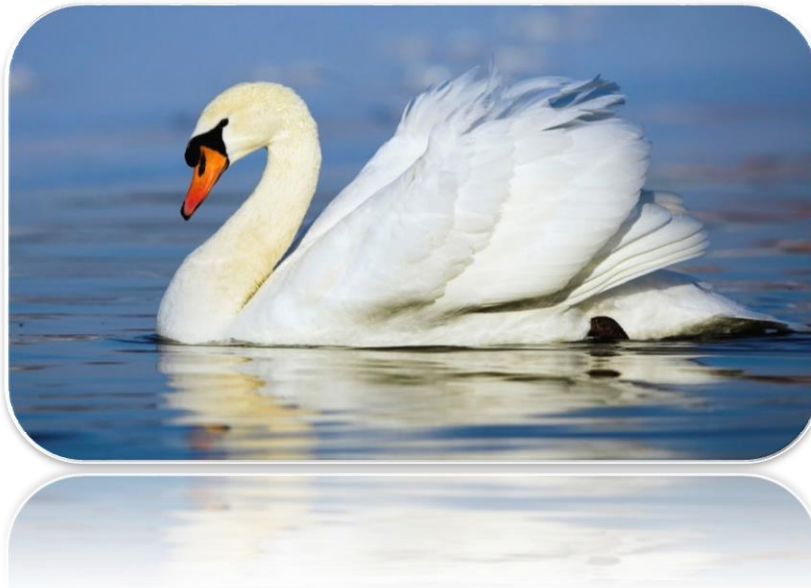


FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 19, 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

June 12, 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, June 19, 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=m8e6f145e75ef753faff857361762690d>

Access Code: **2341 635 1980**, Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2341 635 1980**, password **Jpward** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings and Regular Meetings. [[Page 7](#)]
3. 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.
4. Consideration of Minutes:
 - I. May 15, 2025 – Regular Meeting. [[Page 8](#)]
5. **PUBLIC HEARINGS.**
 - a) **FISCAL YEAR 2026 BUDGET PUBLIC HEARING.**
 - I. Budget Overview.
 - II. Public Comment and Testimony.
 - III. Board Comment and Consideration.
 - IV. Consideration of **Resolution 2025-5**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026. [[Page 13](#)]

10. Announcement of Next Meeting – Regular Meeting on July 17, 2025.

Quorum Call for July 17, 2025

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

11. Adjournment

Staff Review

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

The second order of business is the Notice of Advertisement of Public Hearings and Regular Meetings]

The third order of business are the 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.

The fourth order of business is the acceptance of the minutes from the Flow Way Board of Supervisors Regular meeting held on May 15, 2025.

The fifth order of business are two (2) required Public Hearings, each to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments, and/or the General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget, which includes both the General Fund operations and the Debt Service Funds. For background, the District imposes and levies non-ad valorem special assessment on property on an annual basis, the purposes of which are to fund the District's general administrative and maintenance budget ("Operation and Maintenance Assessment"), and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget ("Debt Service Assessment").

The District's general administrative and maintenance budget are the subject of the Public Hearing on the Fiscal Year 2026 Proposed Budget. The Debt Service Assessment remains the same from year to year.

The process format for the Public Hearing is as follows, the professional staff will provide an overview of the Fiscal Year 2026 Budget for the public, after which the Board will open the Public Hearing for consideration of the Budget. At the conclusion of the Public Hearing, the Board will close the Public Hearing and the Board will then move onto any Board comment and consideration of the Budget. Once that is concluded, the Board will consider **Resolution 2025-5**, which adopts the annual appropriation and Budget for the District.

Once this item is concluded, the Board will move to the second Public Hearing utilizing the same process it just completed for the Budget Public Hearing.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-6** does essentially three (3) things: (i) first, it imposes the special assessments for the general fund; (ii) second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Collier County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of the Resolution.

The sixth order of business is the consideration of **Resolution 2025-7**, a Resolution of the Board of Supervisors of the Flow Way Community Development District setting the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

Resolution 2025-7 maintains the current schedule of the Board of Supervisors to meet on the third **Thursday** of each month at **1:00 P.M.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**.

The proposed Fiscal Year 2026 schedule is as follows:

October 16, 2025	November 20, 2025
December 18, 2025	January 15, 2026
February 19, 2026	March 19, 2026
April 16, 2026	May 21, 2026
June 18, 2026	July 16, 2026
August 20, 2026	September 17, 2026

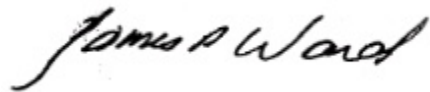
The seventh order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

The eighth 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

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Flow Way Community Development District will hold two public hearings and a regular meeting on **June 19, 2025 at 1:00 p.m.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.flowwaycdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, during normal business hours. In addition, you may contact the District Manager James Ward at JimWard@JPWardAssociates.com. In addition, budgets, preliminary assessment roll and agenda are available on the District's web site at www.flowwaycdd.org, at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and scheduled to be collected for Fiscal Year 2026.

Fiscal Year 2026 Proposed Schedule of Assessments

Per Unit	\$1,845.00
----------	------------

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

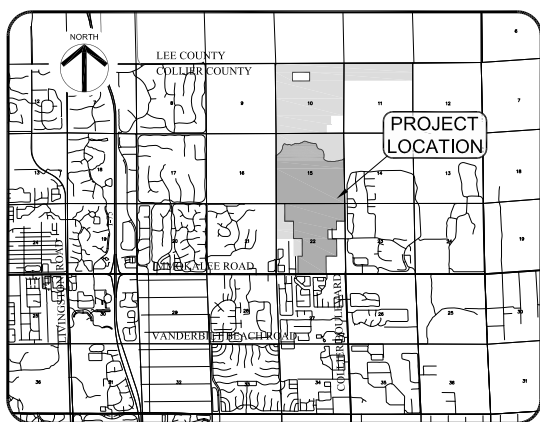
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**Flow Way Community Development District
James P. Ward, District Manager**



PROJECT LOCATION MAP

PART OF SECTIONS 15 & 22
TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA
(NO SCALE)



**WALDROP
ENGINEERING**

INC. ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
1100 MARSHALL PLAZA DRIVE
NAPLES, FL 34110
P: 954-454-0000 F: 954-454-0000
WWW.WALDROPENGINEERING.COM

FLORIDA CERTIFICATE OF AUTHORIZATION #0000

LOCATION MAP
EXHIBIT

PREPARED FOR:

BOARD OF
SUPERVISORS FLOW
WAY CDD

FILE NAME: 276110701
UPDATED: 5/30/2019

ND-41737699

1
2
3
4
5
6
7
8
9

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

10
11
12
13
14

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

15
16
17
18

Present and constituting a quorum:

19
20
21
22
23

Zack Stamp	Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary

24
25
26
27
28

Absent:

29
30
31
32
33

Ron Miller	Vice Chairperson
Mark Scimio	Assistant Secretary

34
35
36
37
38

Also present were:

39
40
41
42
43

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

44
45
46
47
48

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

Chairperson Stamp reviewed public comment protocols. He noted there were no members of the public present in person or on audio/video.

THIRD ORDER OF BUSINESS**Consideration of Minutes****April 17, 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 Bart Bhatla, and with all in favor, the April 17, 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**

Chairperson Stamp: Jim, has anyone indicated they wanted any amendments to the budget?

Mr. Ward: No sir.

Chairperson Stamp: Does anyone have any questions or comments regarding the budget? I made a mistake at the last meeting where I said the \$35,000 dollars for cane toads was the total amount and we would only pay a portion of it. \$35,000 dollars is our portion. As I indicated earlier, this was the meeting for amendments and we will vote on it at the June Meeting for final adoption, so unless somebody has questions, we will move on. There were no questions or comments.

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

Mr. Mike Pawelczyk: You want to file your Form 1 Statement of Financial Interest by July 1, 2025, online, which I believe you are all aware of. If you want me to circulate some links for ethics training again for next year's Form 1, I can do that.

Chairperson Stamp: When do we have to do the ethics training?

Mr. Pawelczyk: You would have completed your ethics training last year in the 2024 calendar year. That's the one you will note on your Form 1 this year. The ethics training for 2025 you can complete at any time during the calendar year of 2025 and then you will report that on your 2026 Form 1 statement next July. You are always a year behind basically. I will circulate the links I have and if Jim wants to supplement them he can. I will say I had a board member pay \$79 dollars to attend one of the ethics training programs and he assured me it is no less boring than the free ones. I have nothing else to report.

Chairperson Stamp: What about the financial disclosure?

Mr. Pawelczyk: That's due July 1, 2025. You will file that online. You should already have something in the system. You did it last year. I can put that link in there as well, so you can access it, get started and get it done. It's better just to finish it.

Mr. Tom Kleck: The link you're going to send will go out to us next week?

Mr. Pawelczyk: Yes. I will send it out next week, Tuesday or Wednesday.

II. District Engineer – Calvin, Giordano & Associates

a. Asset Replacement Cost Report

b. Engineer's Report

1) Current Operations:

- 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: A little bit has been completed this month, trimming for landscaping, trimming jewel palms, and should be completed in the next couple of weeks. We are continuing to watch installation of littoral plants in lake 11. There have been some decorative rock installations at the guardhouse. For lake maintenance we have repaired some drainpipes that have been exposed due to lower water levels, specifically lake 18 and 19 where we have buried some to make sure that those pipes extend out into the water. We are continuing to install new littoral plantings mid-May, I believe, next week, to fill the gaps in existing littoral zones. All lakes were treated for torpedo grass, pennyworth, ragweed, cattails, and other invasive species along the shoreline. Trash has been collected within the lakes. Surface algae was treated on lake 14 and lake 23. Submerged algae were treated in lakes 13, 14, 20, 21, 22, and 23. Some floating aquatic vegetation was removed. Additional littoral plantings should help with water quality. Cane toad management has been coming out twice a week and provided us with notes and updates of what he's completed. I've included that in my report. If you have any specific questions about what action he has taken or observed I can find out exactly what was done, but this is a brief synopsis of what he's cleared, what he's monitoring and what he's completed. Entrance, we talked briefly about the new landscaping and decorated stone around the guardhouse. I've included photos for you. Then for irrigation, we were able to resubmit for permit renewal which we obtained permit transfer into the CDDs name. That permit that we transferred had an expiration date of May 15th, today, and we did submit for that permit renewal. We are waiting to hear back from staff if there is anything else they need from us. Once that permit has been removed, we are looking to modify it, add that third well as a backup emergency well and we are looking at making improvements to make sure we can monitor water use and oversee those recharge wells as they are vital during the dry season. The only capital project is lake 12, they mobilized and should have started in the last couple of weeks, starting repairs to the immediate lake banks adjacent to Esplanade Blvd. Some of the

future maintenance items we are watching are wet checks and fertilization, turf aeration and monitoring the front entrance, and any old lake bank repairs. We are making sure those remain in compliance. The wetland plantings, littorals, are continuously monitored weekly for growth. External preserves are continuing to be completed. The update report shows the north preserve area 2 and all the weeks they have completed maintenance of the external preserves. They are on track to finish by July and report to SFWMD. The final portion, preserve area 1, was started last week. We expect them to finish next week or the week after, so all of June we will have time for our environmentalists to finish monitoring the cross sections, update, and report and submit to SFWMD. Jumping back into corrective actions, the internal preserves should begin this month, and we are going to continue to keep our eye on the intake at the pumphouse. The water level has been low, and we have to make sure it's not pulling in sediment or air into the pumps and monitor the well meters daily to ensure the lakes are being recharged and continue to follow up on the lake bank restoration vendor on lake 12.

Chairperson Stamp: Lake 7, which is the driving range, right in front of the tees, there is a huge gully. Does the golf course usually take care of that, or do we take care of that?

Mr. Messick: I know where you are talking about, but I am not sure how far away from the lake it is. The established lake bank towards the lake is our responsibility. If that gully extends into the golf course, then we need to work with the HOA to make sure that it's addressed. I will discuss it with my field manager and have him coordinate with the HOA to make sure it does not create a bigger problem than it already is.

Mr. Bart Bhatla: Did you get a copy of Tom Coffey's email?

Mr. Ward: I have it, yes. I have asked Jimmy to comment on it, and I will respond to it probably tomorrow.

Mr. Bhatla: Okay.

III. District Manager – JPWard & Associates, LLC

a. Supervisor of Elections Qualified Elector Report as of April 15, 2025

b. Future Series Bonds Issuance Refinancing Dates

c. Financial Statements for period ending April 30, 2025 (unaudited)

Mr. Ward: The first item is the requirement under statute that I report to you the number of registered voters you have, which is 1,419 as of April 15 of this year. As you know, since you have already transitioned to a fully qualified elector-based board, no action is required of you, but statute still requires me to report this to you annually. There are no updates on your bond issuance at this time.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Supervisor Ron Miller – Hatcher Area Hedge

Chairperson Stamp: Next, we were going to talk about the mud pit. We, the CDD, are working with the HOA to come up with a landscape plan. Richard, the site manager, is going back and forth with different

ideas on what plants to plant, and where to plant them. We don't have anything yet for anybody to vote on. That's a work in progress.

Mr. Ward: Chairperson Stamp summed it up nicely. We are working with the HOA now on the planting plan. Once they make that decision, we will discuss how to fund it.

Mr. Kleck: I think whoever is planning with the HOA, from a neighborhood standpoint, we did have a young lady here a couple months ago who voiced a concern about losing her site of the cyclists and the walkers and I think any kind of a hedge we put over there would be fantastic. If we could keep them trimmed to three and a half feet, I think it would prevent the people who drove up and down the roadway from seeing the mess, but would allow residents to see cars, walkers, and cyclists. It wouldn't need to be a big, tall hedge.

Chairperson Stamp: I agree. But ultimately, it's the HOAs decision.

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 – Public Hearings and Regular Meeting on June 19, 2025

Chairperson Stamp discussed the upcoming meeting.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 1:25 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

RESOLUTION 2025-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board set June 19, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Flow Way Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on June 19, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Flow Way Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$5,223,911.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 2,306,933.00
DEBT SERVICE FUND(S)	\$ 2,916,978.00
<u>CAPITAL PROJECTS FUND(S)</u>	<u>\$ 0.00</u>
TOTAL ALL FUNDS	\$ 5,223,911.00

RESOLUTION 2025-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or Actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

RESOLUTION 2025-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 19th day of June 2025.

ATTEST:

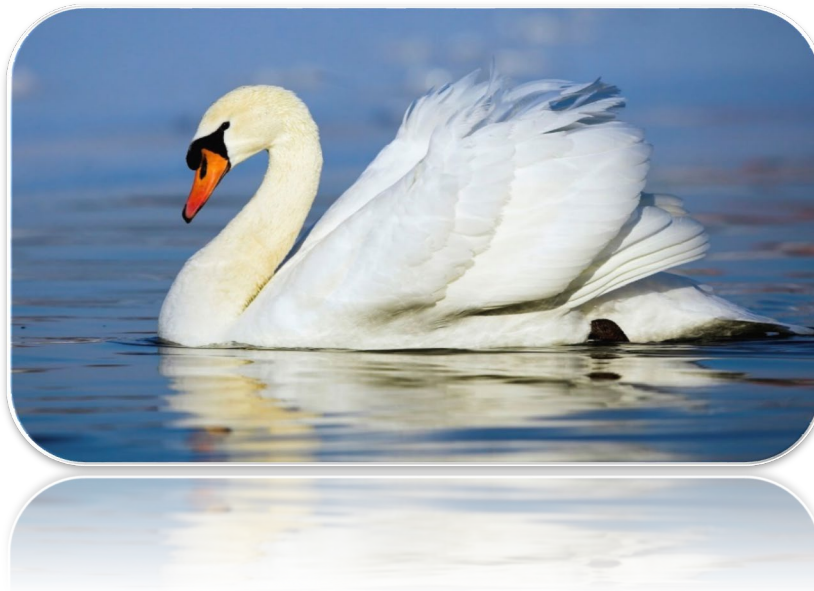
**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairman

Exhibit A: Fiscal Year 2026 Proposed Budget

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
Monuments (Painting)	\$ -	\$ -	\$ -	\$ -	-
Monuments (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
Revenue Account	\$	9,820	\$	4,594	\$	9,188
Interest Account	\$	-	\$	65	\$	129
Special Assessment Revenue		-		-		-
Special Assessment - On-Roll	\$	231,388	\$	207,042	\$	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						

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAYCOMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the District is located in Collier County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Flow Way Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 19th day of June 2025.

ATTEST:

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

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
Monuments (Painting)	\$ -	\$ -	\$ -	\$ -	-
Monuments (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
Revenue Account	\$	9,820	\$	4,594	\$	9,188
Interest Account	\$	-	\$	65	\$	129
Special Assessment Revenue		-		-		-
Special Assessment - On-Roll	\$	231,388	\$	207,042	\$	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						

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** The third Thursday of each month for Fiscal Year 2026, the period October 1, 2025 through September 30, 2026.

The Fiscal Year 2026 schedule is as follows:

October 16, 2025	November 20, 2025
December 18, 2025	January 15, 2026
February 19, 2026	March 19, 2026
April 16, 2026	May 21, 2026
June 18, 2026	July 16, 2026
August 20, 2026	September 17, 2026

- b. **Time:** 1:00 P.M. (Eastern Standard Time)
- c. **Location:** Esplanade Golf and Country Club
8910 Torre Vista Lane
Naples, Florida 34119

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 19th day of June 2025.

ATTEST:

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson



Flow Way Community Development District Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Qua

Inspection Date: 2025-05-16

Prepared for:

Flow Way Community Development District

2301 Northeast 37th St.

Ft. Lauderdale, FL 33308

Prepared by:

Mason Maher, Field Operations Manager- Environmental Scientist

SOLITUDELAKEMANAGEMENT.COM

888.480. LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3	3
PONDS 4, 5A, 5B	4
PONDS 6, 7, 8	5
PONDS 9, 10, 11	6
PONDS 12, 13, 14	7
PONDS 15A, 15B, 16	8
PONDS 17, 18, 19	9
PONDS 20, 21, 22	10
PONDS 23, 24, 25	11
PONDS 26, 27, FW1-FW3	12, 13
MANAGEMENT/COMMENTS SUMMARY	13, 14
SITE MAP	15, 16

Site: 1**Comments:**

Site looks good

Shoreline has a small amount of vines in littorals. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 2****Comments:**

Normal growth observed

Shoreline is well maintained. Algae is at a controlled level. Some submersed vegetation observed. Erosion of banks noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 3****Comments:**

Normal growth observed

Shoreline has some torpedo grass and there are vines in the littorals. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 4**Comments:**

Requires attention

Shoreline has weeds and torpedo grass. Vines are growing in littorals. Spatterdock observed on waterbody. Crew is onsite today.

Action Required:

Treat within 7 days

Target:

Species non-specific

**Site: 5A****Comments:**

Normal growth observed

Some shoreline weeds and torpedo grass regrowth observed. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 5B****Comments:**

Normal growth observed

Shoreline weeds observed. Algae and submersed vegetation are at controlled levels, some spatterdock observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6**Comments:**

Site looks good

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 7****Comments:**

Normal growth observed

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels. Erosion
of banks noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 8****Comments:**

Normal growth observed

Shoreline weeds and torpedo
grass observed. Some spatterdock
observed. Crew is onsite treating
today.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9**Comments:**

Requires attention

Shoreline has weeds, torpedo grass regrowth and vines growing in littorals. Algae and submersed vegetation are at controlled levels. Small amount of spatterdock noted on waterbody.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 10****Comments:**

Normal growth observed

Shoreline has weed regrowth and torpedo grass. Algae and submersed vegetation are at controlled levels. .

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 11****Comments:**

Site looks good

Shoreline has small amount of torpedo grass regrowth and some vines in littorals. Algae and submersed vegetation are at controlled levels. Small amount

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 12**Comments:**

Normal growth observed

Shoreline has regrowth of torpedo grass and shoreline weeds. Planktonic and surface algae present. Small amount of spatterdock noted. Crew is onsite

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 13****Comments:**

Normal growth observed

Shoreline has minimal amount of torpedo grass and shoreline weed regrowth. Submersed vegetation is at controlled level. Some surface algae observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 14****Comments:**

Normal growth observed

Some torpedo grass regrowth and shoreline weeds. Surface algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 15A**Comments:**

Normal growth observed

Shoreline has shoreline weeds, torpedo grass regrowth. Surface algae present. Crew is on site treating today.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 15B****Comments:**

Normal growth observed

Shoreline has some weed and torpedo grass regrowth. Surface algae present. Submersed vegetation is at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 16****Comments:**

Normal growth observed

Shoreline is well maintained, minimal of vines in littorals growth noted. Algae and submersed are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 17**Comments:**

Normal growth observed

Shoreline has weed and torpedo grass regrowth. Submersed vegetation and algae are at controlled levels. Shoreline erosion noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 18****Comments:**

Normal growth observed

Shoreline has some torpedo grass and shoreline weed regrowth. Algae and submersed vegetation are at controlled levels. Small amount of spatterdock noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 19****Comments:**

Normal growth observed

Shoreline has some torpedo grass and shoreline weed regrowth. Some surface algae present. Submersed vegetation is at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 20**Comments:**

Normal growth observed

Shoreline has some torpedo grass and shoreline weed regrowth. Algae is at controlled level. Some submersed chara observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 21****Comments:**

Normal growth observed

Shoreline has torpedo grass observed.. Algae and submersed vegetation are at controlled levels. Erosion of banks noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 22****Comments:**

Site looks good

Small amount of shoreline regrowth. Algae is at a controlled level. Submersed vegetation is visible.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 23**Comments:**

Normal growth observed

Shoreline has minor amounts of torpedo grass, shoreline weeds and vines in littorals. Algae and submersed vegetation are at controlled levels. Some erosion noted

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 24****Comments:**

Normal growth observed

Shoreline has some shoreline weed regrowth. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 25****Comments:**

Normal growth observed

Shoreline has torpedo grass and shoreline weed regrowth. Algae and submersed are controlled. Erosion noted along banks.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 26**Comments:**

Normal growth observed

Shoreline has some weed regrowth. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 27****Comments:**

Site looks good

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels. Recommend additional littoral planting. Erosion noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: FW1****Comments:**

Site looks good

Shoreline is well maintained. Surface algae and spatterdock noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: FW2**Comments:**

Site looks good

Shoreline has some torpedo grass regrowth. Some spatterdock observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site:** FW3**Comments:**

Site looks good

Shoreline is well maintained. Algae and vegetation are at controlled levels. Control structure is below flow level.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

- Lack of rain continues to be an ongoing issue. Overall the lakes are in good condition.
- The planting along lakes 14, 26, 27, 17, 18 19 continue to look good.
- Alligators observed in lakes 2, 11, 12, 14, 15, 17, 18 & 15B.
- Recommend trimming of cord grass along lake banks to improve aesthetics.
- Many lakes have erosion past the compliance level and Solitude recommends putting together a plan to correct this.

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Torpedograss	Routine maintenance next visit
4	Requires attention	Species non-specific	Treat within 7 days
5A	Normal growth observed	Torpedograss	Routine maintenance next visit
5B	Normal growth observed	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Normal growth observed	Species non-specific	Routine maintenance next visit
8	Normal growth observed	Species non-specific	Routine maintenance next visit
9	Requires attention	Species non-specific	Routine maintenance next visit
10	Normal growth observed	Species non-specific	Routine maintenance next visit
11	Site looks good	Species non-specific	Routine maintenance next visit
12	Normal growth observed	Species non-specific	Routine maintenance next visit
13	Normal growth observed	Species non-specific	Routine maintenance next visit
14	Normal growth observed	Species non-specific	Routine maintenance next visit
15A	Normal growth observed	Species non-specific	Routine maintenance next visit
15B	Normal growth observed	Species non-specific	Routine maintenance next visit
16	Normal growth observed	Species non-specific	Routine maintenance next visit
17	Normal growth observed	Species non-specific	Routine maintenance next visit
18	Normal growth observed	Species non-specific	Routine maintenance next visit
19	Normal growth observed	Species non-specific	Routine maintenance next visit
20	Normal growth observed	Species non-specific	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit
23	Normal growth observed	Species non-specific	Routine maintenance next visit
24	Normal growth observed	Shoreline weeds	Routine maintenance next visit
25	Normal growth observed	Species non-specific	Routine maintenance next visit
26	Normal growth observed	Species non-specific	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
FW1	Site looks good	Species non-specific	Routine maintenance next visit
FW2	Site looks good	Species non-specific	Routine maintenance next visit
FW3	Site looks good	Species non-specific	Routine maintenance next visit





FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

June 2025

Board Meeting

June 19th, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271

June 19, 2025

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT OPERATIONS	3
1.	Landscaping.....	4
2.	Lake Maintenance.....	6
3.	Entrance Maintenance.....	10
4.	Irrigation Pump House	11
5.	External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status).....	12
III.	CAPITAL PROJECTS	14
IV.	FUTURE ASSET MAINTENANCE ITEMS.....	15
V.	ENGINEER’S REPORT COMPLETE	18

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)

I. Current Operations

1. Landscaping

- All Majool Palms at the front entrance have been trimmed to remove seed pods and maintain a clean, manicured appearance.
- Annuals are struggling due to persistent drought and lack of rainfall. Declining plants are being removed. A full annual rotation is scheduled for the first week of June, but it may be delayed if dry conditions continue.
- Water conservation remains a priority. The CDD continues to follow the same irrigation lockout schedule as the community and common areas.



(1) Lake 11 Littorals



(2&3) Struggling Annuals

2. Lake Maintenance

- Lake 12 restoration is ongoing, currently 60% complete, with an expected completion date in the second week of June.
- Additional minor lake bank repairs have been completed in several community areas where smaller washouts occurred.
- The littoral zone in Lake 11 continues to underperform due to dry weather and is being closely monitored.
- The community well is being checked daily in anticipation of the installation of permanent monitoring equipment.
- All CDD lakes and the flow way were treated this month for:
 - Torpedo grass
 - Umbrella sedge
 - Pennywort
 - Ragweed
 - Vines
 - Dogfennel
 - Cattails
 - Additional trash and debris were also removed.
- Lake dye was applied to all lakes as specified in the contract.
- Specific treatments included:
 - Submerged algae (Chara): Lakes 7, 8, 13, 20, 21, 22, 23, and 25
 - Floating vegetation (Spatterdock): Lakes 1, 5a, 5b, 7, 18, 19, and the flow way canal

- Illinois Pondweed: Lake 1
- Littoral plantings are scheduled for early June.
- Water levels remain historically



(4) Lake 12 Lake Bank Restoration



(5&6) Washout Repairs on Lake 20/21

Cane Toad Management – Vendor updates:

- Cane toad activity continues to correlate with irrigation zones. Activity peaks around sprinkler operations, especially near roadside easements and golf course areas.
- Vendor removed 104 adult toads during two visits this month (62 and 42 on May 22nd and another recent date).
- Tadpoles remain present but are located deeper into receding lakebeds where access is limited due to muddy conditions.
- Lakes, drought is limiting adult breeding and egg-laying activity, though this is expected to increase rapidly with the start of the rainy season.

3. *Entrance Maintenance*

- N/A

4. *Irrigation Pump House*

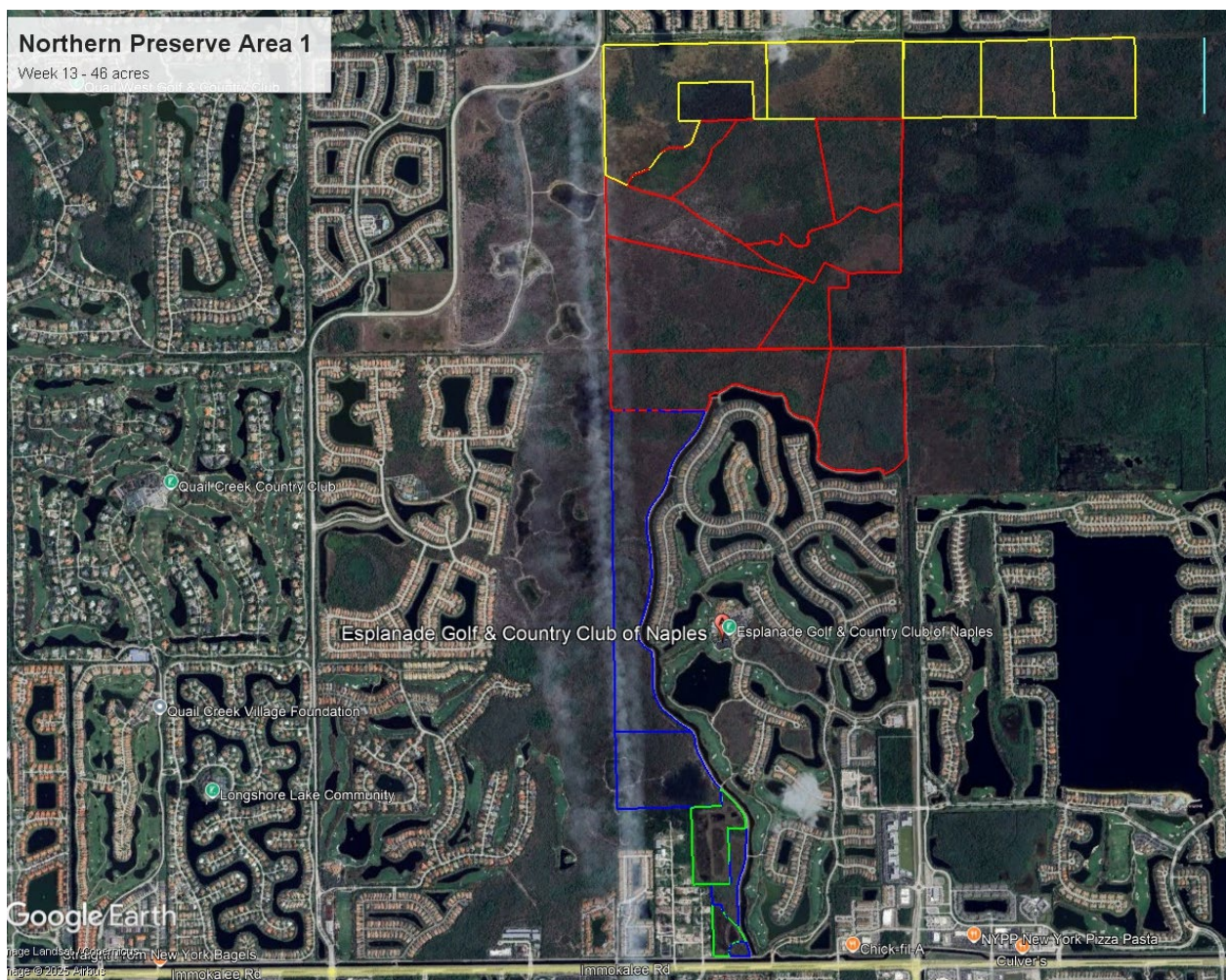
- N/A

- **Water Use Permit (WUP) Updates**
 - The Water Use Permit was due for its five-year renewal in mid-May. CDD staff worked closely with our water use permit vendor and successfully renewed the permit which now expires in May 2030.
 - In addition to the permit renewal, CDD staff is completing meter calibrations and submitting certifications to the South Florida Water Management District. With these tasks completed, CDD staff is now working with a well vendor to drill a third well (for emergency purposes only) and will apply for a permit modification with the South Florida Water Management District.

5. 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) started early May for **exotic vegetation**.



Google Earth Image Progress (Week 13)



Flow Way CDD - Engineer's Report Asset Map

IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Continue monitoring external preserve maintenance.
- New annual rotation to be installed the second week of June.
- Continue pushing lake bank vendor for completion of Lake 12.
- Monitor lake bank water levels as seasonal rainfall increases.
- New equipment for well usage monitoring to be installed in the near future.
- Continue monitoring the littoral shelf at Lake 11.
- New littoral plantings to be installed throughout the community.

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.

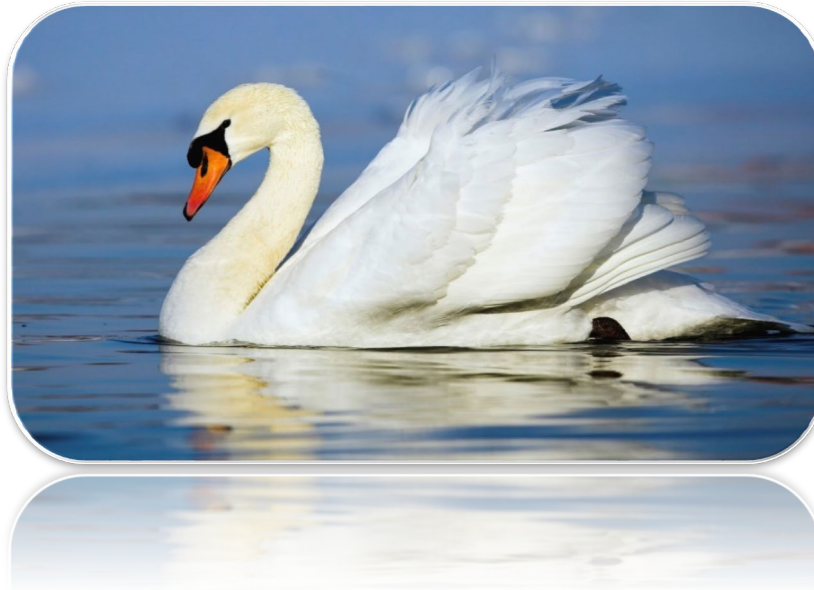
V. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 31, 2025**

	Governmental Funds			Debt Service Funds				Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets			
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 1,665,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,665,008	
Debt Service Fund													
Interest Account	-	-	-	-	-	-	1	-	-	-	-	1	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961	
Revenue	-	380,715	229,075	335,260	208,229	485,149	260,845	-	-	-	-	1,899,272	
Prepayment Account	-	473	192	866	1,615	192	-	-	-	-	-	3,338	
General Redemption Account	-	-	2,742	-	-	-	-	-	-	-	-	2,742	
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	3,162	-	-	-	3,162	
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Market Valuation Adjustments													
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,867,314	-	-	2,867,314	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,417,686	-	-	23,417,686	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069	
Total Assets	\$ 1,675,084	\$ 626,069	\$ 392,457	\$ 509,626	\$ 328,219	\$ 740,097	\$ 270,846	\$ 3,162	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 47,391,629	

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000	
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000	
Long Term													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000	
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,285,000	\$ -	\$ -	\$ 26,437,054	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069	
Fund Balance													
Restricted													
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	-	8,671,866	
Results from Current Operations	-	33,527	17,394	(4,470)	11,149	27,673	(6,038,802)	84	-	-	-	(5,953,444)	
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185	
Results from Current Operations	1,179,899	-	-	-	-	-	-	-	-	-	-	1,179,899	
Total Fund Equity and Other Credits	\$ 1,675,084	\$ 626,069	\$ 392,457	\$ 509,626	\$ 328,219	\$ 740,097	\$ 270,846	\$ (148,892)	\$ -	\$ 16,561,069	\$ -	\$ 20,954,575	
Total Liabilities, Fund Equity and Other Credits	\$ 1,675,084	\$ 626,069	\$ 392,457	\$ 509,626	\$ 328,219	\$ 740,097	\$ 270,846	\$ 3,162	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 47,391,629	

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	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	17,352	2,095,644	2,184,477	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(87,379)	0%
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	0%
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	-	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	\$ 17,352	\$ 2,095,644	\$ 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	3,767	30,133	45,200	67%
Financial and Administrative											
Audit Services	-	-	-	5,200	-	-	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	11,667	17,500	67%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	11,667	17,500	67%
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	-	-	-	4,864	17,388	26,665	65%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	9,248	-	-	-	28	-	9,276	15,500	60%
Bank Services	-	-	-	-	-	-	-	-	-	300	0%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services											
Postage, Freight & Messenger	7	-	-	-	-	18	-	8	33	250	13%
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	-	0%
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System											
Professional Services											
Asset Management	-	1,667	1,667	1,667	1,667	1,667	-	3,333	11,667	20,000	58%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	600	4,200	9,400	16,000	59%
Utility Services											
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	4,428	3,831	31,163	36,000	87%
Electric - Recharge Pumps	-	473	68	57	57	1,192	2,225	1,868	5,939	42,000	14%
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	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	-	6,667	23,333	40,000	58%
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	4,500	27,046	30,000	90%
Water Quality Testing	-	-	-	3,950	-	-	-	3,950	7,900	15,000	53%
Littortal Shelf Planting	-	-	-	112	-	7,600	-	-	7,712	25,000	31%
Aeration System	-	-	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,560	-	-	-	-	5,060	70,000	7%
Cane Toad Removal Program	-	-	2,832	3,708	-	1,368	4,736	5,036	17,680	-	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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Capital Outlay											
Fountain Installations	-	-	-	-	-	-	-	896	896	22,725	4%
Littortal 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	-	5,000	17,500	30,000	58%
Utility Services											
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	191	302	2,023	3,700	55%
Community Entrance (Landscaping)											
Repairs and Maintenance											
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	12,755	12,755	102,509	174,000	59%
Tree Trimming	-	-	-	2,310	4,620	-	1,819	-	8,749	25,000	35%
Landscape Replacements	-	-	-	-	-	30,669	10,141	3,955	44,765	38,000	118%
Mulch Installation	-	-	-	-	11,311	-	-	4,350	15,661	33,000	47%
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	850	6,534	20,000	33%
Irrigation System	330	-	630	3,994	555	733	865	5,328	12,435	6,000	207%
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	-	-	-	-	-	-	-	150	150	-	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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies											
District Asset Restoration	-	-	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	72,682	78,527	915,745	2,219,548	41%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 72,682	\$ 78,527	\$ 915,745	\$ 2,219,548	41%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	442	(61,175)	1,179,899	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	1,735,817	1,736,258	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,736,258	\$ 1,675,084	\$ 1,675,084	\$ 495,185	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	883	855	7,244	8,700	83%
Prepayment Account	2	2	2	2	2	2	2	2	14	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	1,588	1,578	10,843	15,752	69%
Special Assessment Revenue											
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	8,931	2,119	255,957	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	\$ 4,554	\$ 274,058	\$ 280,325	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	-	-	1,087	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	-	78,872	159,444	159,444	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ -	\$ -	\$ 78,872	\$ 240,531	\$ 239,444	100%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	11,404	(74,318)	33,527	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	688,983	700,387	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 700,387	\$ 626,069	\$ 626,069	\$ 633,423	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	579	560	4,745	5,690	83%
Prepayment Account	1	1	1	-	1	1	1	1	5	-	0%
Revenue Account	875	857	299	697	957	909	1,028	1,029	6,652	9,820	68%
General Redemption Account	11	11	10	10	10	9	10	10	80	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	7,550	1,792	216,384	231,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 9,168	\$ 3,391	\$ 227,866	\$ 231,852	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	-	-	919	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	-	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	-	71,444	144,553	144,553	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ 71,444	\$ 210,472	\$ 209,553	100%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	9,168	(68,053)	17,394	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	451,342	460,510	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 460,510	\$ 392,457	\$ 392,457	\$ 397,362	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	626	606	5,143	6,211	83%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	1,522	1,527	9,671	14,554	66%
Special Assessment Revenue											
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	12,207	2,897	349,835	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	413	3,501	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 14,781	\$ 5,442	\$ 368,150	\$ 370,825	99%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	-	-	1,485	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	-	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions											
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	-	-	30,000	-	0%
Interest Expense											
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	-	111,453	226,135	226,863	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 111,453	\$ 372,620	\$ 341,863	109%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	14,781	(106,011)	(4,470)	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	600,855	615,636	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 615,636	\$ 509,626	\$ 509,626	\$ 543,058	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	427	413	3,501	4,211	83%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	975	978	6,124	9,437	65%
Special Assessment Revenue											
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	8,285	1,966	237,433	254,230	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	\$ 9,687	\$ 3,357	247,058	\$ 251,246	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	-	-	1,008	\$ -	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	-	77,450	156,400	156,400	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	490	476	442	440	427	386	427	413	3,501	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 427	\$ 77,863	\$ 235,909	\$ 231,400	102%
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	9,260	(74,506)	11,149	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	393,465	402,725	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 402,725	\$ 328,219	\$ 328,219	\$ 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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	919	889	7,535	12,119	62%
Prepayment Account	-	1	1	-	1	1	1	1	4	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	2,206	2,213	13,321	21,377	62%
Special Assessment Revenue											
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	17,980	4,267	515,281	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	\$ 7,369	536,141	\$ 549,181	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	-	-	2,188	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	-	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	-	161,633	326,280	326,280	100%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ -	\$ -	\$ 161,633	\$ 508,468	\$ 506,280	100%
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	21,105	(154,264)	27,673	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	873,256	894,361	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 894,361	\$ 740,097	\$ 740,097	\$ 755,325	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	54	127	1	1	1	1	1	1	185	-	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	36	35	271	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	1,872	1,888	8,265	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	18,817	4,465	539,277	-	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)											
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	\$ 20,726	\$ 6,389	547,998	\$ -	0%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	-	-	2,290	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	-	160,000	6,420,513	-	0%
Principal Debt Service - Early Redemptions											
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	-	132,375	163,998	-	0%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ 292,375	\$ 6,586,800	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	20,726	(285,986)	(6,038,802)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	536,107	556,832	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 556,832	\$ 270,846	\$ 270,846	\$ 6,309,648	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	11	11	84	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds										
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 11	\$ 11	\$ 84	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Financial and Administrative										
Accounting Services	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	11	11	84	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,915)	(148,903)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,915)	\$ (148,903)	\$ (148,892)	\$ (148,892)	\$ -

Cori Dissinger

From: James Ward
Sent: Monday, June 9, 2025 6:13 PM
To: Cori Dissinger
Subject: Fw: CDD Reserves
Attachments: CDD Reserve Summary May 2025 - Updated 5-19-2025.xlsx; CDD and HOA Reserve Thoughts - TC.pptx; Co-Pilot Info on dredging of Lakes & Canal Intervals and Regs..docx; 2025 HOA RESERVE STUDY Final.pdf

James P. Ward
JPWard & Associates, LLC
2301 N.E. 37 Street
Fort Lauderdale, Florida 33308

Cell - (954) 658.4900

From: Tom Coffey <t1coffey@gmail.com>
Sent: Monday, May 19, 2025 10:14:49 AM
To: Zack Stamp <zackstamp@gmail.com>
Cc: James Ward <jimward@jpwardassociates.com>; Ron Miller <ronmiller052645@gmail.com>; Tom Kleck <tkleck@comcast.net>; Bart Bhatla <bhatlamailg@gmail.com>; Mark Scimio <mascimio@gmail.com>
Subject: Re: CDD Reserves

Zack:

Yes, I did receive Jim's email this morning. Thank you, Jim.
In the interim, however, I did locate the Engineer's "Asset Replacement Costs" Study dated February 2025 attached to the May 15 Board minutes.

Based on this study the Engineer estimates as of the end of January 2025 the CDD has total assets with a replacement cost of \$20.6 million (at current dollars) and an remaining useful life value "Current Fully Funded Value" of \$13.9 million. Or in other words, an accumulated depreciation amount of \$6.6 million (\$20.6 - \$13.9). Since the engineer did not perform a Reserve funding study, but rather a static "Asset Replacement Costs" study, it does not include any cost inflation factors. As a point of reference the Reserve Study performed for the HOA by Dreux Issac (copy attached) includes a 3% long-term inflation rate for costs.

To me this accumulated depreciated value in this engineer's study is the same as the estimated Reserve amount we should have accumulated to be able to fund the replacement of these assets when their useful lives expire.

I uploaded the detailed asset amounts to an Excel file and based on the engineer's useful lives, calculated the annual addition to the depreciable value and that amount is \$1.1 million (Cell M103 of the CDD Asset reserve tab in the Excel file).

So as of January 2026, the accumulated depreciable value will be \$7.7 million.

In Jim's response to me regarding when I inquired about a reserve study he stated, "Reserve Studies are not something that CDD's typically prepare/use. We do use our reserves as a means to accomplish a goal that is similar to a reserve study, but more tailored to our specific needs. The CDD has recently also completed an asset evaluation report, copy attached, which will be used to plan for the future."

I cannot comment on what CDD's typically do or why. I am also not sure if other CDD's have the complexity, the extent of infrastructure and above ground assets we do? However, given that at some time we will be required to replace all, or at least most of these assets, I believe CDD should be collecting monies from the CDD residents on an annual basis to fund these required replacement costs, similar to any HOA. I know this might not be popular with a lot of residents but I believe it is necessary for the long-term viability of the CDD cash flow and sustainability. I believe this is what is required to meet the CDD's fiscal responsibility requirements long-term.

Using your engineer's accumulated depreciated value of \$6.6 million I estimate that this unfunded amount is approximately \$6,000 per CDD resident (I don't know the exact number of doors in the Hatcher & Dillio properties that are not part of the CDD). Based on my extension of the engineer's estimate using the useful lives assigned, the annual addition to the required Reserve is a little less than \$1,000 per CDD resident (\$1.1 million/ 1,125 doors).

I believe this type of contingent or unfunded liability needs to be disclosed to the residents of Esplanade. This is especially important at this time when the Esplanade residents are considering Capital Funding requirements for improvements to the HOA assets (Bahama bar, golf practice facility, pickleball courts, etc.). Esplanade residents need to understand not only the current but also the long-term Total Cost of Ownership of both the HOA and CDD.

Regarding my question related to dredging the lakes or back canal for silt and sedimentation Jim responded with the following: "The CDD does inspections on a regular basis to insure the system is working properly, and dredging is not something that is necessary in a water management system. Dredging is a usual practice in navigable waterways (boating waters). Sediment buildup if it occurs, is rare, but we do address this with other methods on a case by case basis. The key for a CDD is to properly maintain the system on a regular basis so that we do not see unsuitable conditions."

I walk the trail around the development on a regular basis and have observed continued deterioration in a number of lake and canal banks eroding, lack of grass (just weeds) along the banks of the canal and other areas. I am not sure what the current ongoing maintenance schedule or plans are for these areas, but their continued deterioration is beginning to detract from the presentment of the community overall.

I have also noticed a significant build up of sedimentation and silt in the canal.

Under a separate email I will send you some of the pictures I recently took.

Also attached is some basic research I performed on the requirement to periodically dredge lakes and canals to ensure they not only maintain their flow but also their water holding capacity. As a side note, we are currently experiencing drought conditions and the amount of water capacity of our lakes is important.

I was part of a 24 home community on 28 acres in the Philadelphia suburbs for years. We had a 3 acre pond in our development that was fed by natural springs and then flowed into creeks in the township. The township required us to periodically (15-20 years) clean the lake of sedimentation and silt under the PA Department of Environment Protection regulations. This was not a cheap project and for the first 15 years we did not reserve for required substantial funding in one year. Needless to say the homeowner's were not happy.

Lastly, I do believe the CDD Board should address the littoral signage (subject of discussion in May CDD Board meeting). These signs are not only an eyesore walking around the trail and around the community, but also along our golf course. If this signage is not required by regulations I suggest we remove them all. If they are required by regulations I would suggest we put in newer less obtrusive signage and maybe substantially fewer signs.

My plan is to attend the next CDD Board meeting on June 19th in person to discuss these items further.

My goal is not to have any "got you" here. Rather I would like to have a good discussion on keeping the residents informed of not only current operating costs but also our long-term costs and how to properly accrue or fund for these types of costs.

I also want to ensure we keep the entire community (HOA & CDD property) in a very well kept and presentable fashion. This impacts all of our home values and also our current enjoyment of the assets.

Sorry for the long email.

I thank you and every member of the CDD Board for your service.

Tom

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

On Mon, May 19, 2025 at 7:51 AM Zack Stamp <zackstamp@gmail.com> wrote:

Tom, Just want to acknowledge your email and say that Jim and I are pulling together a response. You should have it shortly. As always appreciate your input.

On Wed, May 14, 2025 at 2:10 PM Tom Coffey <t1coffey@gmail.com> wrote:

Zack:

As you know, I periodically walk the external trail around our development.

At this time of year it is easy to see how much silt and other sedimentation is in the rear canal and also the erosion of various lake banks in some spots.

Would it be in CDD's best interest (and the homeowner's) to start an annual process of dredging a portion of the canal and lakes each year so the eventual dredging and cleaning of this sedimentation and erosion doesn't overwhelm the CDD financial resources sometime over the next 5, 10, or 15 years?

What is the CDD's responsibility to maintain these water bodies and how often are we required to dredge? Has any governmental body been in touch with us regarding any of this?

On the CDD's balance sheet I see we have \$23.3 million of depreciable assets. Does someone have a detailed listing of each asset and their useful life that they could provide to me?

I see in the September 30, 2024 audited financials we only have \$495,000 of unrestricted fund balances.

I don't see any mention of any Reserve study in the audited financials. Does the CDD have a Reserve Study?

If yes, could you please provide me a copy?

If no, how do we expect to have funds necessary to repair/replace all of our assets including work on the aforementioned water bodies, front entrance bridge & fountain, sewer pipes, water wells and other infrastructure?

I have copied Jim Ward on this email so maybe he can answer many of the questions I have and provide the appropriate supporting data.

Thanks, Tom

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

--

Zack Stamp

zackstamp@gmail.com

Cell 217-652-0698

CDD & HOA Reserves *(TC perspective)* Year-end 2024

CDD Reserves

- The CDD has 19.2 miles of shore-line all around the community lakes and canal.
- The CDD also has a tremendous amount of infrastructure including sewer lines, well pumps and facilities, front bridge and fountain in front of development plus others.
- As of September 30, 2024, the CDD has Capital Assets on their books of \$23.3 million in gross value and \$16.6 million in net value – representing \$6.6 million in accumulated depreciation.
- As of September 30, 2024, the CDD had only \$495 k in Unrestricted Funds
- **The CDD had no reserve study but did conduct an Asset Replacement Costs study in February 2025**

CDD Reserves

- Per the February 2025 CDD Asset Replacement Costs study the CDD has total assets having a Replacement Costs of \$20.6 million with an accumulated depreciated (i.e. - required reserve) amount of \$6.7 million as of January 2025 .
- The on-going annual depreciation amount is approximately \$1.1 million.
- The CDD Chairman stated that he had a goal of increasing the CDD reserves by \$200k in FY 2025, with a further goal of having \$1 million in reserves over 4 years.
 - I believe this refers to an Operating Reserve
 - No specific reference has been made to any type of asset replacement reserves.

HOA Assets & Reserves

- As of December 31, 2024, the HOA has Capital Assets of \$17.8 gross value and \$13.9 million in net value – representing accumulated depreciation of \$3.9 million.
- As of December 31, 2024, the HOA has \$3.1 in Capital Asset Replacement Reserves, or approximately 80% of accumulated depreciation.

CDD Other

- **Debt** - As of September 30, 2024, the CDD has \$27 million in debt due through 2050
 - Including interest total payments through 2050 amounts to \$45 million
- **Revenue** – the CDD collects approximately \$4+ million in revenue each year from Esplanade homeowners'
 - Approximately \$2 million is for ongoing maintenance (preserves & other assets)
 - Approximately \$2 million is for debt service, including interest

CDD above ground assets

- Why does the CDD still own above ground assets?
 - Examples – front entrance bridge, front external fountain, etc.
- This requires the CDD to contract separately for landscaping, fountain, bridge, electrical repair and landscaping, insurance, etc.
- These assets could more easily be maintained by the same contractor's used by the HOA for its repairs & maintenance.
- **Transfer Assets to HOA**

CDD Potential Issues

- Rear canal (approximately 2 miles in length) is filling with silt and sedimentation
- Erosion of numerous lake banks
- Grass along trail has died off with only weeds replacing the grass in some locations causing further erosion
- Esplanade Homeowner's are concerned with Total Cost of Ownership (TCO)
 - While the CDD issues might not on the surface seem to be an HOA problem these impact TCO for all residents.
 - The CDD has a significant amount of unfunded Reserve requirements

HOA Reserves – *Pooled Method of Funding*

- As of December 31, 2024, the HOA had \$3.1 million in Replacement Reserves (2024 audited financials)
- Per the 2025 reserve Study the expected Reserve contributions, including interest earned for the years 2025 – 2027 are \$5.5 million
- The expected spend during the years 2025-2027 is \$6.0 million, of which \$4.5 million is golf related.
- Of the \$4.5 million in expected 2025-2027 expected spend for golf, \$7.8 million in related to renovations of the golf course while the balance are ancillary expenditures.
- As of this date we have received no firm bids or commitments as to the total cost of the golf course and practice tee renovations.

Giordano & Associates, Inc.
A SAFEbullY COMPANY
1/28/2025

**ENGINEERS OPINION
OF RESERVE COSTS**

A SAFEbullY COMPANY

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date
Community Wide Irrigation System					
Irrigation	2" PVC Pipe	4,600	LF	50 to 100	2010
Irrigation	4" PVC Pipe	13,500	LF	50 to 100	2010
Irrigation	6" PVC Pipe	18,300	LF	50 to 100	2010
Irrigation	8" PVC Pipe	3,100	LF	50 to 100	2010
Irrigation	10" PVC Pipe	2,230	LF	50 to 100	2010
Irrigation	12" PVC Pipe	3,240	LF	50 to 100	2010
Irrigation	16" Cast Iron Pipe	480	LF	50 to 100	2010
Irrigation	2" Irrigation Valves	39	EA	35 to 40	2010
Irrigation	4" Irrigation Valves	12	EA	35 to 40	2010
Irrigation	6" Irrigation Valves	10	EA	35 to 40	2010
Irrigation	8" Irrigation Valves	6	EA	35 to 40	2010
Irrigation	10" Irrigation Valves	4	EA	35 to 40	2010
Irrigation	12" Irrigation Valves	4	EA	35 to 40	2010
Irrigation	16" Irrigation Valves	2	EA	35 to 40	2010
Irrigation	Irrigation System (Wiring, Soleniod, Valves, 12 Hinges at	12	EA	15 to 30	2010
Irrigation	Hatcher Pacel - Pump Station	1	LS	15 to 30	2014
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10 to 12	2024
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50 to 100	2010
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35 to 40	2010
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13 to	2010
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20 to 25	2024
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50 to 100	2010
Stormwater Management System					
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10 to 20	2010
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20 to 30	2010
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50 to 100	2010
Stormwater	External Preserves - Preserve Access Gate	12	LF	15 to 20	2010
Stormwater	Reinforced Concrete Pipe - 15"	3,087	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100+	2010
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100+	2010
Stormwater	Drainage Structures - Control Structure	4	EA	30 to 100	2010
Stormwater	Drainage Structures - Yard Drain	31	EA	10 to 30	2010
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30 to 100	2010
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30 to 100	2010
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30 to 100	2010

Stormwater	Drainage Structures - Type 9 Curb Inlet	25 EA	30 to 100	2010
Stormwater	Drainage Structures - Valley Gutter Inlet	135 EA	30 to 100	2010
Stormwater	Drainage Structures - Junction Box	26 EA	30 to 100	2010
Stormwater	Drainage Structures - Lake Outfall	121 EA	30 to 100	2010
Stormwater	Lake Bank Residential (Floritam Sod)	27,330 LF	30 to 40	2024
Stormwater	Lank Bank Golf Course (Celebration Sod)	39,770 LF	15 to 20	2024
Stormwater	Lank Bank Flow Way (Bahia Sod)	20,156 LF	30 to 40	2024
Stormwater	Lank Bank Restoration (Re-Grading)	87,256 LF	3 to 5	2024
Stormwater	Lank Bank Restoration (Geo Tube)	10,895 LF	20 to 30	2024
III.,Landscaping				
Landscaping	Live Oak trees	145 EA	30 to 50	2010
Landscaping	Ligustrum trees	60 EA	20 to 30	2010
Landscaping	Italian Cypress trees	10 EA	15 to 25	2010
Landscaping	Pink Tabebuia trees	2 EA	30 to 50	2010
Landscaping	Royal Poinciana trees	5 EA	30 to 50	2010
Landscaping	Golden Shower trees	2 EA	20 to 30	2010
Landscaping	Seagrape trees	13 EA	30 to 50	2010
Landscaping	Silk Floss trees	2 EA	15 to 25	2010
Landscaping	Slash Pines	110 EA	30 to 50	2010
Landscaping	Green Buttonwood trees	20 EA	25 to 35	2010
Landscaping	Medjool Date Palms	48 EA	20 to 30	2010
Landscaping	Sabal (Cabbage) Palms	180 EA	20 to 30	2010
Landscaping	Silver Saw Palmetto	61 EA	15-25	2010
Landscaping	Veitchia Palms	17 EA	20 to 30	2010
Landscaping	Ground Cover Total	6,850 EA	1 to 5	1
Landscaping	Shrubs Total Area:	39,127 EA	5 to 10	0024
IVEntry Features				
Entry Features	Community Entrance - Brick Pavers	116,420 SF	25 to 50	2010
Entry Features	Community Entrance - Concrete "F" and Monument Curt	1,608 LF	20 to 30	2010
Entry Features	Community Entrance - Decreative Monument	16 EA	30 to 50	2010
Entry Features	Community Entrance - Decreative Metal Fencing	1,140 LF	15 to 20	2010
Entry Features	Community Entrance - Asphalt Walkway	3,680 SF	15 to 30	2010
Entry Features	Community Entrance - Street Lights - Double	3 EA	20 to 30	2010
Entry Features	Community Entrance - Roadway Signage	3 EA	20 to 30	2010
Entry Features	Community Entrance - Landscape Lighting	32 EA	15 to 20	2010
Entry Features	Community Entrance - Signage Marguee Mounument	1 LS	35 to 40	2010
Entry Features	Community Entrance - Electrical Service Panels	2 EA	20 to 25	2010
Entry Features	Community Entrance - Culvert Bridge	1 LS	70 to 100	2010
Entry Features	Community Entrance - Bridge Mounted Light Poles	9 EA	30 to 40	2010
Entry Features	Community Entrance - Fountain Concrete Basins	2 EA	30 to 40	2024
Entry Features	Community Entrance - Fountain Underground Pump Stat	2 EA	15 to 20	2024
Entry Features	Community Entrance - Fountain Pumps, Motors, Control	2 EA	12 to	2024
Entry Features	Community Entrance - Fountain Spray Nozzels	34 EA	10 to 12	2024
Entry Features	Community Entrance - Fountain Lighting	36 EA	8 to 10	2024

Notes:

1. This estimate was prepared in accordance with the Cost Estimate Classification System as recommended by AACE International. An AACE Class 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 that can affect 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 factors beyond the control of all parties. This estimate represents a "snapshot in time" that will inherently degrade over time.

2025 REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE	Useful Life (Low Range)	Annual Amortization
35	\$6.95	\$31,970.00	\$22,379.00	50	\$ 639.40
35	\$20.01	\$270,135.00	\$189,094.50	50	\$ 5,402.70
35	\$38.54	\$705,282.00	\$493,697.40	50	\$ 14,105.64
35	\$58.30	\$180,730.00	\$126,511.00	50	\$ 3,614.60
35	\$82.01	\$182,882.30	\$128,017.61	50	\$ 3,657.65
35	\$192.37	\$623,278.80	\$436,295.16	50	\$ 12,465.58
35	\$378.30	\$181,584.00	\$127,108.80	50	\$ 3,631.68
20	\$9.10	\$354.90	\$202.80	35	\$ 10.14
20	\$14.00	\$168.00	\$96.00	35	\$ 4.80
20	\$168.20	\$1,682.00	\$961.14	35	\$ 48.06
20	\$162.00	\$972.00	\$555.43	35	\$ 27.77
20	\$1,494.00	\$5,976.00	\$3,414.86	35	\$ 170.74
20	\$1,825.00	\$7,300.00	\$4,171.43	35	\$ 208.57
20	\$13,100.00	\$26,200.00	\$14,971.43	35	\$ 748.57
0	\$7,504.16	\$90,049.92	\$0.00	15	\$ 6,003.33
4	\$78,450.00	\$78,450.00	\$20,920.00	15	\$ 5,230.00
9	\$41,000.00	\$82,000.00	\$73,800.00	10	\$ 8,200.00
35	\$220,000.00	\$220,000.00	\$154,000.00	50	\$ 4,400.00
20	\$33,250.00	\$133,000.00	\$76,000.00	35	\$ 3,800.00
-2	\$15,160.00	\$75,800.00	-\$11,661.54	13	\$ 5,830.77
19	\$90,000.00	\$180,000.00	\$171,000.00	20	\$ 9,000.00
35	\$98.27	\$11,399.32	\$7,979.52	50	\$ 227.99
Community Wide Irrigation System SUBTOTAL		\$3,089,214.24	\$2,039,514.54		\$ 87,427.98
-5	\$14.63	\$399,399.00	-199,699.50	10	\$ 39,939.90
5	\$24.00	\$79,200.00	19,800.00	20	\$ 3,960.00
35	\$98.05	\$333,370.00	233,359.00	50	\$ 6,667.40
0	\$233.33	\$2,799.96	0.00	15	\$ 186.66
85	\$50.00	\$154,350.00	131,197.50	100	\$ 1,543.50
85	\$73.59	\$451,253.88	383,565.80	100	\$ 4,512.54
85	\$146.00	\$1,364,954.00	1,160,210.90	100	\$ 13,649.54
85	\$190.45	\$1,519,791.00	1,291,822.35	100	\$ 15,197.91
85	\$218.59	\$1,618,877.54	1,376,045.91	100	\$ 16,188.78
85	\$349.05	\$883,445.55	750,928.72	100	\$ 8,834.46
85	\$392.09	\$112,921.92	95,983.63	100	\$ 1,129.22
85	\$538.00	\$238,872.00	203,041.20	100	\$ 2,388.72
15	\$12,200.00	\$48,800.00	24,400.00	30	\$ 1,626.67
-5	\$810.00	\$25,110.00	-12,555.00	10	\$ 2,511.00
15	\$2,365.21	\$108,799.66	54,399.83	30	\$ 3,626.66
15	\$3,400.00	\$23,800.00	11,900.00	30	\$ 793.33
15	\$4,950.00	\$168,300.00	84,150.00	30	\$ 5,610.00

15	\$4,200.00	\$105,000.00	52,500.00	30	\$ 3,500.00
15	\$3,805.56	\$513,750.60	256,875.30	30	\$ 17,125.02
15	\$3,885.00	\$101,010.00	50,505.00	30	\$ 3,367.00
15	\$1,564.71	\$189,329.91	94,664.96	30	\$ 6,311.00
29	\$1.05	\$28,696.50	27,739.95	30	\$ 956.55
14	\$1.90	\$75,563.00	70,525.47	15	\$ 5,037.53
29	\$0.67	\$13,504.52	13,054.37	30	\$ 450.15
2	\$2.70	\$235,591.20	157,060.80	3	\$ 78,530.40
19	\$57.50	<u>\$626,462.50</u>	<u>595,139.38</u>	20	<u>\$ 31,323.13</u>
Stormwater Management System		\$9,422,952.74	\$6,926,615.57		\$ 274,967.05
15	\$4,000.00	\$580,000.00	\$290,000.00	30	\$ 19,333.33
5	\$1,500.00	\$90,000.00	\$22,500.00	20	\$ 4,500.00
0	\$1,000.00	\$10,000.00	\$0.00	15	\$ 666.67
15	\$1,000.00	\$2,000.00	\$1,000.00	30	\$ 66.67
15	\$2,000.00	\$10,000.00	\$5,000.00	30	\$ 333.33
5	\$1,000.00	\$2,000.00	\$500.00	20	\$ 100.00
15	\$1,000.00	\$13,000.00	\$6,500.00	30	\$ 433.33
0	\$1,000.00	\$2,000.00	\$0.00	15	\$ 133.33
15	\$700.00	\$77,000.00	\$38,500.00	30	\$ 2,566.67
10	\$1,800.00	\$36,000.00	\$14,400.00	25	\$ 1,440.00
5	\$15,000.00	\$720,000.00	\$180,000.00	20	\$ 36,000.00
5	\$550.00	\$99,000.00	\$24,750.00	20	\$ 4,950.00
0	\$450.00	\$27,450.00	\$0.00	15	\$ 1,830.00
5	\$1,200.00	\$20,400.00	\$5,100.00	20	\$ 1,020.00
0	\$6.00	\$41,100.00	\$0.00	1	\$ 41,100.00
4	<u>\$50.00</u>	<u>\$1,956,350.00</u>	<u>\$1,565,080.00</u>	5	<u>\$ 391,270.00</u>
Landscaping SUBTOTAL		\$3,686,300.00	\$2,153,330.00		\$ 505,743.33
10	\$5.49	\$639,145.80	\$255,658.32	25	\$ 25,565.83
5	\$14.79	\$23,782.32	\$5,945.58	20	\$ 1,189.12
15	\$5,375.00	\$86,000.00	\$43,000.00	30	\$ 2,866.67
15	\$80.91	\$92,237.40	\$92,237.40	15	\$ 6,149.16
0	\$14.25	\$52,440.00	\$0.00	15	\$ 3,496.00
5	\$8,400.00	\$25,200.00	\$6,300.00	20	\$ 1,260.00
5	\$933.33	\$2,799.99	\$700.00	20	\$ 140.00
0	\$500.00	\$16,000.00	\$0.00	15	\$ 1,066.67
20	\$128,000.00	\$128,000.00	\$73,142.86	35	\$ 3,657.14
5	\$43,000.00	\$86,000.00	\$21,500.00	20	\$ 4,300.00
55	\$953,000.00	\$953,000.00	\$748,785.71	70	\$ 13,614.29
0	\$4,488.88	\$40,399.92	\$0.00	30	\$ 1,346.66
14	\$81,000.00	\$162,000.00	\$75,600.00	30	\$ 5,400.00
14	\$31,000.00	\$62,000.00	\$57,866.67	15	\$ 4,133.33
11	\$46,000.00	\$92,000.00	\$84,333.33	12	\$ 7,666.67
9	\$229.41	\$7,799.94	\$7,019.95	10	\$ 779.99
11	<u>\$944.44</u>	<u>\$33,999.84</u>	<u>\$46,749.78</u>	8	<u>\$ 4,249.98</u>
Entry Features SUBTOTAL		\$2,502,805.21	\$1,518,839.60		\$ 86,881.51
ASSET SUBTOTAL		\$18,701,272.19	\$12,638,299.69		\$955,019.87
CONTINGENCY	10%	<u>\$1,870,127.22</u>	<u>\$1,263,829.97</u>		<u>\$ 95,501.99</u>
TOTAL ASSET REPLACEMENT COST		\$20,571,399.41	\$13,902,129.66		\$1,050,521.86

s 4 Cost Estimate has an expected

Proof

Expired Life	Est Required Reserve 2025	Unamortized Reserve 2025	Total Current Cost
15	\$ 9,591.00	\$ 22,379.00	\$ 31,970.00
15	\$ 81,040.50	\$ 189,094.50	\$ 270,135.00
15	\$ 211,584.60	\$ 493,697.40	\$ 705,282.00
15	\$ 54,219.00	\$ 126,511.00	\$ 180,730.00
15	\$ 54,864.69	\$ 128,017.61	\$ 182,882.30
15	\$ 186,983.64	\$ 436,295.16	\$ 623,278.80
15	\$ 54,475.20	\$ 127,108.80	\$ 181,584.00
15	\$ 152.10	\$ 202.80	\$ 354.90
15	\$ 72.00	\$ 96.00	\$ 168.00
15	\$ 720.86	\$ 961.14	\$ 1,682.00
15	\$ 416.57	\$ 555.43	\$ 972.00
15	\$ 2,561.14	\$ 3,414.86	\$ 5,976.00
15	\$ 3,128.57	\$ 4,171.43	\$ 7,300.00
15	\$ 11,228.57	\$ 14,971.43	\$ 26,200.00
15	\$ 90,049.92	\$ -	\$ 90,049.92
11	\$ 57,530.00	\$ 20,920.00	\$ 78,450.00
1	\$ 8,200.00	\$ 73,800.00	\$ 82,000.00
15	\$ 66,000.00	\$ 154,000.00	\$ 220,000.00
15	\$ 57,000.00	\$ 76,000.00	\$ 133,000.00
15	\$ 87,461.54	\$ (11,661.54)	\$ 75,800.00
1	\$ 9,000.00	\$ 171,000.00	\$ 180,000.00
15	\$ 3,419.80	\$ 7,979.52	\$ 11,399.32
	\$ 1,049,699.70	\$ 2,039,514.54	\$ 3,089,214.24
15	\$ 599,098.50	\$ (199,699.50)	\$ 399,399.00
15	\$ 59,400.00	\$ 19,800.00	\$ 79,200.00
15	\$ 100,011.00	\$ 233,359.00	\$ 333,370.00
15	\$ 2,799.96	\$ -	\$ 2,799.96
15	\$ 23,152.50	\$ 131,197.50	\$ 154,350.00
15	\$ 67,688.08	\$ 383,565.80	\$ 451,253.88
15	\$ 204,743.10	\$ 1,160,210.90	\$ 1,364,954.00
15	\$ 227,968.65	\$ 1,291,822.35	\$ 1,519,791.00
15	\$ 242,831.63	\$ 1,376,045.91	\$ 1,618,877.54
15	\$ 132,516.83	\$ 750,928.72	\$ 883,445.55
15	\$ 16,938.29	\$ 95,983.63	\$ 112,921.92
15	\$ 35,830.80	\$ 203,041.20	\$ 238,872.00
15	\$ 24,400.00	\$ 24,400.00	\$ 48,800.00
15	\$ 37,665.00	\$ (12,555.00)	\$ 25,110.00
15	\$ 54,399.83	\$ 54,399.83	\$ 108,799.66
15	\$ 11,900.00	\$ 11,900.00	\$ 23,800.00
15	\$ 84,150.00	\$ 84,150.00	\$ 168,300.00

15	\$ 52,500.00	\$ 52,500.00	\$ 105,000.00
15	\$ 256,875.30	\$ 256,875.30	\$ 513,750.60
15	\$ 50,505.00	\$ 50,505.00	\$ 101,010.00
15	\$ 94,664.96	\$ 94,664.96	\$ 189,329.91
1	\$ 956.55	\$ 27,739.95	\$ 28,696.50
1	\$ 5,037.53	\$ 70,525.47	\$ 75,563.00
1	\$ 450.15	\$ 13,054.37	\$ 13,504.52
1	\$ 78,530.40	\$ 157,060.80	\$ 235,591.20
1	\$ 31,323.13	\$ 595,139.38	\$ 626,462.50
	\$ 2,496,337.19	\$ 6,926,615.55	\$ 9,422,952.74
15	\$ 290,000.00	\$ 290,000.00	\$ 580,000.00
15	\$ 67,500.00	\$ 22,500.00	\$ 90,000.00
15	\$ 10,000.00	\$ -	\$ 10,000.00
15	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
15	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00
15	\$ 1,500.00	\$ 500.00	\$ 2,000.00
15	\$ 6,500.00	\$ 6,500.00	\$ 13,000.00
15	\$ 2,000.00	\$ -	\$ 2,000.00
15	\$ 38,500.00	\$ 38,500.00	\$ 77,000.00
15	\$ 21,600.00	\$ 14,400.00	\$ 36,000.00
15	\$ 540,000.00	\$ 180,000.00	\$ 720,000.00
15	\$ 74,250.00	\$ 24,750.00	\$ 99,000.00
15	\$ 27,450.00	\$ -	\$ 27,450.00
15	\$ 15,300.00	\$ 5,100.00	\$ 20,400.00
1	\$ 41,100.00	\$ -	\$ 41,100.00
1	\$ 391,270.00	\$ 1,565,080.00	\$ 1,956,350.00
	\$ 1,532,970.00	\$ 2,153,330.00	\$ 3,686,300.00
15	\$ 383,487.48	\$ 255,658.32	\$ 639,145.80
15	\$ 17,836.74	\$ 5,945.58	\$ 23,782.32
15	\$ 43,000.00	\$ 43,000.00	\$ 86,000.00
-	\$ -	\$ 92,237.40	\$ 92,237.40
15	\$ 52,440.00	\$ -	\$ 52,440.00
15	\$ 18,900.00	\$ 6,300.00	\$ 25,200.00
15	\$ 2,099.99	\$ 700.00	\$ 2,799.99
15	\$ 16,000.00	\$ -	\$ 16,000.00
15	\$ 54,857.14	\$ 73,142.86	\$ 128,000.00
15	\$ 64,500.00	\$ 21,500.00	\$ 86,000.00
15	\$ 204,214.29	\$ 748,785.71	\$ 953,000.00
30	\$ 40,399.92	\$ -	\$ 40,399.92
16	\$ 86,400.00	\$ 75,600.00	\$ 162,000.00
1	\$ 4,133.33	\$ 57,866.67	\$ 62,000.00
1	\$ 7,666.67	\$ 84,333.33	\$ 92,000.00
1	\$ 779.99	\$ 7,019.95	\$ 7,799.94
(3)	\$ (12,749.94)	\$ 46,749.78	\$ 33,999.84
-	\$ 983,965.62	\$ 1,518,839.59	\$ 2,502,805.21
	\$6,062,972.50	\$12,638,299.69	\$18,701,272.19
	\$ 606,297.25	\$ 1,263,829.97	\$ 1,870,127.22
	\$6,669,269.75	\$13,902,129.66	\$20,571,399.41

Microsoft co-Pilot

Dredging and Maintenance of Lakes & Canals

What are the state and federal agencies that regulate the ponds and canals in private golf communities in Florida

Regulation of ponds and canals in private golf communities in Florida falls under both state and federal oversight. Here are the key agencies involved:

- **Florida Department of Environmental Protection (FDEP):** Oversees environmental resource permitting, including activities that alter surface water flows, wetlands, and stormwater management.
- **Florida Water Management Districts:** These regional agencies regulate water use and environmental permitting in specific areas across the state.
- **United States Environmental Protection Agency (EPA):** Enforces federal environmental laws, including the Clean Water Act, which governs water pollution and wetland protection.
- **United States Army Corps of Engineers (USACE):** Responsible for permitting activities that impact wetlands and navigable waters under the Clean Water Act.
- **Local Governments:** Counties and municipalities may have additional regulations and permitting requirements for water bodies within their jurisdiction.

If you're looking for specific permitting details, you might want to check out the [Florida DEP's Environmental Resource Permitting FAQ](#) or the [Handbook of Florida Water Regulation](#). Let me know if you need more details!

How often do lakes and canals in private golf communities need to be dredge of sedimentation and silt. Are there any state or federal regulations regarding this in FL

The frequency of dredging lakes and canals in private golf communities depends on several factors, including sediment accumulation rates, water flow, and environmental conditions. Generally, maintenance dredging is performed every **5 to 15 years**, but some areas may require more frequent dredging due to erosion, stormwater runoff, or aquatic vegetation growth.

Regulations in Florida:

Dredging activities in Florida are regulated by both state and federal agencies:

- **Florida Department of Environmental Protection (FDEP):** Oversees dredging and filling activities under the Environmental Resource Permitting (ERP) program.
- **Florida Water Management Districts:** Regional agencies regulate water use and ☐ environmental permitting.
- **United States Army Corps of Engineers (USACE):** Issues permits for dredging projects that impact wetlands or navigable waters.
- **Local Governments:** Counties and municipalities may have additional regulations regarding dredging and sediment removal.
- Certain dredging activities may qualify for exemptions under **Florida Statute 403.813**, which outlines cases where permits may not be required. However, most dredging projects require permits to ensure environmental protection and compliance with water quality standards.
- If you're considering a dredging project, it's best to consult with local authorities or environmental agencies to determine specific requirements. Let me know if you need more details!

Are flow way canals in CDD's in Florida regulated differently than private golf community ponds

Yes, flow-way canals in **Community Development Districts (CDDs)** in Florida are regulated differently than private golf community ponds.

Key Differences in Regulation:

1. Flow-Way Canals in CDDs:

- Typically serve as **stormwater management systems** and are subject to **public infrastructure regulations**.
- Governed by **Florida Water Management Districts** and the **Florida Department of Environmental Protection (FDEP)**.
- May require **Environmental Resource Permits (ERP)** for maintenance and modifications.
- Often designed to **control flooding and water flow** across multiple properties, making them subject to stricter oversight.

2. Private Golf Community Ponds:

☐ Primarily serve **aesthetic and recreational purposes**, though they may also function as stormwater retention areas.

- Regulated under **local government ordinances** and **private community rules**.
- May require permits for dredging or modifications, but typically face **less stringent oversight** compared to flow-way canals.

Since CDDs are **governmental entities**, their water management systems are often subject to **public regulations**, while private golf community ponds are managed under **private ownership rules**. If you're looking for specific regulatory details, you might want to check out the [Flow Way Community Development District website](#) or Florida's [Environmental Resource Permitting guidelines](#). Let me know if you need more details!

Are flow way canals required to be dredge of sedimentation and silt by any agencies? How often must these be dredged?

Yes, flow-way canals in Florida are subject to dredging regulations, primarily overseen by the **Florida Department of Environmental Protection (FDEP)** and **Florida Water Management Districts**. The **United States Army Corps of Engineers (USACE)** may also be involved if the dredging impacts wetlands or navigable waters.

Dredging Requirements:

- **Environmental Resource Permits (ERP)** are typically required for dredging activities.
- Maintenance dredging is generally allowed, but permits must be obtained to ensure compliance with environmental regulations.
- Some exemptions exist under **Florida Statute 403.813**, but they depend on the scope and location of the dredging.

Frequency of Dredging:

- The **dredging schedule** depends on sedimentation rates, stormwater runoff, and environmental conditions.
- Typically, dredging occurs every **5 to 15 years**, but high-sediment areas may require more frequent maintenance.

If you're considering a dredging project, it's best to consult with local authorities or environmental agencies to determine specific requirements. Let me know if you need more details!

If you do not dredge storm water retention and flow way canals for long period of time, say 25 years or more what percent of water retention capacity will be diminished. Are there some general guidelines?

The loss of water retention capacity in stormwater canals over 25 years or more depends on factors like sedimentation rates, stormwater runoff, and vegetation growth. While there isn't a universal percentage, studies suggest that stormwater retention ponds and canals can lose 20-50% of their capacity over decades if not maintained.

General Guidelines:

- **Sediment Accumulation:** Over time, sediment from stormwater runoff builds up, reducing storage volume.
- **Vegetation Growth:** Excessive plant growth can further reduce water flow and retention.
- **Flooding Risks:** Reduced capacity can lead to increased flooding during heavy rainfall.
- **Dredging Intervals:** Many agencies recommend dredging every 5-15 years to maintain efficiency.

For specific guidelines, you might want to check out Florida's [Stormwater Management Design Standards](#) or the [Surface Water Management Criteria](#). Let me know if you need more details!