\$ -	\$ 100	\$ 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	\$ 3,038	\$ 2,000	Special Counsel - SFWMD Preserve Compliance
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	If Needed
Sub-Total:	\$ 257,260	\$ 109,807	\$ 204,582	\$ 221,276	
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	\$ -	\$ 35,000	\$ -	See CIP for Detail (Backup Well)
Sub-Total:	\$ 323,250	\$ 54,284	\$ 153,863	\$ 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
Capital Outlay					

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
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	\$ -	\$ 100,000	\$ 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	\$ 606,700	\$ 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
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	-
Mounments (Fountains Pumps/Motor Replacement)	\$ 120,000	\$ 143,721	\$ 143,721	\$ -	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	\$ 1,980	\$ 16,150	See CIP for Detail
Sub-Total:	\$ 622,450	\$ 352,401	\$ 608,584	\$ 651,138	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 76,750	\$ -	\$ 76,750	\$ 210,670	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	\$ 2,169,482	\$ 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	\$ 137,445	\$ -	Change from Current Year Operations
Fund Balances:					
Fund Balance - Beginning/Anticipated at October 1st	\$ 495,185	\$ 495,185	\$ 495,185	\$ 709,380	
Current Year Reserve Allocation	\$ 76,750	\$ -	\$ 76,750	\$ 210,670	Budgeted Funds for Long Term Capital Planning
Fund Balance - Ending /Anticipated at September 30th	\$ 571,935	\$ 1,810,328	\$ 709,380	\$ 920,050	
Use of Funds					
Reserved for Operations (2 Months)	\$ 384,364	\$ 115,004	\$ 361,580	\$ 384,489	Reserved for Operations (2 Months)
Storm Event's/Unforeseen Capital/Reserves/Future Operations	\$ 187,571	\$ 1,695,324	\$ 347,800	\$ 535,561	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2026)
Total Fund Balance	\$ 571,935	\$ 1,810,328	\$ 709,380	\$ 920,050	
 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
Exernal: - 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 Resident 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	<u>\$ 77,066</u>
Total - Restricted Fund Balance:	<u>\$ 167,066</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		

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	Fiscal Year 2026 (Reflects)
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						

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
May 2025**

Board Meeting

May 15th, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
May 15, 2025

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT OPERATIONS	3
i.	Landscaping.....	4
ii.	Lake Maintenance	6
iii.	Entrance Maintenance.....	9
iv.	Irrigation Pump House	10
v.	External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status).....	11
III.	CAPITAL PROJECTS	13
IV.	FUTURE ASSET MAINTENANCE ITEMS	14
V.	ENGINEER’S REPORT COMPLETE	17

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

- All Medjool Palms are scheduled for trimming in late May to early June as they are beginning to develop seed pods.
- New littoral plantings have been installed on Lake 11 and are beginning to mature.



(1) New Landscaping Near Guard House



(2&3) New Decorative Rock at Guard House

ii. Lake Maintenance

- Due to lowered water levels, multiple yard **drain pipes** have been repaired or were hidden with littoral plantings. Several pipes along Lake 18 and 19 are currently being buried to address erosion issues that developed prior to the pipe extensions.
- New Littoral Plantings are scheduled for installation in mid-May around various lakes to fill gaps in the existing littoral zones. This work was originally scheduled for April but was postponed due to dry conditions.
- All CDD lakes and sites were treated this month for torpedo grass, pennywort, ragweed, sedges, cattails, and other invasive weeds along the shoreline. Trash/other debris was collected in all CDD lakes as well.
- Surface algae was treated in lakes #14 and 23
- Submerged algae (Charra) was treated in lakes #8, 13, 14, 20, 21, 22, and 23
- Floating aquatic vegetation (Spatterdock) was treated in lakes #5b, 9, 13, 14, 18, 19, 22, 23, and the entire Flow Way system.
- Littoral plantings will be scheduled for May.
- There is one more visit remaining this month scheduled for 4/25.

- **Cane Toad Management – Vendor updates:**

April 1

- Lakes Checked: 1–4
- Action Taken: Cleared
- Observations:
 - Early-stage tadpoles observed
 - Alligator present in Lake 4

April 2

- Lakes Checked: 5, 26, 27
- Action Taken: Monitoring
- Observations:
 - Small toads present on shore
 - Later-stage tadpoles found in dense numbers, especially west side of Lake 26 and east side of Lake 5a

April 9

- Lakes Checked: 5b, 6, 9, 11
- Action Taken: Cleared
- Observations:
 - Early-stage tadpoles present
 - Male toads calling
 - Lake 11 nearly dried out, deep mud

April 10

- Lakes Checked: 7–8, 10–12
- Action Taken: Cleared
- Observations: Thin layers of tadpoles present

April 15

- Lakes Checked: 13, 23, 24
- Action Taken: Monitoring
- Observations:
 - Lake 24: High activity, many males calling at night, larvae and early-stage tadpoles. Alligator (~6') present
 - Lake 23: One larvae strand, no tadpoles

April 16

- Lakes Checked: 20, 21, 22, 25
- Action Taken: Cleared
- Observations:
 - Baby toads sprayed on golf course side of Lake 21
 - Tadpoles collected

April 23

- Lakes Checked: 17, 18, 19
- Action Taken: Sprayed for baby toads in grass
- Observations: New larvae detected

April 28

- Lakes Checked: 14, 15a, 15b, 16
- Action Taken: Cleared
- Observations:
 - Early mating toads removed from shore
 - Late-stage tadpoles removed
 - Very few baby toads made it to shore

iii. Entrance Maintenance

- New landscaping was installed along the entrance leading up to the guardhouse. This includes Green Liripi, and Blue Daise plantings, as well as new decorative stone in the landscape beds near the guardhouse.



(4&5) New Plantings Near Guard House

iv. Irrigation Pump House

- A new irrigation time clock and an additional zone were installed to improve watering efficiency for the new plantings.

- **Water Use Permit (WUP) Updates**
 - **Pump House Meters (PW1 & PW2):** CDD staff is working with the vendor to **recalibrate meters**. Additionally, working to get **WUP permit 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.

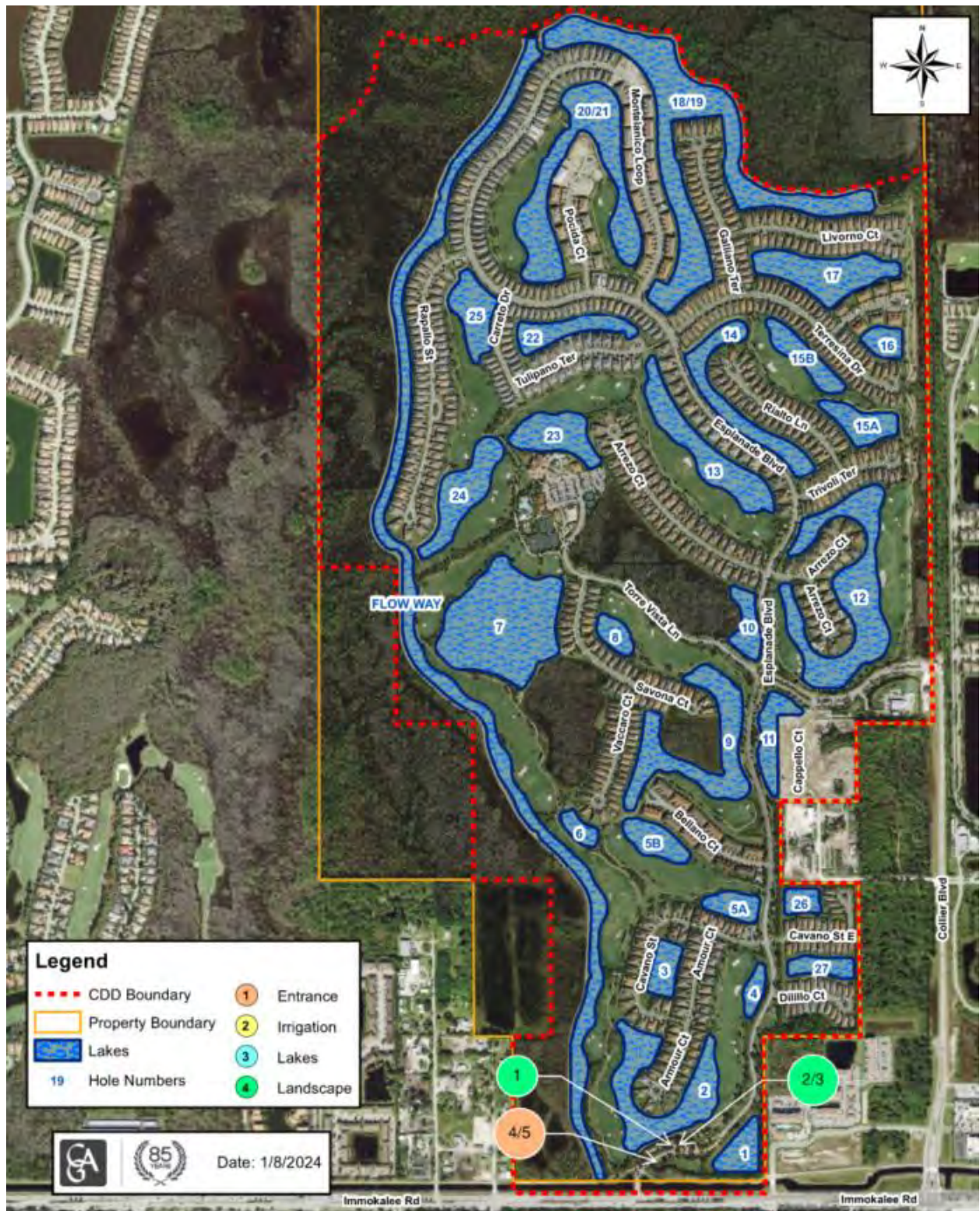
v. **External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status)**

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 Northern Preserve Area #2. Final portion (Preserve Area #1) to commence May 6th for **exotic vegetation**.



Google Earth Image Progress (Week 8)



III. CAPITAL PROJECTS

i. 2025 Lake Bank Restoration – Lake 12. (April start date)

- Lake 12 Bank Restoration: The lake bank restoration vendor has mobilized for work on Lake 12. Materials are scheduled for delivery during the first week of May, with repairs to commence shortly thereafter.



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 on a schedule for rye seeding during the dormant season starting mid November. **Acct-Next FY Year**

- Gator removal program was put into place.
- 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 list below is not complete, and will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	2/24/25	5/15/25	Flow Way CDD	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

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

*Additional Collier County permits completed, available upon request.

V. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.

District Engineer

State of Florida Registration No. 70870



Melissa R. Blazier
Supervisor of Elections

April 16, 2025

Mr. James Ward
Flow Way CDD
2301 Northeast 37th St
Ft Lauderdale FL 33308

Dear Mr. Ward

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1419 active registered voters residing in the Flow Way CDD as of April 15, 2025

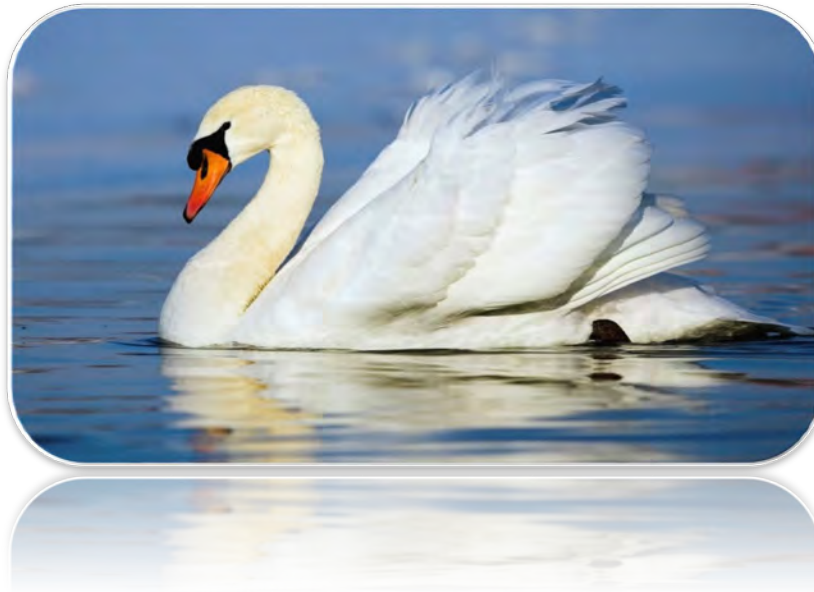
Should you have any question regarding election services for this district please feel free to contact our office.

Sincerely,

David B Carpenter
Qualifying Officer
(239) 252-8501
Dave.Carpenter@colliervotes.gov



FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

Flow Way Community Development District

Table of Contents

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

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

Governmental Funds													
Debt Service Funds													
Capital Projects Funds													
Account Groups													
Totals (Memorandum Only)													
General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets				
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 1,726,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,726,183
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	-	455,034	297,137	441,271	282,735	639,413	546,648	-	-	-	-	-	2,662,238
Prepayment Account	-	471	192	866	1,615	191	-	-	-	-	-	-	3,335
General Redemption Account	-	-	2,732	-	-	-	-	-	-	-	-	-	2,732
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,151	-	-	-	-	3,151
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	-	-	-	-	-	-	-	-	3,630,451	-	-	-	3,630,451
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,814,549	-	-	-	22,814,549
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	-	16,561,069
Total Assets	\$ 1,736,258	\$ 700,387	\$ 460,510	\$ 615,636	\$ 402,725	\$ 894,361	\$ 556,832	\$ 3,151	\$ 26,445,000	\$ 16,561,069	\$ -	\$ -	\$ 48,375,930

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000	
Series 2024	-	-	-	-	-	-	-	-	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	-	107,845	85,447	101,541	85,655	181,936	(5,752,816)	73	-	-	-	(5,190,319)	
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185	
Results from Current Operations	1,241,074	-	-	-	-	-	-	-	-	-	-	1,241,074	
Total Fund Equity and Other Credits	\$ 1,736,258	\$ 700,387	\$ 460,510	\$ 615,636	\$ 402,725	\$ 894,361	\$ 556,832	\$ (148,903)	\$ -	\$ 16,561,069	\$ -	\$ 21,778,875	
Total Liabilities, Fund Equity and Other Credits	\$ 1,736,258	\$ 700,387	\$ 460,510	\$ 615,636	\$ 402,725	\$ 894,361	\$ 556,832	\$ 3,151	\$ 26,445,000	\$ 16,561,069	\$ -	\$ 48,375,930	

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	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	73,123	2,078,292	2,184,477	95%
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	\$ 73,123	\$ 2,078,292	\$ 2,219,548	94%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	800	-	800	1,000	800	1,000	4,400	12,000	37%
Executive										
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	3,767	26,367	45,200	58%
Financial and Administrative										
Audit Services	-	-	-	5,200	-	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	10,208	17,500	58%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	10,208	17,500	58%
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	-	-	-	28	9,276	15,500	60%
Bank Services	-	-	-	-	-	-	-	-	300	0%

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

Description	October	November	December	January	February	March	April	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	-	-	-	-	-	-	40	40	200	20%
Office Supplies	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	3,120	15,401	40,000	39%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	-	3,283	-	-
SFWMD - Water Use	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Preserves	-	-	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	0%
Special Counsel - Appellate Court	-	-	-	-	-	-	-	-	-	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	2,380	35,440	57,000	62%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	0%
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	0%
Asset Evaluation	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	0%
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services										
Hurricane Milton	-	-	234	-	-	-	-	234	-	0%

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

Description	October	November	December	January	February	March	April	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	600	5,200	16,000	33%
Utility Services										
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	4,428	27,332	36,000	76%
Electric - Recharge Pumps	-	473	68	57	57	1,192	2,225	4,071	42,000	10%
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 April 30, 2025

Description	October	November	December	January	February	March	April	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	13,181	92,270	186,104	50%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	2,915	23,320	55,000	42%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	4,198	22,546	30,000	75%
Water Quality Testing	-	-	-	3,950	-	-	-	3,950	15,000	26%
Littortal Shelf Planting	-	-	-	112	-	7,600	-	7,712	25,000	31%
Aeration System	-	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,560	-	-	-	5,060	70,000	7%
Cane Toad Removal Program	-	-	2,832	3,708	-	1,368	4,736	12,644	-	0%
Contingencies	-	400	400	150	950	525	-	2,425	19,055	13%

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Capital Outlay										
Fountain Installations	-	-	-	-	-	-	-	-	22,725	0%
Littortall Shelf Planting	-	-	-	-	-	-	-	-	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	191	1,721	3,700	47%
Community Entrance (Landscaping)										
Repairs and Maintenance										
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	12,755	89,754	174,000	52%
Tree Trimming	-	-	-	2,310	4,620	-	1,819	8,749	25,000	35%
Landscape Replacements	-	-	-	-	-	30,669	10,141	40,810	38,000	107%
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	1,050	5,684	20,000	28%
Irrigation System	330	-	630	3,994	555	733	865	7,107	6,000	118%
Well System	-	-	-	-	-	-	-	-	-	0%
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	-	-	5,440	18,000	30%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	-	327	654	4,000	16%
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 April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Debt Service										
Principal	-	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies										
District Asset Restoration	-	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	72,682	837,218	2,219,548	38%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 72,682	\$ 837,218	\$ 2,219,548	38%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	442	1,241,074	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	1,735,817	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,736,258	\$ 1,736,258	\$ 495,185	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	883	6,389	8,700	73%
Prepayment Account	2	2	2	2	2	2	2	12	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	1,588	9,265	15,752	59%
Special Assessment Revenue										
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	8,931	253,837	273,784	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 7,446	\$ 11,404	\$ 269,503	\$ 280,325	96%
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	11,404	107,845	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	688,983	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 700,387	\$ 700,387	\$ 633,423	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	579	4,185	5,690	74%
Prepayment Account	1	1	1	-	1	1	1	5	-	0%
Revenue Account	875	857	299	697	957	909	1,028	5,623	9,820	57%
General Redemption Account	11	11	10	10	10	9	10	70	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	7,550	214,593	231,388	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 9,168	\$ 224,475	\$ 231,852	97%
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	9,168	85,447	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	451,342	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 460,510	\$ 460,510	\$ 397,362	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	626	4,538	6,211	73%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	1,522	8,144	14,554	56%
Special Assessment Revenue										
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	12,207	346,939	374,564	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(24,504)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)	490	476	442	440	427	386	427	3,088	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 14,781	\$ 362,708	\$ 370,825	98%
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	14,781	101,541	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	600,855	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 615,636	\$ 615,636	\$ 543,058	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	427	3,088	4,211	73%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	975	5,146	9,437	55%
Special Assessment Revenue										
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	8,285	235,467	254,230	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	\$ 9,687	243,701	\$ 251,246	97%
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	427	3,088	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 427	\$ 158,046	\$ 231,400	68%
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	9,260	85,655	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	393,465	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 402,725	\$ 402,725	\$ 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 April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	919	6,646	12,119	55%
Prepayment Account	-	1	1	-	1	1	1	4	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	2,206	11,108	21,377	52%
Special Assessment Revenue										
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	17,980	511,014	551,562	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(36,083)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	\$ 13,323	\$ 21,105	528,772	\$ 549,181	96%
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	21,105	181,936	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	873,256	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 894,361	\$ 894,361	\$ 755,325	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	54	127	1	1	1	1	1	184	-	0%
Sinking Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	36	236	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	1,872	6,377	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	18,817	534,812	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds										
Refunding Bond Proceeds										
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	\$ 20,726	541,610	\$ -	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	20,726	(5,752,816)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	536,107	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 556,832	\$ 556,832	\$ 6,309,648	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	-	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	11	73	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds									
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 11	\$ 73	\$ -
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	-
Financial and Administrative									
Accounting Services	-	-	-	-	-	-	-	-	-
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-
Legal Services									
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	11	73	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,915)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,915)	\$ (148,903)	\$ (148,903)	\$ -

Cori Dissinger

From: James Ward
Sent: Wednesday, April 30, 2025 11:32 AM
To: Ron Miller; James Messick
Cc: Cori Dissinger
Subject: RE: May Meeting

Cori – put under Supervisor’s requests.

Jim



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Committed to
Excellence**

Electronic Mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not use email and contact our offices directly at the address or phone above.

Board Members: Do not use the “reply all” feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Ron Miller <ronmiller052645@gmail.com>
Sent: Wednesday, April 30, 2025 11:27 AM
To: James Ward <jimward@jpwardassociates.com>; James Messick <jmessick@cgasolutions.com>
Subject: May Meeting

Please add an agenda item for a Callosa landscape hedge to hide the Hatcher pit. This has been discussed and should not come as a surprise to other Supervisors.

Can we have a cost estimate?

The discussion should include the cost, HOA permission, and involvement of the 13 affected houses.