FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

NOVEMBER 21, 2024

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

November 14, 2024

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 "<u>District</u>") will be held on Thursday, November 21, 2024, 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=mf769443f0a461c6f64b519167787e6f9

Access Code: 2339 904 5151, Event password: Jpward

Or Phone: 408-418-9388 enter the access code 2339 904 5151, password Jpward to join the meeting.

Agenda

- 1. Call to Order & Roll Call.
- 2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
- 3. Consideration of **Resolution 2025-1**, a Resolution Re-Designating the Officers of the Flow Way Community Development District; providing for severability and invalid provisions; providing for conflict and providing for an effective date. [Page 6]
- 4. Discussion of vacancy in Seat 3 which no qualified elector qualified to run for election, which term runs through November 2028 and will be filled by appointment no later than February 18 ,2025, by the Board of Supervisors.
- 5. Consideration of Minutes:
 - I. September 19, 2024 Regular Meeting. [Page 8]

6	Ctaff	Items

- I. District General Counsel Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
- II. District Engineer Calvin, Giordano & Associates.
 - a. Engineer's Report. [Page 16]

I. Operational Projects:

- i. Lake 7 Modification by the Master HOA.
- ii. How the water management system for the Big Cypress Basin flows and its effect on Flow Way's water management system.
- iii. Landscaping.
- iv. Lake Maintenance.
- v. Entrance Maintenance.
- vi. Irrigation Pump House.
- vii. External Preserve Compliance update.

II. Capital Projects

i. Lake Bank Restoration.

III. Future Operations

- i. No items for Agenda
- District Manager JPWard & Associates, LLC
 - a. Future Series Bonds Issuance Refinancings Dates.
 - b. Financial Statements for period ending September 30, 2024 (unaudited). [Page 52]
 - c. Financial Statements for period ending October 31, 2024 (unaudited). [Page 71]
- 7. Supervisors Requests.

III.

- 8. Public Comments: Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
- 9. Announcement of Next Meeting Regular Meeting on December 19, 2024.

Quorum Call for December 19, 2024

Zack Stamp
Ronald Miller
Tom Kleck
Bart Bhatla

☐ Martinn Winters

10. Adjournment

Staff Review

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

The third order of business is the consideration of is the consideration of **Resolution 2025-1** which redesignates the officers of the Flow Way Community Development District after the outcome of the General Election which was held on November 5, 2024.

Below are the current officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ZACK STAMP
VICE-CHAIRPERSON	RON MILLER
ASSISTANT SECRETARY	TOM KLECK
ASSISTANT SECRETARY	BART BHATLA
ASSISTANT SECRETARY	MARTINN WINTERS
SECRETARY & TREASURER	JAMES P. WARD

The Board may by motion re-elect all officers to their current positions or take up each seat individually by motion and vote on each individual position.

Once completed, then the Board will take up Resolution 2025-1 to include the names of each member selected for the officer position.

The fourth order of business is the consideration of the September 19, 2024, Regular Meeting Minutes.

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

The seventh 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.

954.658.4900

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

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James P. Ward District Manager

Fiscal Year 2025 Meeting Schedule

	October 17, 2024	November 21, 2024
ı	December 19, 2024	January 16, 2025
	February 20, 2025	March 20, 2025
	April 17, 2025	May 15, 2025
	June 19, 2025	July 17, 2025
ı	August 21, 2025	September 18, 2025

RESOLUTION 2025-1

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Flow Way Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1: <u>DESIGNATION OF OFFICER'S OF THE DISTRICT.</u> The following persons are appointed to the offices shown:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2: 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 3: CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2025-1

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

<u>SECTION 4: PROVIDING FOR AN EFFECTIVE DATE.</u> This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 21st day of November 2024.

ATTEST:	FLOW WAY COMMUNITY DEVELOPMENT DISTRICT		
James P. Ward, Secretary	Name:		
	Chairperson / Vice-Chairperson		

MINUTES OF MEETING 1 2 FLOW WAY COMMUNITY DEVELOPMENT DISTRICT 3 4 5 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was 6 held on Thursday, September 19, 2024, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre 7 Vista Lane, Naples, FL 34119. 8 9 10 Present and constituting a quorum: 11 **Zack Stamp** Chairperson Ron Miller Vice Chairperson 12 13 Bart Bhatla **Assistant Secretary** Tom Kleck 14 **Assistant Secretary** 15 16 Absent: 17 **Martinn Winters** Assistant Secretary 18 19 Also present were: 20 James P. Ward District Manager 21 Jimmy Messick District Engineer 22 Michael Pawelczyk District Counsel 23 24 Audience: 25 **HOA Board Member** Lynn Hyduk 26 27 All residents' names were not included with the minutes. If a resident did not identify 28 themselves or the audio file did not pick up the name, the name was not recorded in these 29 minutes. 30 31 PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE 32 33 TRANSCRIBED IN ITALICS. 34 35 FIRST ORDER OF BUSINESS Call to Order/Roll Call 36 37 Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and 38 all Members of the Board were present, with the exception of Supervisor Winters, constituting a 39 quorum. 40 41 **SECOND ORDER OF BUSINESS Public Comments** 42 43 Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to 44 speak on items on the agenda during that item and will be announced by the Chairperson. 45 46 Chairperson Stamp reviewed public comment protocols. 47

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THIRD ORDER OF BUSINESS

Consideration of Minutes

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August 15, 2024 - Regular Meeting Minutes

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

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On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the August 15, 2024, Regular Meeting Minutes were approved as amended.

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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-12

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Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors of Flow Way Community Development District Supplementing Resolution 2014-1 which Resolution Previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments On And Peculiar To Property Directly And Specially Benefited (Apportioned Fairly And Reasonably) By The District's Projects; Approving And Adopting The Summary Of Bond Refinancing, Dated August 26, 2024, Which Sets Forth The Specific Terms Of The Flow Way Community Development District (Collier County, Florida) Special Assessment Refunding Bonds, Series 2024; Providing For The Supplementation Of The Special Assessments As Set Forth In The Improvement Lien Book; Ratifying And Approving The Execution Of A Lien Of Record And The Recording Thereof In The Public Records Of Collier County, Florida, And Providing For Severability, Conflicts, And An Effective Date

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Mr. Ward stated this was called a bring down resolution which amended the changes to the par debt assessments on the lots after refinancing. He asked Mike Pawelczyk to review the Resolution.

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Mr. Mike Pawelczyk: Back in 2014 this Board adopted a Resolution levying assessments for the assessment area we just went through the refinancing on. We will call those the 2014 assessments. As a result of the refinancing, you have lowered that assessment rate for those lands located within the assessment area. We call it a bring down resolution. For the record, it shows what those lower assessments are. You haven't changed the prior levy of assessment authority or the lien that was imposed in 2014, you're just identifying now that those landowners will be paying a lower assessment. That lower assessment will be as identified in the attachments to this resolution which primarily are in exhibit A, which is a supplemental methodology report. We call it a summary of bond refinancing. If you look at that summary of bond refinancing, you will see everyone who owns property within the assessment area, you will see their level of assessments reflected after the refinance. It is essentially the adoption of the new assessment role that will, going forward, appear on the tax bill. That's really all the resolution does. It's not technically necessary by law to do this resolution, but in speaking with Jim and your bond counsel, it is a good idea to do it because in it you have an accurate reflection in your District records to show what the new assessments are and that the Board considered it and lowered the assessment accordingly. That's really what the resolution does. The lien of record, which is attached as exhibit B, that instrument will be recorded. All it is, is a notice, that we've refunded the bonds, and we issued these refunding bonds in a certain amount, and that assessments are levied accordingly. It will appear, if you go to refinance your mortgage or sell your home, it will appear in the title work and tell those future buyers that the District has issued bonds for this assessment area and then in 2024 issued refunding bonds at a lower assessment rate. That's what it does and if there are no further questions a motion to adopt Resolution 2024-12 would be in order.

Chairperson Stamp asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-13

Consideration of Resolution 2024-13, a Resolution of the Board of Supervisors of Flow Way Community Development District Declaring a vacancy in Seat 3 pursuant to Section 190.006(3)(B) Florida Statutes, which no person qualified for this Seat during the qualifying period

Mr. Ward explained with the election this year, no electors qualified for Seat 3. He explained statute indicated the Board needed to declare a vacancy in Seat 3 which would become effective as of November 19, 2024, and then the remaining members of the Board should appoint a qualified elector residing in the District to sit in Seat 3 before February 18, 2025 to fill the four year term ending November 2028. He asked if there were any questions.

Mr. Miller asked if the Board appointed an individual to fill the term, and then the Seat went up for regular election.

Mr. Pawelczyk: Because nobody qualified for Martinn's seat, Seat 3, during the qualification period, the statute says the CDD Board then appoints someone to fill that term. So, because no one qualified we can't have anyone on the ballot for Seat 3. You will appoint a qualified elector to serve in that Seat for the entirety of the 4-year term through November 2028 at which time that Seat will come up for election again with Seat 5.

Mr. Miller: Between now and then it will remain vacant?

Mr. Pawelczyk: Between now and the time you appoint somebody it is essentially vacant, but really Martinn is technically a holdover until such time as we appoint somebody, unless he resigns.

Mr. Bhatla: So, we don't need a resignation from Martinn. He just did not run for election.

Mr. Ward: He did not run for election. He stays on the Board until you appoint a new person.

Chairperson Stamp: We can do that at the November meeting or we can do it 90 days later.

Mr. Ward: Correct.

Chairperson Stamp asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Resolution 2024-13 was adopted, and the Chair was authorized to sign.

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SIXTH ORDER OF BUSINESS

Staff Items

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

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Mr. Michael Pawelczyk: At the last meeting we adopted a resolution providing for a first amendment to the drainage easement to add certain properties. The Chairman has executed that first amendment. We are, however, waiting for the Association to provide that executed version back so we can record it. When I left for vacation 8 days ago, they said it was forthcoming, but I haven't received it yet, so I will follow up with their counsel unless someone wants to follow up with the Association before then.

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II. District Engineer – Calvin, Giordano & Associates

- a. Engineer's Report
 - 1) Current Operations
 - i. Landscape Maintenance
 - ii. Lake Maintenance
 - iii. Irrigation Pump House
 - iv. Entrance Maintenance
 - v. External Preserves Compliance
 - 2) Capital Projects
 - i. Lake Bank Restoration
 - 3) Future Operations

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Mr. Messick: Current operations, we are continuing to maintain our assets including providing an aeration treatment for the front entrance and swapping out our annuals in rotation this early August to keep the front entrance in premium shape. Lake maintenance, with regard to spraying for algae and leaves and so forth we are going through our rotation with our vendor to make sure there is no outstanding algae that's blooming. We are staying on top of that to the point where we should be good. The entrance, there's really not too much other than the landscaping. There were some flumes installed. We have some signage that's going to be installed so we can remove the speed hump on the pedestrian walkway at the entrance crossing, but we are maintaining our front entrance with various fountain equipment. Regarding irrigation, we have rebuilt the motor per our capital improvement plan and each year we will rebuild another motor. That has a year's warranty on it and should extend the life for another 5 to 7 years. We have finished up the preserve maintenance for fiscal year 2024. We are set to restart the next fiscal year's preserve maintenance program at the beginning of the year as soon as water levels start to drop back down during dry season so they can get out to the preserves and traverse through them. Next month in my report I will include a proposed capital lake bank restoration program map that's updated. There was some erosion on Lake 2. It's within the year warranty, so we will have to get that fixed next month. The look ahead table still has some edits and revisions. We do plan on taking over the irrigation pump for the Hatcher parcel. That will be in fiscal year 2025, October or November. Next week the internal preserve maintenance is scheduled to start. It was going to be August, but they've pushed that back and they are hoping to start that in the beginning of next week. We are

also installing littorals on Lakes 14, 26, and 24 to try to bolster the look and the environmental impact of those plants. That may not be able to start until those water levels drop a little bit at those particular lakes. We are working on trying to get the water levels down. This look ahead had starting drainage inspections for phase 2. We have since revised that and we are going to inspect the entire drainage system annually, and we are going to inspect the control structures and discharge piping twice a year, once when we do the annual inspection and again once before the rainy season just to make sure everything is operating as originally permitted. I mentioned we had some erosion on Lake 2. That happened next to the Geotube that we had installed. The vendor is going to be working out there. It is under warranty, and we are going to be fixing that. We have ongoing maintenance. The perimeter preserve fence is going to be inspected monthly. There is new fountain equipment being installed in October and the lights and nozzles have already been replaced, but we are expecting to have those fountains down and start the installation next month.

Mr. Tom Kleck: Lake 2, is that one that's out –

Mr. Messick: It's the first one you see when you come in on the left.

Mr. Kleck: Originally, I got the call from the homeowners in there, Tommy Smith and Jim Boggs (ph), and I think we initially thought it was drainage coming from one of the houses from the roof drain or the down spouts. Is that what it was or was it something else that maybe the crew didn't do right?

Mr. Messick: From my asset manager's site visit, he had determined it had to do with the Geotube that was installed. I'm not sure if it was in the middle section of the Geotube or at the end section where it matches existing grades, but the Geotube contractor is going to come out and make that fix. If it has to do with the pipe, we will have to address that in the fix.

III. District Manager - JPWard & Associates, LLC

- a. Florida Law changes to Form 1 filings
- b. Goals and Objectives reporting requirements for CDDs
- c. Future Series Bonds Issuance Refinancing Dates
- d. Financial Statements for period ending August 31, 2024 (unaudited)

Mr. Ward: There was a change to the statute this year that requires special districts, CDDs, to establish performance measures and standards for reporting. What the statute does not do is require us to have any specific way to do that, nor does it require any external reporting to other agencies within the State. The way the reporting is done is internally the District files it on the District's website as of September 30 and this year it is required to be filed by December 1. So, I have included in your Agenda package an extraordinarily simple way in which to do the reporting for September 30 of this year. Mostly it is administrative matters, public meeting compliance, notice of meetings, access to records; we will have Jimmy do an annual report as of September 30, how we do the budget preparation, and those types of things. You may establish additional reporting requirements. You may want to look at that for next year, but for 2024 this statute was just started in July of this year, so I think we should do this on a simple basis. I am going to ask you to approve these performance measures. We will put them on the District's website after this meeting and then by December 1, I will check the boxes on the performance measures to say we have achieved the measures, and this will go on the District's website by December 1 of this year. He asked if there were any questions; hearing none, he called for a motion.

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On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the performance measures were adopted.

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Mr. Ward: The District received an award recently. It was the Silver Medal Winner for the entrance landscaping for all of the Master Plan Committees that submitted their applications in southwest Florida. This gets our name on a plaque. Thank you to Jimmy and his team for spearheading that and for the landscaper that we have on site to be able to achieve that award.

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Mr. Bhatla: Thank you Jim also for organizing.

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Mr. Ward: I know Jimmy and his team have worked very hard on the entranceway.

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Mr. Bhatla: Who gave the award?

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Mr. Ward: I don't know. I just heard about it a few hours ago. I guess they have this State program which gives awards out, however, this is just southwest Florida which covers Lee County and Collier County. I see it in other communities in the state, but they do give out landscape awards for entranceways in southwest Florida and we got Silver. The only other thing I have is, we have recently been asked by the homeowner's association to assist in the program related to cane toads. Cane toads are a species which have come into the state of Florida who are very invasive. They are venomous. If a dog bites them, it will kill the animal. The way these cane toad programs work, the tadpoles come in through landscaping, the adults lay their eggs in the water, they can produce hundreds of tadpoles each, and then as they grow, they move up on land. The HOA has been treating them on land with minimal effect. We can treat them with chemicals in the water body, but once they get out of the water body then they have to be trapped and killed. The program we are going to put in place is to be able to treat the tadpoles in the water bodies which will substantially reduce the number of cane toads that get on land. There will be cane toads in a trapping program. That still has to be kept by the HOA. We are working with them in a joint effort, with one vendor, to both treat the tadpoles in the water bodies and then the same trapper will trap them and kill them and move them offsite once they get on land. The volume in Esplanade right now is pretty significant. It is not going to be a short program. We will have to do it this year and again next year and hopefully the volume will reduce over time. We will never get rid of these things. They will always be here. It's just a matter of keeping them under control as much as possible.

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Mr. Bhatla: What is the cost?

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Mr. Ward: We are going to split the cost with the HOA roughly 60/40. The HOA 60, we will do 40. It's going to run about \$7,500 dollars a month for four or five months. We will be responsible for 40 percent of that cost. Hopefully, it will only be four or five months. We will be treating on a weekly basis. As the tadpoles in the water bodies reduce, we will go down from the weekly treatments to something less than that, but at this point we are going to start out with a weekly process. Then next year we will gage that program and identify if it will be another weekly program or biweekly program or something different at that point in time. Obviously, we do not have budgeted funds for this, but I do have enough contingencies within the budget to use to engage in the program.

Mr. Kleck: Does the HOA or the CDD put out an alert or notice about the cane toads in the neighborhood?

Ms. Lynn Hyduk: (Indecipherable).

Mr. Kleck: I saw ten of them in my backyard yesterday. Have you gotten any of that type of feedback? My question is, I know what an adult cane toad looks like, but I've seen a lot of little toads running around and I'm not sure if they are in fact cane toads, but they sit under my coach lights and eat the bugs at night.

Ms. Hyduk: (Indecipherable). All I would recommend for people, like you said they will always be here, (indecipherable).

Chairperson Stamp: There is stuff online which will show you the difference between the toads with pictures. There is the shape of their head and the glands they've got. And on Facebook there has been some chatter about this is the worst they've ever seen them.

Mr. Bhatla: (Indecipherable).

Ms. Hyduk: (Indecipherable) areas where it's really intense, you can let me know. I can tell the trappers that go out. (Indecipherable).

Discussion ensued regarding the cane toads, the killing of cane toads being perfectly legal, what cane toads look like, the large number of cane toads in the area, and the cost of the cane toad elimination program for approximately \$7,500 dollars per month of which the CDD would pay 40 percent.

Mr. Ward explained the chemical used to eliminate the tadpoles would not hurt any fish in the water bodies.

Chairperson Stamp asked about the next series of bonds.

Mr. Ward: We achieved a very successful bond refinance and those of you who live in the first series of bonds area, next year, will receive a 28 percent discount on the annual assessment amount. It's a good financing. The rate on these bonds is 4.66. We achieved that with a premium bond structure for which we paid a little more up front to be able to get a better differential in the rate structure. 4.66 is a great rate. FMS Bonds did a great job with this refinancing, and I cannot thank them enough. With that said our next two series of bonds, we did two series in 2015, the latter part of next year we will start to take a look at refinancing those bonds. (Indecipherable).

Mr. Bhatla: What is the amount of those bonds?

Mr. Ward: Both of those bond issues were relatively small. I think they were in the \$4 million dollar to \$5 million dollar range each.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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James P. Ward, Secretary

330 331 Chairperson Stamp asked if there were any Supervisor's requests. 332 333 Mr. Kleck: If we are appointing a new board member, I suggest we have a selection of names. Perhaps 334 each one of us could come up with somebody we would like to see on the Board and then we make that 335 recommendation. I would like to have the opportunity to pick someone from three or four names. 336 337 Mr. Bhatla: (Indecipherable) alligators. 338 339 Mr. Ward: We put in place a program that if there is a nuisance alligator we can call and have them 340 take it out. The onus is on us. If residents or the HOA sees a nuisance alligator, all they have to do is advise us, and then we will take the steps to notify the proper agency. We do not call if we see an 341 342 alligator, we call if there is a nuisance alligator, if it is laying on the banks, or if somebody is feeding the 343 alligator, etc. 344 345 **EIGHTH ORDER OF BUSINESS Public Comments** 346 Public Comments: Public comment period is for items NOT listed on the Agenda, comments are 347 348 limited to three (3) minutes per person, assignment of speaking time is not permitted, however the 349 Presiding Officer may extend or reduce the time for the public comment period consistent with 350 Section 286.0114, Florida Statutes 351 352 Chairperson Stamp asked if there were any public comments; there were none. 353 354 NINTH ORDER OF BUSINESS **Announcement of Next Meeting** 355 356 Announcement of Next Meeting - Regular Meeting October 17, 2024 357 358 Chairperson Stamp indicated there was no reason to hold a meeting on October 17. He indicated he 359 would not cancel the meeting today, but it was possible the meeting would be cancelled. He noted 360 there was nothing now which required the action of the Board in October. He stated the November 361 meeting would need to be held. 362 363 **TENTH ORDER OF BUSINESS Adjournment** 364 365 The meeting was adjourned at approximately 1:38 p.m. 366 On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all 367 368 in favor, the Meeting was adjourned. 369 370 Flow Way Community Development District 371

Zack Stamp, Chairperson

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT November 2024

Board Meeting November 21st, 2024

Prepared For:

Board of Supervisors

Prepared By:





Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

CGA Project No. 21-4271 November 13, 2024

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

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

II. CURRENT OPERATIONS

The following items are currently outstanding:

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

1. Current Operations

i. Landscaping

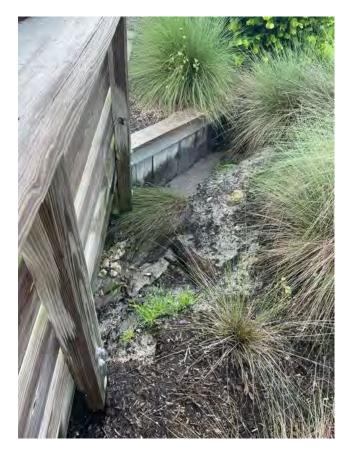
- Continuous monitoring of the entrance turf from the aeration process, which began this past summer.
- Mulch replacement at the front entrance, medians and the last rotation of annuals for the holiday season is scheduled for later this month (November).
- New pine straw installed November 13, 2024.
- The Panther crossing bridge has a washout that the Asset Manager is working to get repaired.
- Plantings on Lake 7 lake bank have already started to grow and fill in the area helping the structure of the bank.





(1) Lake 7 lake bank restoration progress with irrigation line (Beginning of October)

(2) Lake 7 lake bank restoration progress with irrigation line (End of October)



(3) Wash out at Panther Bridge

ii. Lake Maintenance

- The cane toad vendor started Flow Way CDD and HOA removal of adult and baby cane toads along with tadpole skimming on October 22nd. The first week was mainly focused on skimming tadpoles to prevent any further spreading. As of November 8th, the vendor has removed approximately 410,000 tadpole or approximately nine 5-gallon buckets full, spending roughly 19 hours of time this month skimming. The next 3 weeks were spent removing adult and baby cane toads and skimming additional lakes for tadpoles. As of November 11th, the vendor has removed approximately 600-700 hundred golf ball sized baby toads and 350 adult toads. Problematic lakes were lakes 15b, 18,19 with late-stage tadpoles and 1,2, 20, and 21 with early-stage tadpoles. Lakes 6,8,9,11,22 and 25 all had baby toads with many adult toads that were removed. The vendor is confident that over the next couple of weeks the cane toad population will reduce, and the number of hours onsite will be limited for the next 2-3 months as lake temperatures decrease and cane toad spawning drastically holts, which is typical during this time of the year. The vendor will continue to monitor the lakes for continued growth and will have updates on ongoing progress.
- Several yard drains that extend into the lakes throughout the Community have been raised to the surface, due to hurricanes, storms, and high winds. Once the water resides, these pipes will be anchored to the bottom of the lake.
- Shoreline weeds: The Flow Way and lakes 1, 2, 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 12, 13, 14, 15a, 15b, 17, 24, 25, 26, and 27 were treated for weed growth. Targets included torpedo grass, pennywort, and sedge. Most of the work was conducted using a back to selectively target growth within littorals. The shoreline of lakes 9, 14, and 25 received multiple treatments to reduce growth. Overall growth is minimal and will continue to be treated as needed.
- Submersed vegetation: New growth of chara and Illinois pondweed was treated in the flow way. Chara was also targeted in lakes 7, 8, 12, 14, and 20/21. Lake 7 received two treatments to reduce chara growth. Illinois pondweed was treated in lake 11 and 7. Lake 26 was treated for bladderwort and surface filamentous algae. Chara was observed in lakes 13,18/19, 22, and 23. This growth will be addressed during the next few visits.
- Floating weeds: Spatterdock was treated in lake 5B.
- Other: Ensured all culverts and outfalls were clear of debris before and after the storm.
- Water levels are slightly higher for this time of year.



(4) Lake 2 shoreline weeds under control



(5) Lake 1 weed growth reduction

iii. Entrance Maintenance

- The Entrance Fountains are undergoing the replacement of new motors/pumps/jets that are at the end of their useful life. Additionally, the file in the fountains are being replaced along with the replacement of the diamond bright to protect the overall integrity of the structure.
- On the week of the 21st the landscaping vendor trimmed down the fakahatchee grass along the sidewalk paths on both sides of the entrance bridge and atop of the hills of the front entrance. In doing so the grasses will be sprayed for herbicides and insects, spraying the grass when its trimmed down will be more beneficial because your able to spray the heart of the plant. The debris of the grass will be left where they lay, the grass will act as a mulch and decompose leaving the nutrients behind in the soil.
- The asset manager is having new pine straw installed by early November.
- The pine needles and berry pods in the trees will also begin being trimmed by early November.
- The fountains were shut down the day before Hurricane Milton. Fountains were turned back on after the hazards had passed.
- Cabbage palms will be trimmed the first or second week of November.
- There were several areas of pavers throughout the front entrance that were repaired.





(6) Debris left behind is beneficial to fauna

(7) Fakahatchee grass trimmed down

iv. Irrigation Pump House

• No updates

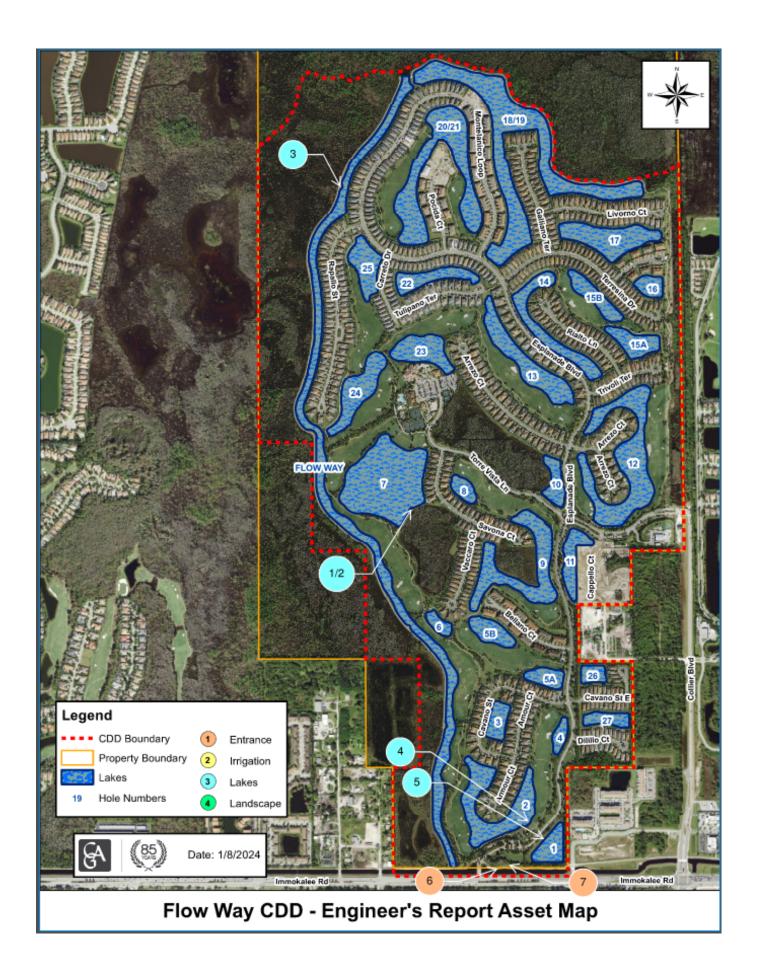
v. External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status)

2024 Preserve Maintenance project awarded to Aquatic Weeds Control, Inc. (low bidder) following the March 2024 board meeting. Preserve treatment for 2024 has been completed.

ALL PRESERVE AREAS are COMPLETE.

2025 Preserve Maintenance to start February 2025.





III. CAPITAL PROJECTS

- i. 2024 Lake Bank Restoration Lakes 2, 7, 8, & 17 ALL COMPLETED. Ongoing inspections during warranty period.
- ii. 2025 Lake Bank Restoration Lakes 3, 11, 14, 15A, & 18/19 included in Capital Improvement Plan.



Order & Schedule - TBD

IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Wet checks and de-fertilization on the aeration up front to ensure thriving results.
- Consistent monitoring by the Asset Manager and vendor of the aerated turf at the front entrance. There is a continuous program in place to have the turf thrive.
- The Asset Manager and vendor will be monitoring water levels because the water is too high and needs to subside for the pipes that are floating in areas. The issue is not overlooked, and the vendor is aware of the repairs.
- Turning off fountains when high wind speed will still be present for hurricane season.



(8) Fountains turned off as needed



(9) Raised pipe to be addressed upon normal water levels

2. Esplanade Golf & Country Club Driving Range

SDPA Application to PL20120001261 & PL20230001832

Engineering Plans for Esplanade G&CC Driving Range project provided to Flow Way CDD for review on 10/28/24. Proposed lake modifications include lake filling for driving range amenity expansion along the north bank of ex. aqua range (lake #7). To offsite the proposed lake filling for driving range expansion, equivalent lake dredging and expansion is being proposed along the south bank of lake #7.

Southern lake bank improvements include relocation of littorals. County and SFWMD permits will be required for CDD approval. Comments included in a Request for Additional Information (RAI) dated November 5th, was provided to the engineering firm and resubmittal is anticipated in the coming weeks.

See Appendix for Engineering Plans and RAI Letter on this project.

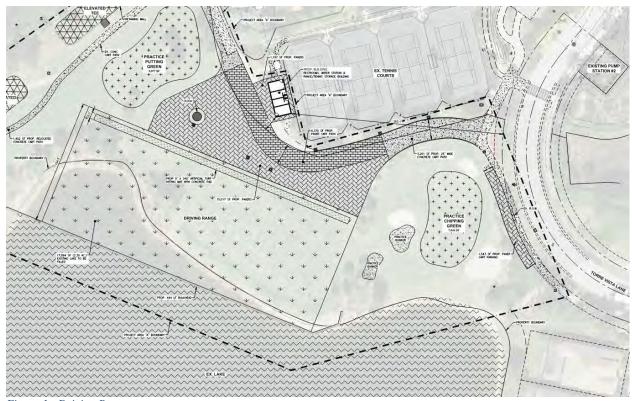


Figure 1 - Driving Range

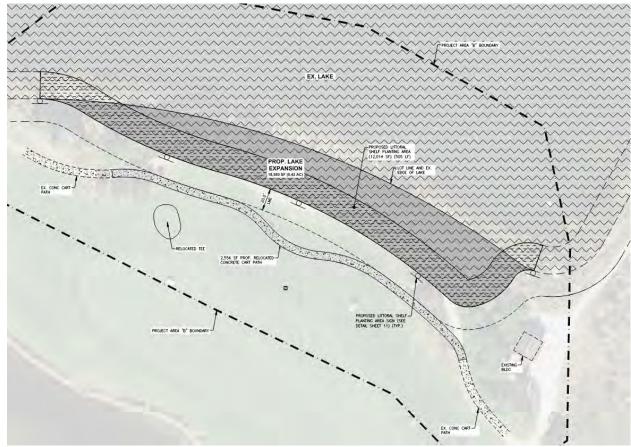
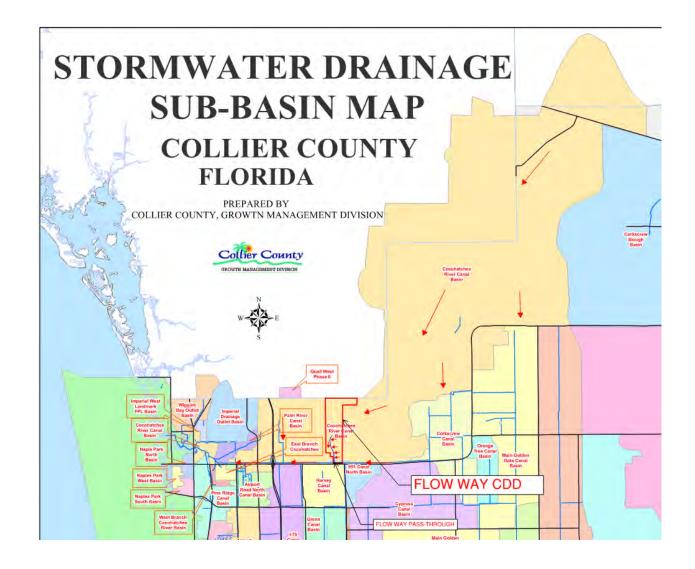


Figure 2 - Lake Expansion

3. FLOW WAY CDD - DRAINAGE SYSTEM REVIEW

Big Cypress Basin – Collier County Sub-Basin Map



4. LOOK AHEAD

- **5373301 Pump Station and Wells:** CDD to take over preventative maintenance responsibilities on the Hoover irrigation pump for the Hatcher parcel in November. **Purchase order was created.**
- **5384650** · Lake, Lake Bank & Littoral Shel: -12 month lake dye program was distributed to the lakes, there should be a good decline in submersed vegeation 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.
- **5793122** Landscaping Maintenance: Estate Landscaping to mow the lake bank on lake 7 once every month. Continuous turf maintenace is key and will be maintained throughout the year.
- **5793126** Annuals: Next annual rotation will be holiday themed and will be installed before Thanksgiving.
- **5793127** Annual Holiday Decorations: Holiday lighting scheduled to start installation mid October with plans to have everything installed by mid November and light up right before Thanksgiving.
- **5793131** Bridge & Roadway-Main Entrance: Front entrance pavers are scheduled to be pressure cleaned in November.
- **5796063** Capital Outlay: Looking into redoing the tile and diamond bright to protect the overall integrity of the structures.

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

-Gator removal program was put into place, still working with Cori to get the information up on the CDD wesbite.

PERMITTING

We are continuing our ongoing work of identifying permits that have been obtained for the development of the District's infrastructure. The below list is not complete, and will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee- Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20- 30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12- 1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade G&CC of Naples - Hatcher Parcel Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Complete - Closed for Upload
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	Complete – Add Application Type
Esplanade Golf and Country Club of Naples – Hatcher Parcel (UTCP)(UTCF)	PL20200002660	12/30/2020		TAYLOR MORRISON ESPLANADE NAPLES LLC	Complete - Closed for Uploads

^{*}Additional Collier County permits completed, available upon request.

V. ENGINEER'S REPORT COMPLETE

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

State of Florida Registration No. 70870

SDPA

Esplanade Golf & Country Club Driving Range

SDPA Application

To PL20120001261 & PL20230001832

Located in COLLIER COUNTY, FLORIDA Section 15&22, Township 48 South, Range 26 East

Owner:

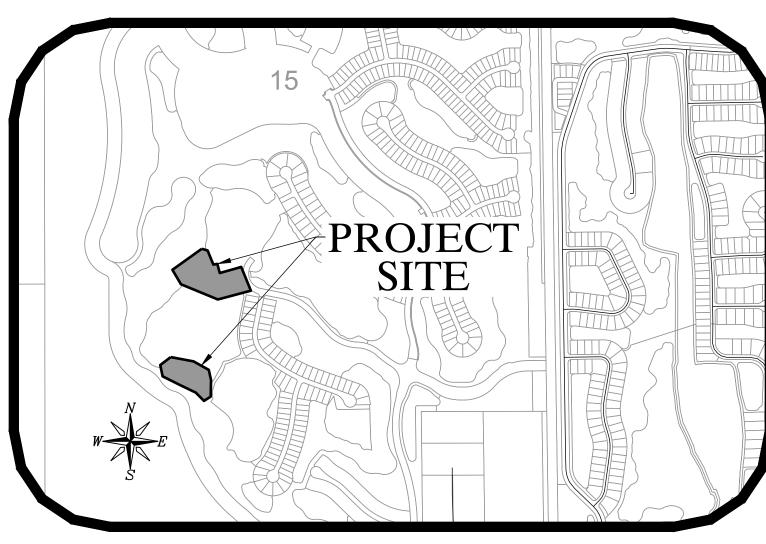
ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES INC

8910 Torre Vista Lane Naples, FL 34119 Tel: 239-315-3922

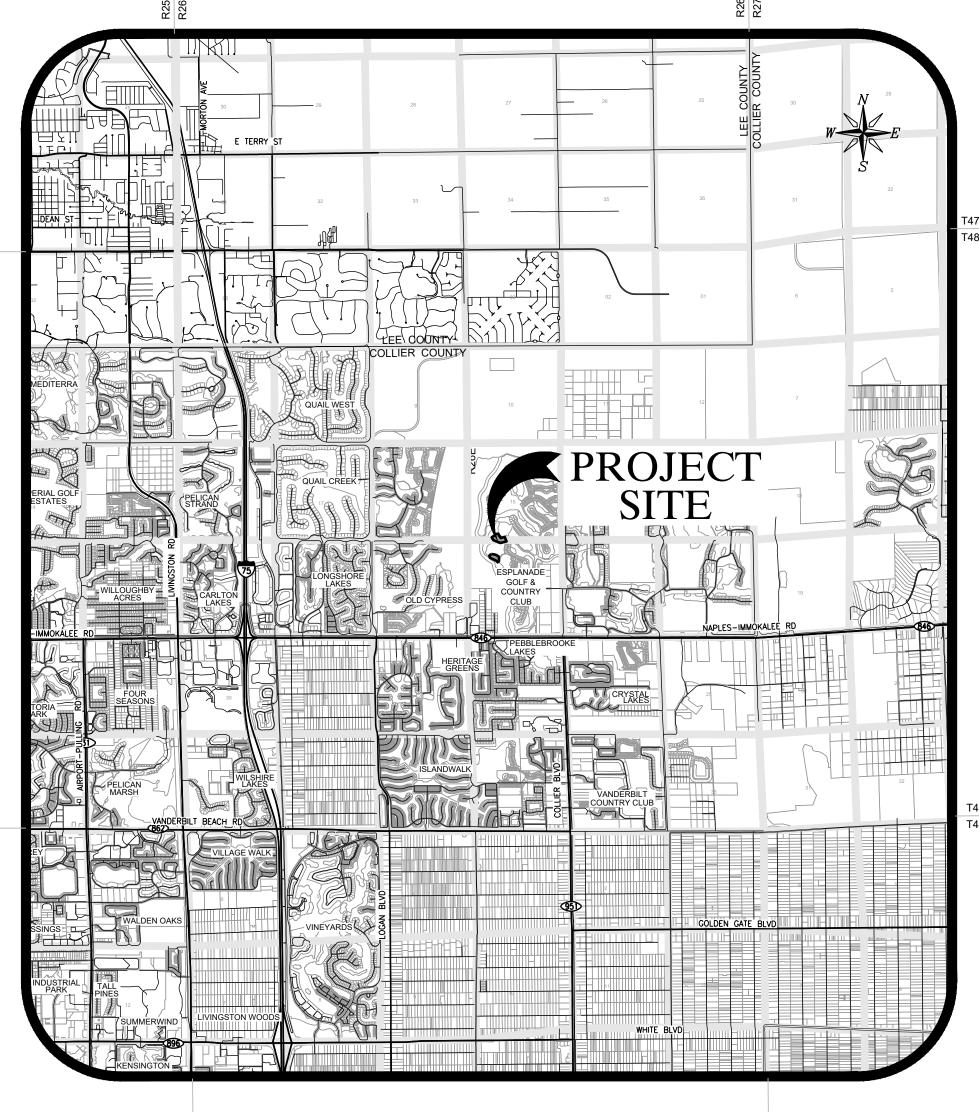
Email: Kathyhowenstine@gmail.com

COLLIER COUNTY ZONING: RPUD

COLLIER COUNTY PUD ORDINANCE NO. 01-20, 09-21, 12-41, 14-36, 19-07 COLLIER COUNTY FOLIO NUMBERS: 31347540027, 31347511069, 31347511522 COLLIER COUNTY STRAP NUMBERS: 281723A13B15, 281715GC113B22, 281715L2113B22



Vicinity Map 1"=1000'



Location Map 1"=1 MILE

Prepared by:

www.GradyMinor.com



Bonita Springs: 239.947.1144

Q. Grady Minor and Associates, P.A 3800 Via Del Rey Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151

Business LC 26000266 Fort Myers: 239.690.4380

Sheet Description

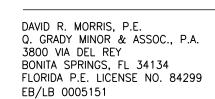
Index of Sheets

Dwg. No.	Sheet Description
1	COVER SHEET
2	GENERAL NOTES
3	AERIAL, EXISTING CONDITIONS, EROSION CONT AND DEMOLITION PLAN
4	OVERALL SITE PLAN
5	SITE PLAN 1 - DRIVING RANGE
6	SITE PLAN 2 - LAKE EXPANSION
7	GRADING PLAN 1 - DRIVING RANGE
8	GRADING PLAN 2 - LAKE EXPANSION & CROSS SECTIONS
9	UTILITY PLAN
10	UTILITY PLAN AND PROFILE
11	PAVING, GRADING, AND DRAINAGE DETAILS
4.0	COLLIER COLINEY/LITH ITIES RETAILS

BUILDING	NFPA CONSTRUCTION TYPE	FBC CONSTRUCTION TYPE	TOTAL AREA (SQ. FT.)	NUMBER OF STORIES	SPRINKLERED OR NON-SPRINKLER ED	FIRE FLOW (GPM)	75% REDUC BUT NOT L THAN 1,0 (GPM)
RESTROOM	V(000)	V-B	880	1	NON SPRINKLERED	1,500	1,500

Revisions

Revision	Date	Description	Ву



GENERAL NOTES

EXPENSE.

6. COORDINATES ARE IN STATE PLANE EAST.

DIRECTED BY THE OWNER OR ENGINEER.

ORDINANCE NO. 91-103, SECTION 4.10.1.1.2A.

IN THE FIELD BY OWNER OR ENGINEER.

OWNER AND ENGINEER PRIOR TO START OF CONSTRUCTION.

DEVELOPMENT ORDER.

CONSTRUCTION.

CONSTRUCTION.

AND FDOT.

PUBLIC ROADWAY ROW.

OF THE REQUIRED IRRIGATION SYSTEM.

SURFACE WATER TURBIDITY CAUSED BY THEIR ACTIVITY.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLLIER COUNTY STANDARDS & SPECIFICATIONS

4. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED IN THE

. ANY PUBLIC LAND PROPERTY CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE

CONTRACTOR. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY

REFERENCED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. ANY SURVEY MONUMENT DESTROYED BY

CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A REGISTERED SURVEYOR & MAPPER AT THE CONTRACTOR'S

7. CONTRACTOR SHALL NOT DISTURB AREAS BEYOND 5 FEET OUTSIDE PROPOSED TOE-OF-SLOPE OR TOP OF DITCH.

8. BLACK SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINES AND/OR CONSTRUCTION LIMITS PRIOR TO

9. ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH. EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM

10. UTILIZE SYNTHETIC BALES, TEMPORARY BERMING, SOD, SEED, AND MULCH TO CONTROL EROSION AS REQUIRED OR

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION AND CONTROL OF ANY EROSION, SEDIMENTATION OR

12. DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI

14. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE

15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY

16. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATION IN

17. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE COLLIER COUNTY GROUNDWATER PROTECTION

18. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT

19. CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING WITH COLLIER COUNTY COMPLIANCE SERVICES STAFF

20. EXOTIC VEGETATION AS DEFINED BY COLLIER COUNTY LAND DEVELOPMENT CODE [LDC], SHALL BE REMOVED FROM

21. CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS AND

23. CONTROL STRUCTURES, SEDIMENT SUMPS AND OTHER FEATURES PERMITTED AS PART OF THE WATER MANAGEMENT

24. INSTALLATION OF SUBSURFACE CONSTRUCTION. INCLUDING BUT NOT LIMITED TO WATER AND IRRIGATION LINES.

25. COUNTY ROW PERMIT IS REQUIRED FOR ANY CONSTRUCTION/MAINTENANCE WORK PROPOSED WITHIN ANY COUNTY

26. ALL FILL SLOPES SHALL BE PROPERLY COMPACTED AS REQUIRED IN THE SPECIFICATIONS AND SHALL BE SEEDED OR

27. THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A

28. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED

29. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND MAINTENANCE

31. THE OWNER OR HIS ASSIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT SYSTEM,

ALL PAVING, GRADING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF COLLIER COUNTY

2. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RIMS AND COVER, GRATES,

PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY

SYSTEM SHALL BE CONSTRUCTED AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE.

FINAL SET OF RECORD DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER IMMEDIATELY.

IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORDS.

SODDED AS DIRECTED BY OWNER WITHIN 28 HOURS OF FINAL GRADING.

30. DUMPSTER TRASH PICKUP TO BE PROVIDED BY WASTE MANAGEMENT

ETC., NECESSARY TO MATCH FINAL GRADES AS SHOWN ON PLANS.

OPEN SPACE, COMMON AREAS, AND PRIVATE STREETS.

PAVING. GRADING & DRAINAGE NOTES:

DEBRIS (INCLUDING EXISTING STRUCTURES) NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA.

WHERE SO DEPICTED BY THE OWNER'S REPRESENTATIVE, TREES AND VEGETATION WITHIN THE CLEARING LIMITS

SHALL BE PROTECTED, LEFT STANDING, AND TRIMMED TO PREVENT DAMAGE TO LIMBS AND ROOTS DURING

THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE

TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF

TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.

TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING

DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE

CONSTRUCTION. REFER TO EROSION CONTROL PLAN SHEET FOR SILT FENCE CONSTRUCTION INFORMATION, AS

2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

3. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD - 1929), ADD 1.266.

CONTRACTOR SHALL NOT WORK OUTSIDE OF RIGHT OF WAY LINE OR EASEMENTS.

FOR A PARTICULAR AREA, SEED AND MULCH IS INCIDENTAL TO THE PROJECT.

140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.

13. LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PRIOR TO PRELIMINARY ACCEPTANCE.

ARV AIR RELEASE VALVE
BFP BACK FLOW PREVENTER DEVICE
BL BASELINE
BLVD BOULEVARD
BOC BACK OF CURB

BOV BLOW-OFF VALVE
BSP BACTERIAL SAMPLE POINT
CATV CABLE TELEVISION
CB CATCH BASIN
CL CENTERLINE

CL CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEAN OUT
CONC CONCRETE

CPP CORRUGATED PLASTIC PIPE
CS STORM WATER CONTROL STRUCTURE
CTRL CONTROL ELEVATION
CUE COUNTY UTILITY EASEMENT

CV CHECK VALVE

DBI DITCH BOTTOM INLET

DE DRAINAGE EASEMENT

DEPT DEPARTMENT

DIP DUCTILE IRON PIPE

EL OR ELEV ELEVATION

EOP EDGE OF PAVEMENT

EOW EDGE OF WATER
ERCP ELLIPTICAL REINFORCED CONCRETE PIPE

ESMT EASEMENT

EX EXISTING

FDC FIRE DEPARTMENT CONNECTION

FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FES FLARED END SECTION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
FFE FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATION

FIRE HYDRANT ASSEMBLY WITH GAVE VALVE

FIRE LINE

FORCE MAIN

FPL FLORIDA POWER & LIGHT
GV or WV WATER MAIN GATE VALVE WITH VALVE BOX
H/C HANDICAP

H/C HANDICAP
HDPE HIGH DENSITY POLYETHYLENE
HORIZ HORIZONTAL
HW CONCRETE HEADWALL
ICV IRRIGATION CONTROL VALVE
IM IRRIGATION MAIN
INC INCORPORATED
INV INVERT
IRR IRRIGATION

JB JUNCTION BOX
LBE LANDSCAPE BUFFER EASEMENT
LF LINEAR FEET
LME LAKE MAINTENANCE EASEMENT

LP LIGHT POLE
MAX MAXIMUM
MES MITERED END SECTION
MH MANHOLE
MJ MECHANICAL JOINT
MIN MINIMUM

NGVD NATIONAL GEODETIC VERTICAL DATUM
NIC NOT IN CONTRACT
NTS NOT TO SCALE
PBSP PERMANENT BACTERIAL SAMPLE POINT
DC POINT OF CURVE

PC POINT OF CURVE
PE PIPE END
PIV POST INDICATOR VALVE
PL PROPERTY LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
POT POTABLE
PROP PROPOSED

PROPOSED

POINT OF TANGENT

PUBLIC UTILITY EASEMENT

POLYVINYL CHLORIDE PIPE

POINT OF VERTICAL INTERSECTION

PAVEMENT

PVMT PAVEMENT
PS PUMP STATION
RED REDUCER
RCP REINFORCED CONCRETE PIPE
ROW RIGHT-OF-WAY
SAN SANITARY

SB SOIL BORING
SSS SANITARY SEWER SERVICE WITH CLEANOUT
ST STREET
STA STATION

SV/PV SANITARY PLUG VALVE
SWK SIDEWALK
SWR SEWER

THROAT INLET

TOP OF BANK

TYPICAL

TOE OF SLOPE

UTILITY POLE

VERTICAL

WITH

UTILITY EASEMENT

UTILITY POLE - CONCRETE

UTILITY POLE - METAL

UTILITY POLE - WOOD

VALLEY GUTTER INLET

WATER SERVICE WITH WATER METER

VALLEY GUTTER

WATER MAIN

YARD DRAIN

SWR SEWER
TBSP TEMPORARY BACTERIAL SAMPLE POINT
TEMP TEMPORARY

3. EXISTING OFF—SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.

4. STORM DRAIN PIPE SHALL BE RCP, UNLESS SHOWN OTHERWISE.

5. YARD DRAIN PIPE SHALL BE PVC (SDR26 OR C900-DR18) OR HDPE WITH INTEGRAL BELL, SMOOTH INTERIOR AND SOIL TIGHT JOINTS.

6. CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATED FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED AND THEN PLACED WITHIN THE PROPOSED PROJECT AS DETERMINED BY OWNER.

7. ALL FILL SLOPES SHALL BE PROPERLY COMPACTED AS REQUIRED IN THE SPECIFICATIONS AND SHALL BE SEEDED OR SODDED AS DIRECTED BY OWNER WITHIN 24 HOURS OF FINAL GRADING.

8. ALL ACCESSIBLE SPACES, ACCESSIBLE PATHS, CROSSWALKS, AND RAMPS SHALL COMPLY WITH THE CURRENT ADDITION OF THE FLORIDA ACCESSIBILITY CODE.

UTILITY COORDINATION NOTES:

1. THE LOCATIONS OF THE EXISTING AND PROPOSED UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE UTILITY OWNER AND CONTRACTOR DURING CONSTRUCTION.

2. BEFORE BEGINNING EXCAVATION IN THE AREA, THE CONTRACTOR SHALL NOTIFY "SUNSHINE ONE CALL" UNDERGROUND UTILITY NOTIFICATION CENTER AT 811 OR 1-800-432-4770 AND ANY UTILITIES WHICH MIGHT BE AFFECTED AT LEAST 48 HOURS IN ADVANCE. ALL UTILITY OWNERS MAY NOT BE A MEMBER, REQUIRING DIRECT CONTACT:

SERVICE PROVIDER CONTACT UTILITY COMPANY <u>TELEPHONE</u> MARK COOK COMCAST 800-391-3000 ELECTRIC: JORDAN COOK 239-353-6046 (24 HR. EMERGENCY) 800-468-8243 TELEPHONE: DEB CORBIN CENTURY LINK 239-263-6318 (24 HR. EMERGENCY) 611 770-918-5424 (24 HR. EMERGENCY) 800-241-3624 OPTION 9,0

UNDERGROUND FACILITY LOCATION SERVICES: (THE SUNSHINE STATE) 1-800-432-4770

3. ROUTINE COUNTY INSPECTIONS SHALL BE PERFORMED WITHOUT NOTICE ON ALL POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER SYSTEMS CONSTRUCTION TO ENSURE COMPLIANCE WITH COUNTY APPROVED.

IRRIGATION WATER AND/OR WASTEWATER SYSTEMS CONSTRUCTION TO ENSURE COMPLIANCE WITH COUNTY APPROVED CONSTRUCTION DOCUMENTS. IN THE EVENT THE COUNTY INSPECTOR, OR AN EMPLOYEE OF THE PUBLIC UTILITIES DIVISION, DURING AN ON—SITE INSPECTION, FINDS CONSTRUCTION IN PROGRESS WHICH DOES NOT COMPLY WITH THE PROCEDURES AND POLICIES CONTAINED HEREIN AND/OR THE APPROVED CONSTRUCTION DOCUMENTS, THE COUNTY INSPECTOR, OR EMPLOYEE OF THE PUBLIC UTILITIES DIVISION SHALL HAVE FULL AUTHORITY TO ISSUE A STOP WORK ORDER. SUCH STOP WORK ORDER SHALL REMAIN IN FULL FORCE AND EFFECT WITH RESPECT TO THE NON—COMPLIANT WORK UNTIL THE DOCUMENTED DISCREPANCIES HAVE BEEN CORRECTED TO THE FULL SATISFACTION OF THE PUBLIC UTILITIES DIVISION. CONSTRUCTION—RELATED INSPECTIONS, WHERE APPLICABLE, SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

a. HOT TAPS TO POTABLE WATER LINES LARGER THAN 6" AND WASTEWATER SYSTEMS LINES GREATER THAN 4". *
 b. MASTER METER AND BYPASS PIPING.
 c. JACK & BORE CASINGS. *

d. PRESSURE TESTS. *

e. INFILTRATION/EXFILTRATION TESTS. *

f. LIET STATION INSTALLATION PRIOR TO COVER-LIP AND START-LIP **

f. LIFT STATION INSTALLATION, PRIOR TO COVER-UP AND START-UP. *

h. LAMPING OF SEWER LINES. *
i. PIGGING AND FLUSHING OF WASTEWATER LINES, FORCE MAINS, POTABLE WATER MAINS AND NONPOTABLE IRRIGATION LINES. *

NOTE: FULL BORE FLUSHING AND PIGGING OF POTABLE WATER LINES NEED ONLY WATER DEPARTMENT INSPECTION.

j. TELEVISION VIDEO TAPING OF WASTEWATER LINES AT END OF CONSTRUCTION AND THE WARRANTY PERIOD ("IN-OFFICE REVIEW").

k. CONFLICT CONSTRUCTION. *
I. CONNECTIONS TO EXISTING POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEMS. *

m. 8" DIAMETER OR LARGER CASING INSTALLATIONS. *
 n. OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY STAFF AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.

o. CHLORINATION OF WATER LINES AND REFLUSHING OF LINE AFTER CHLORINATION (NEEDS ONLY WATER DEPARTMENT INSPECTION ONLY). *

p. INSTALLATION OF TEMPORARY METERS/BACKFLOWS. *
q. BACTERIOLOGICAL SAMPLING (NEEDS WATER DEPARTMENT INSPECTION ONLY). *

r. HOT TAPS TO ANY WATER CONCRETE MAINS, PRESSURE TESTS ON LINES 20" AND GREATER, AND CONNECTIONS TO EXISTING POTABLE SYSTEMS GREATER THAN 12" NEED TO BE INSPECTED BY THE WATER DEPARTMENT AND CDES. *

s. FIRE FLOW TESTING.

* INSPECTOR ON BEHALF OF THE COUNTY OR OTHER QUALIFIED EMPLOYEE OF THE COUNTY MUST BE PRESENT DURING INSPECTIONS MARKED WITH AN ASTERISK. 48 HOURS ADVANCE NOTIFICATION REQUIRED.

4. PROVIDE EACH UTILITY OWNER WITH THE UWS (UTILITY WORK SCHEDULE) TO BE COMPLETED BEFORE BIDS ARE ADVERTISED.

5. DO NOT TIE WATER MAINS IN UNTIL LINES HAVE BEEN CLEARED.

6. USE OF GAP CONFIGURATION OR TEMPORARY BACKFLOW ASSEMBLY AT THE OPTION OF THE FIRE DISTRICT.

7. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE DEVELOPMENT ORDER.

8. THE WATER MAINS NOT WITHIN A DESIGNATED COLLIER COUNTY UTILITY EASEMENT (CUE) SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, THEIR ASSIGNS OR THEIR SUCCESSORS.

9. ALL SANITARY SEWER SYSTEMS AND POTABLE WATER WILL BE PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNER, THEIR ASSIGNS, OR SUCCESSORS.

10. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER, THEIR ASSIGNS OR SUCCESSORS.

11. ALL GRAVITY SEWER PIPES SHALL BE PVC (ASTM 3034) SDR 26.

12. SANITARY LATERALS ARE SIZED AS NOTED AND SHALL BE AT 1.04% MINIMUM SLOPE. SANITARY SEWER CLEANOUTS TO BE PLACED A MINIMUM OF EVERY 75 FEET.

13. WATER MAINS SHALL BE PVC (AWWA C-900) DR-18, EXCEPT DR14, CLASS 305 UNDER PAVEMENT & 5' BOTH

14. ALL WATER SERVICE SLEEVES SHALL BE 4" PVC (SCH 40) W/24" COVER BASED ON FINISH GRADE.

15. FIRE/IRRIGATION MAINS AND FDC LINES SHALL BE INSTALLED IN THE SAME TRENCH. SEPARATION SHOWN FOR CLARITY.

16. HORIZONTAL AND VERTICAL DEFLECTION OF THE PRESSURE MAINS SHALL NOT EXCEED THE PIPE MANUFACTURERS SPECIFICATIONS & SHALL NOT EXCEED 80% OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600. BENDS SHALL BE USED WHERE DEFLECTIONS EXCEED THE MANUFACTURES SPECIFICATIONS.

17. CONTRACTOR SHALL COORDINATE WITH FPL FOR RELOCATION OF ELECTRIC LINES, METER BOXES, LIGHTS AND TRANSFORMERS.

18. CONTRACTOR SHALL INSTALL ELECTRONIC BALL MARKERS EVERY 250 L.F. & AT ALL BENDS OR CHANGES IN ALIGNMENT, AT A DEPTH OF TWENTY FOUR INCHES (24") BELOW FINAL GRADE. CONTRACTOR TO INSTALL MARKING TAPE ABOVE D.I.P. & P.V.C. MAINS (EXCEPT GRAVITY SEWER LINES) FOR ENTIRE LENGTH, 2 FT. BELOW GRADE OR ONE—HALF THE PIPE'S BURY, WHICHEVER IS LESS. (AT MIN. COVER OF 30 INCHES, THE DEPTH OF THE TAPE SHOULD BE ONLY 15 INCHES).

19. ALL CONDUITS FOR OTHER UTILITIES SHALL BE SEPARATED FROM POTABLE WATER, FORCE MAINS & SANITARY SEWER, BY A MIN. CLEAR VERTICAL DISTANCE OF 18" & HORIZONTAL DISTANCE OF 5'.

20. FIRE HYDRANT SHOWN HERON SHALL BE TEMPORARY BACTERIAL SAMPLING POINTS.

21. COUNTY IS NOT RESPONSIBLE TO REPLACE LANDSCAPE MATERIALS DESTROYED DURING MAINTENANCE OF THE WATER AND/OR SEWER SYSTEMS. ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVEGROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

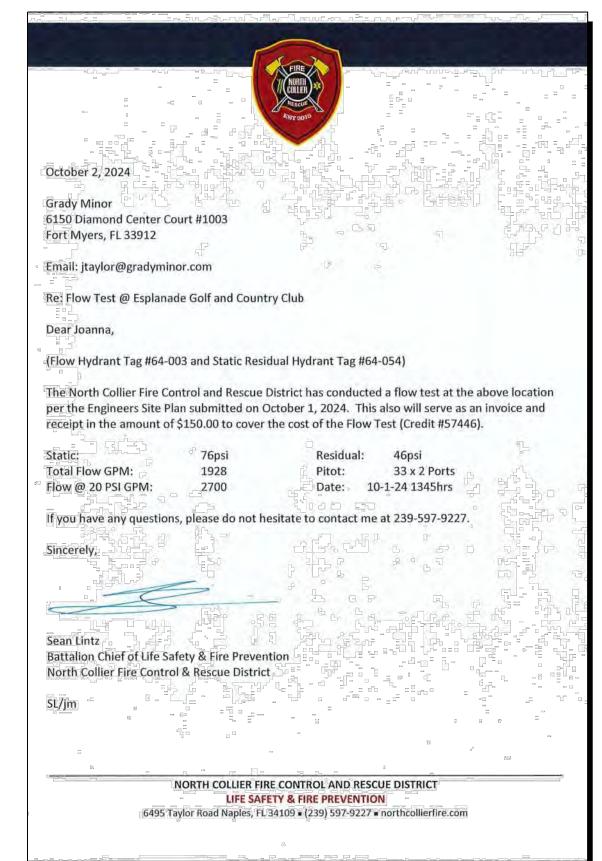
ROADWAY SIGNING AND MARKING NOTES

1. ROADWAY SIGNAGE AND PAVING MARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND CURRENT COUNTY REQUIREMENTS UNLESS SPECIFIED OTHERWISE.

2. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS WELL AS ROADWAY DESIGN ARE TO BE IMPLEMENTED IN ACCORDANCE WITH STANDARDS ADOPTED BY THE STATE IN ACCORDANCE WITH STATE STATUTE.

3. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS UNLESS OTHERWISE NOTED. WHITE CONCRETE PAVER BRICKS MAY BE USED IN LIEU OF PAINT FOR STRIPPING WITHIN SPECIALTY PAVING AREAS SUCH AS PAVER BRICKS.

4. BLUE RAISED REFLECTIVE PAVEMENT MARKINGS SHALL BE PLACED AT ALL FIRE HYDRANTS IN ACCORDANCE WITH THE LOCAL FIRE DISTRICT.



FIRE LINE NOTES:

1. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.

2. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE 2016 EDITION OF NFPA 24.

 UNDERGROUND FIRE LINES SHALL BE INSTALLED BY AN APPROPRIATELY CERTIFIED FIRE SPRINKLER CONTRACTOR OF A TYPE V UNDERGROUND CONTRACTOR AS DEFINED AND OUTLINED IN 633.021 AND 633.539 F.S.

FIRE HYDRANT NOTES:

1. FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO PLACING COMBUSTIBLE MATERIALS ON SITE.

2. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER (NFPA 291)

FIRE HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY VEGETATION. AN AREA OF 3 FEET ON BOTH SIDES, TO THE REAR AND CLEAR TO THE STREET SHALL BE MAINTAINED.

4. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM BACK OF SIDEWALK.

ZONING DESIGNATION:	RPUD	RPUD					
EXISTING LAND USE:	RESIDENTI	TAL / GOLF TRACTS (R/G)					
PROPOSED LAND USE:	RESIDENTIAL / GOLF TRACTS (R/G)						
FLOOD ZONE:	ZONE 'X'						
MINIMUM FINISHED FLOOR ELEVATION	16.60 NA	VD					
DEVELOPMENT STANDARDS PER PUD (ACCESSORY STRUCTURES)	19-07	REQUIRED (FT)	PROVIDED (F				
MAXIMUM BUILDING HEIGHT - ZONED		35					
MAXIMUM BUILDING HEIGHT - ACTUAL		45					
FRONT YARD SETBACK		N/A					
SIDE YARD SETBACK			19.3'				
			267'				

DECORPORTION	EXISTING	SITE (AC)	PROPOSEI	O SITE (AC)	% SITE AREA (PROPOSED)		
DESCRIPTION	BASIN (2-7)	BASIN (2-9)	BASIN (2-7)	BASIN (2-9)	BASIN (2-7)	BASIN (2-9)	
SUB BASIN 2-7 WATER MANAGEMENT AREA	38.65	27.39	38.65	27.39	100	100	
IMPERVIOUS	20.01	15.41	20.53	15.43	53.11	56.33	
BUILDING(s)	1.05	3.43	1.05	3.45	2.72	12.59	
PAVEMENT (W/CURB) (PARKING/SIDEWALK)	0.90	7.04	1.40	7.04	3.62	25.70	
LAKES	18.06	4.94	18.08	4.94	46.77	18.04	
PERVIOUS	18.64	11.98	18.12	11.96	46.89	43.67	
OPEN SPACE (NOT INCLUDING LAKES/POOLS)	18.64	11.98	18.12	11.96	46.89	43.67	

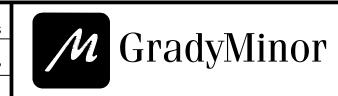
SURFACE WATER MANAGEMENT	SUMMARY	(FT. NAVD 88)	
			•

	- '	/
	PERMITTED (APPLICATION: 190726-11) BASIN 2	PROPOSED
FEMA ELEVATION	ZONE AH=13.5-14.0	ZONE AH=13.5-14.0
MINIMUM ROAD CROWN ELEVATION	16.00	16.00
MINIMUM FINISH FLOOR ELEVATION	16.60	16.60
MINIMUM PERIMETER OF BERM	16.30	16.30
CONTROL ELEVATION	13.50	13.50

LITTORAL ZONE PLANTING CALCULATIONS PROVIDED REQUIRED LITTORAL COMPENSATING PLANTINGS = 7% OF PROPOSED BULKHEAD LITTORAL PLANTING EXPANDED LAKE AREA @ PROVIDED LITTORAL LAKE SHORELINE (MAX 40% SHORFLINE (1 LE LITTORAL PER EXISTING LAKE LAKE EXPANSION LAKE # (BASIN 2-7) AREA (AC) AREA (SF) (NET) CONTROL EL (SF) PLANTING AREA (SF) LENGTH (LF) LENGTH) (LF) LF BULKHEAD) (LF EXISTING LAKE 7 18.06 716 50.12 12,014 $3,499 \pm$ 505



DESIGNED BY:				
PG				
DRAWN BY:				
SMP				
APPROVED:				
DRM				
JOB CODE:				
EDRSDPA				
SCALE:		D		
AS SHOWN	Ву	Description	Date	Revision



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• Landscape Architects

Business LC 26000266

Fort Myers: 239.690.4380

ESPLANADE GOLF & COUNTRY CLUB DRIVING RANGE

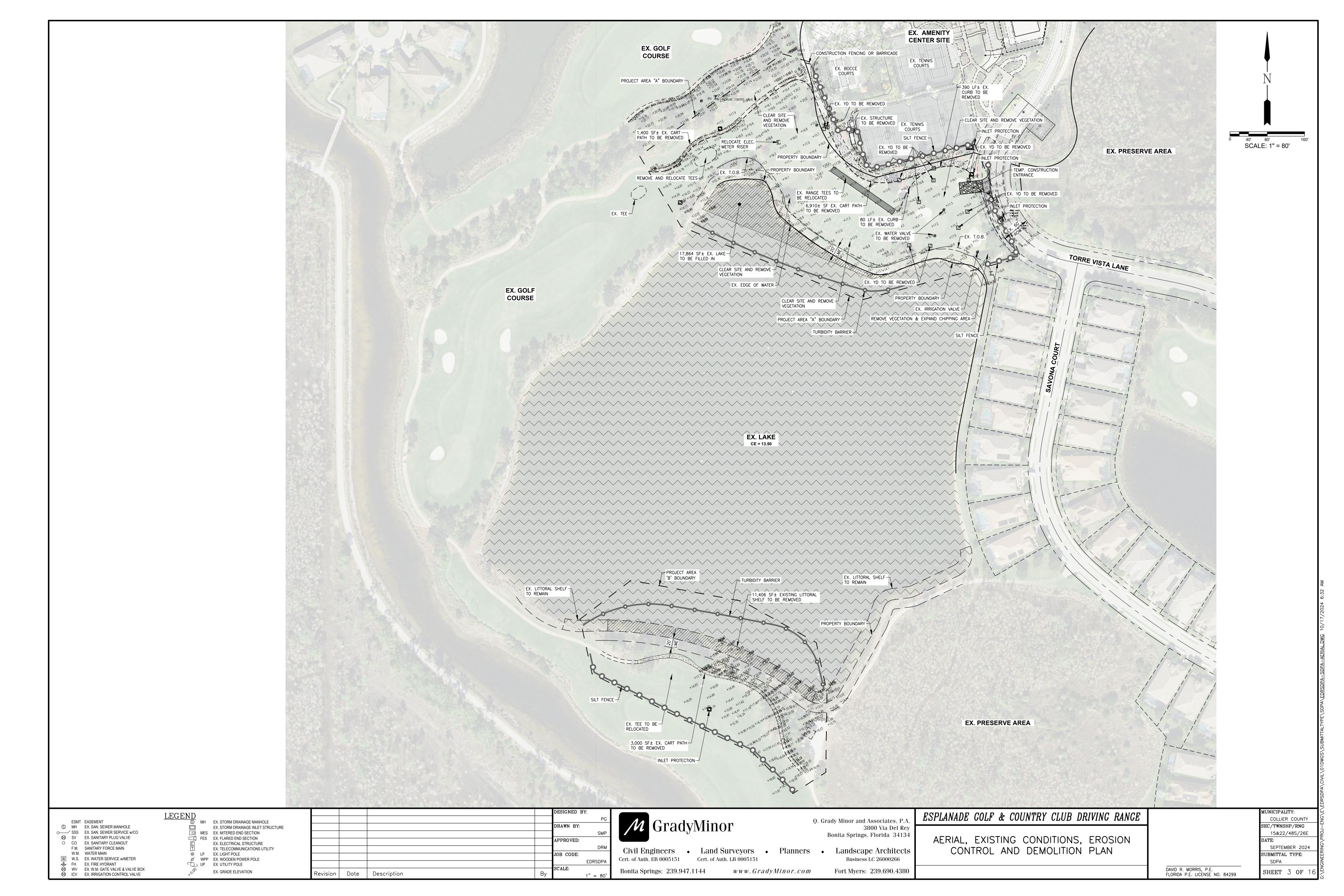
GENERAL NOTES

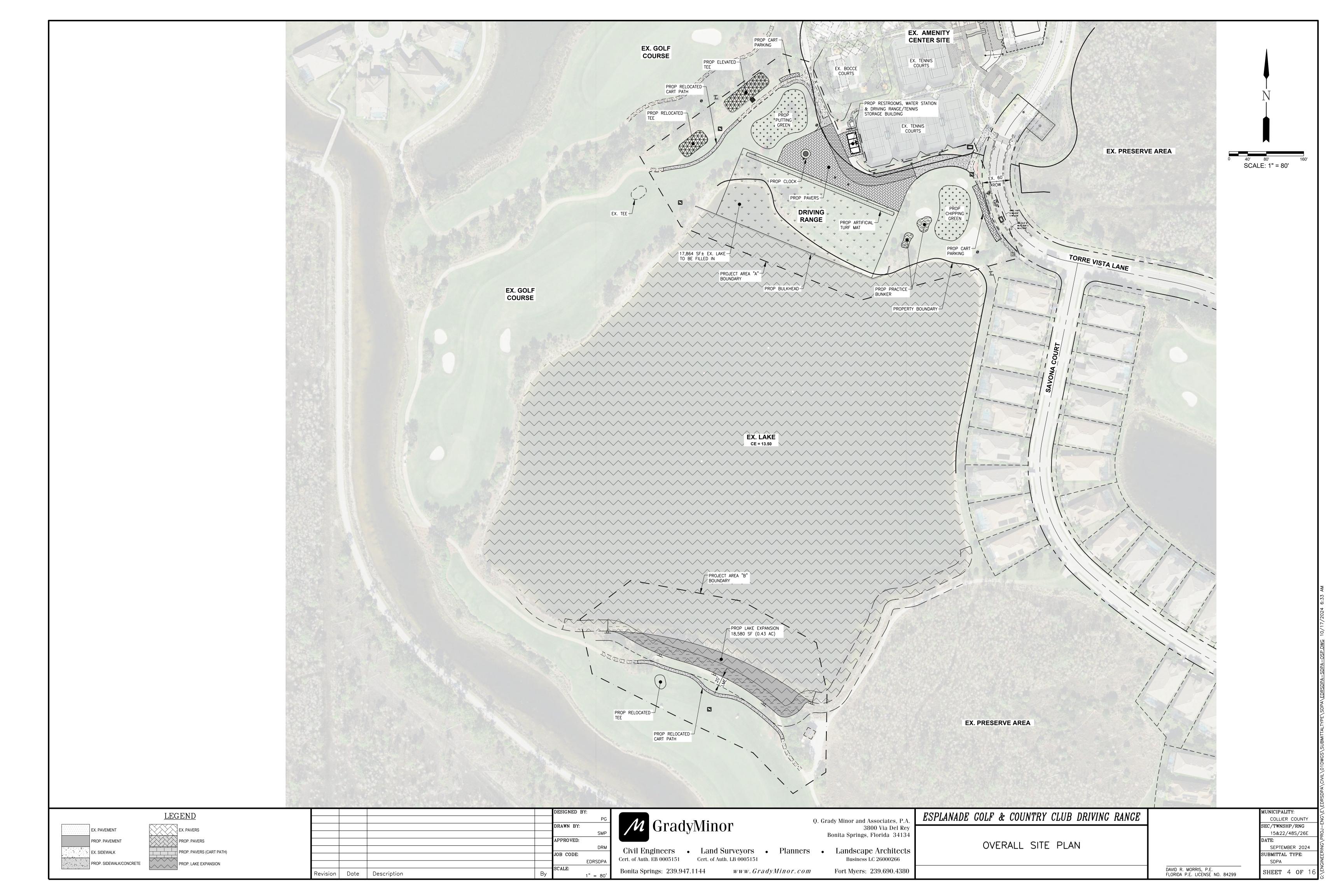
DAVID R. MORRIS, P.E.

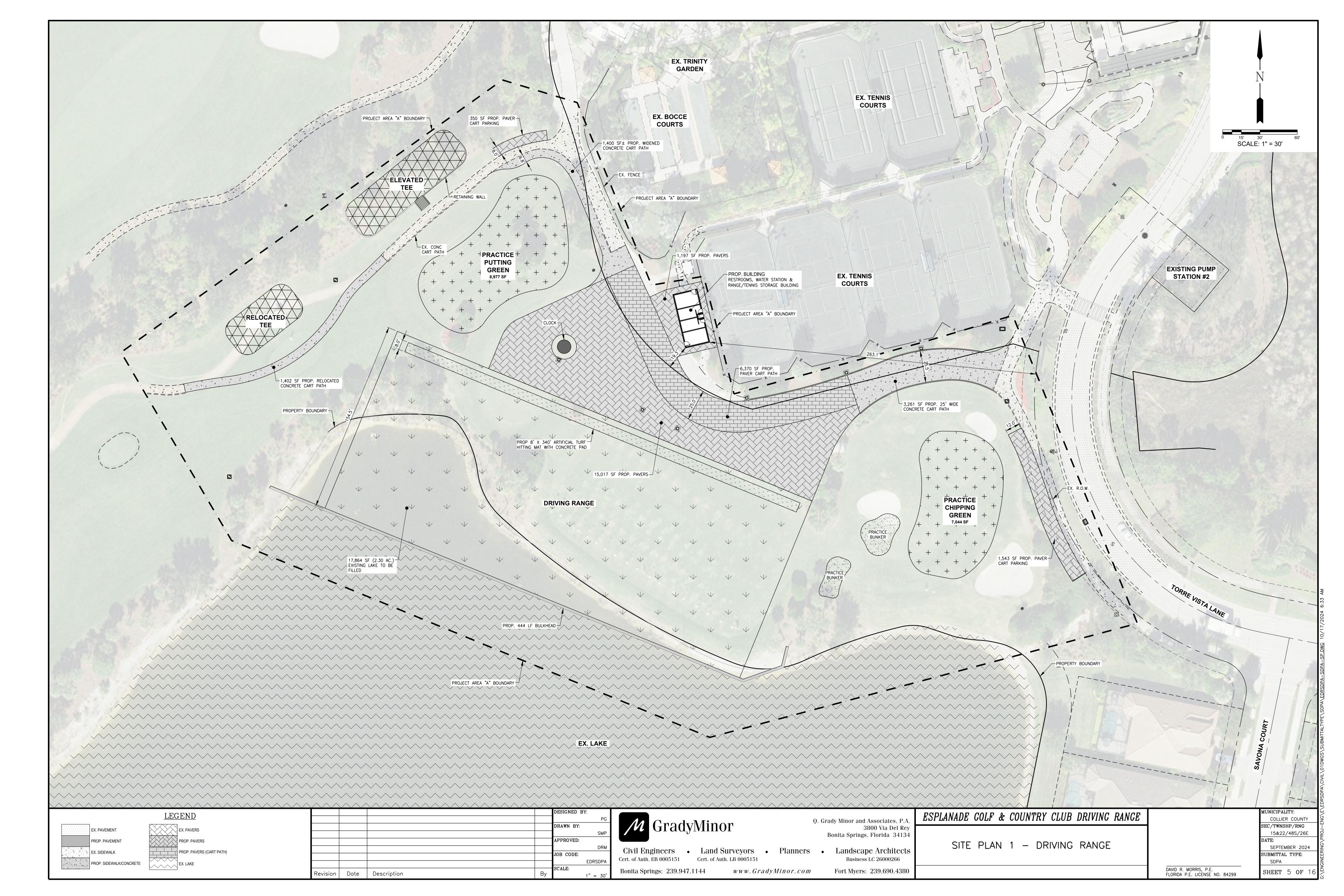
FLORIDA P.E. LICENSE NO. 84299

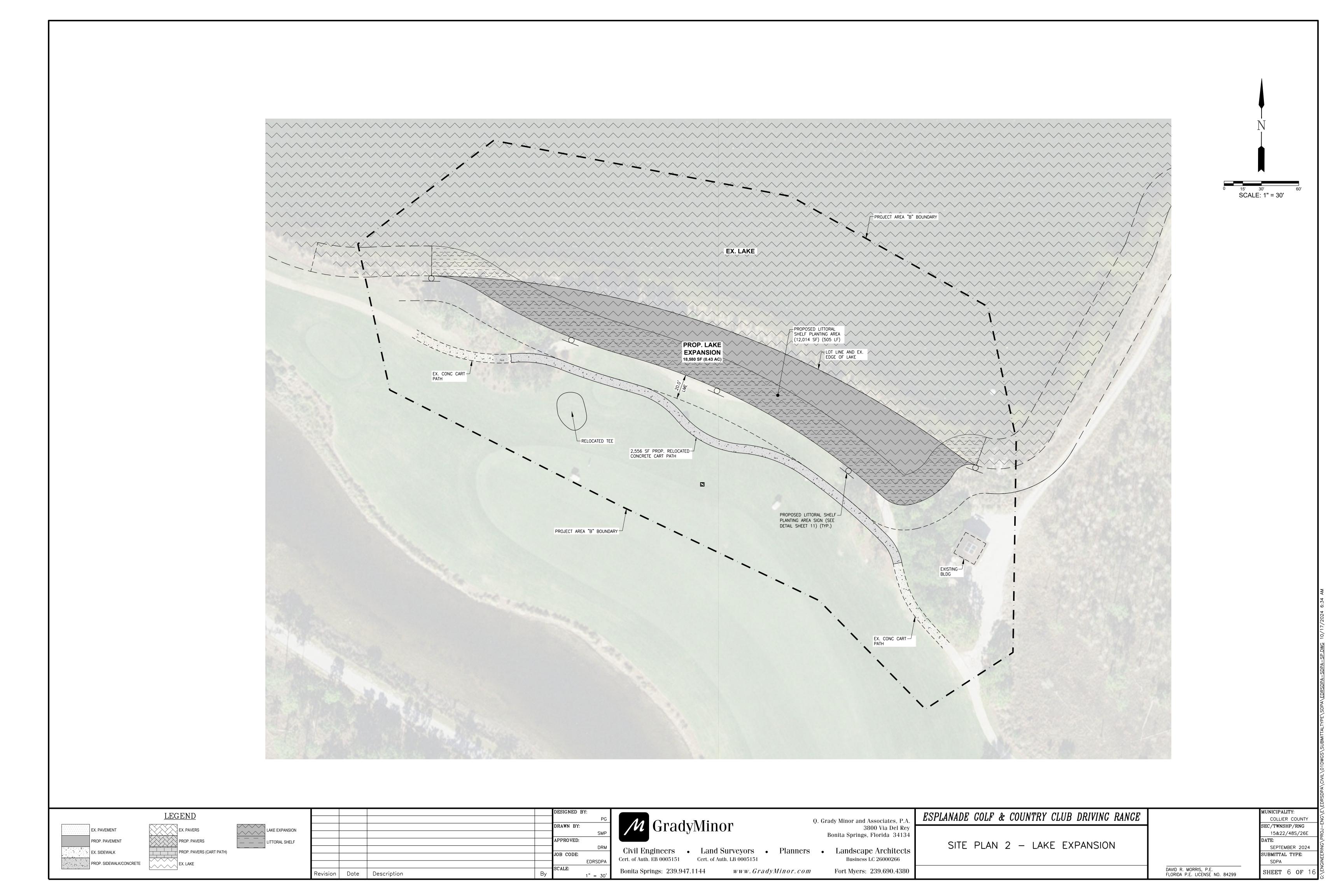
COLLIER COUNTY
SEC/TWNSHP/RNG
15&22/48S/26E
DATE:
SEPTEMBER 2024
SUBMITTAL TYPE:
SDPA
SHEET 2 OF 16

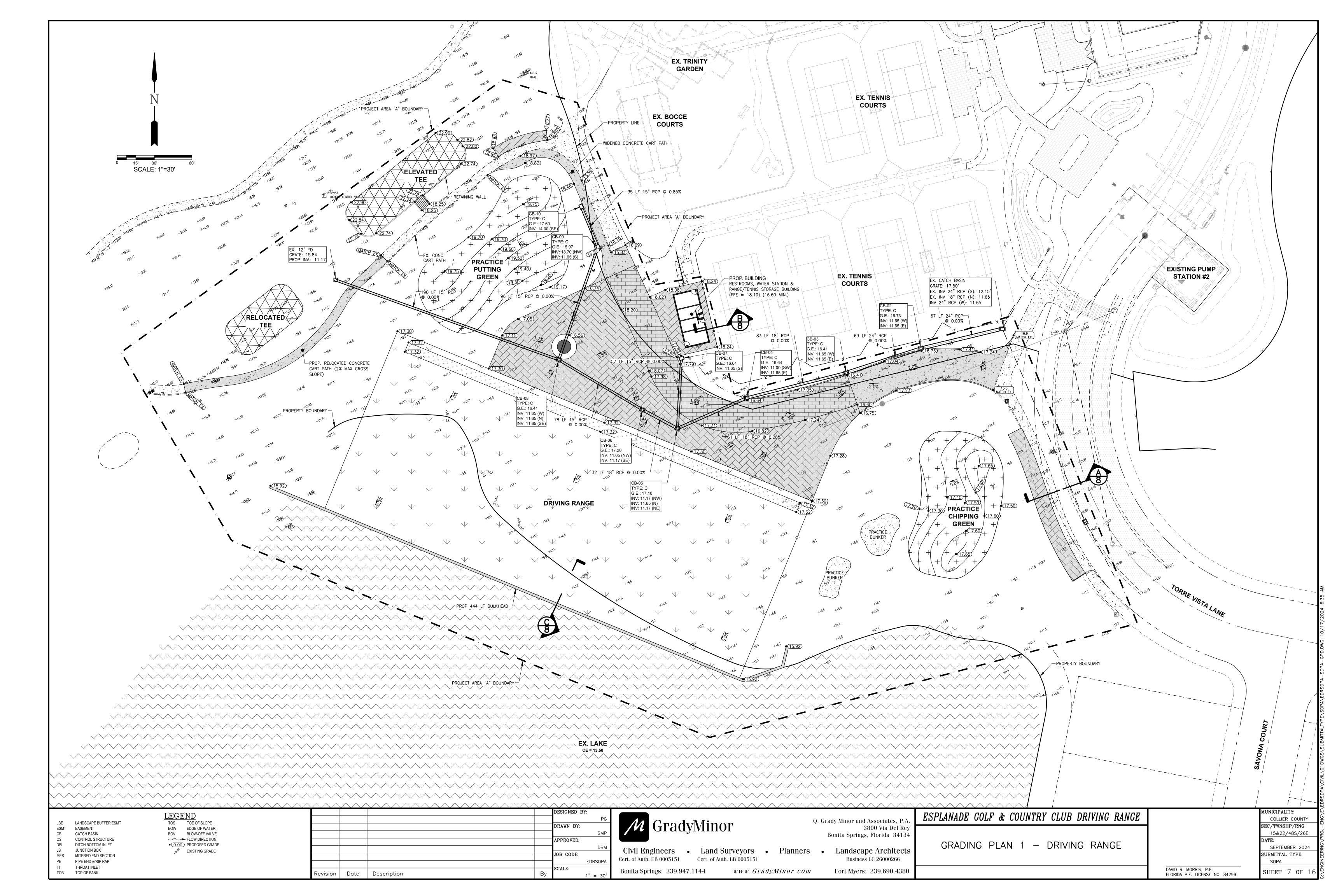
UNICIPALITY

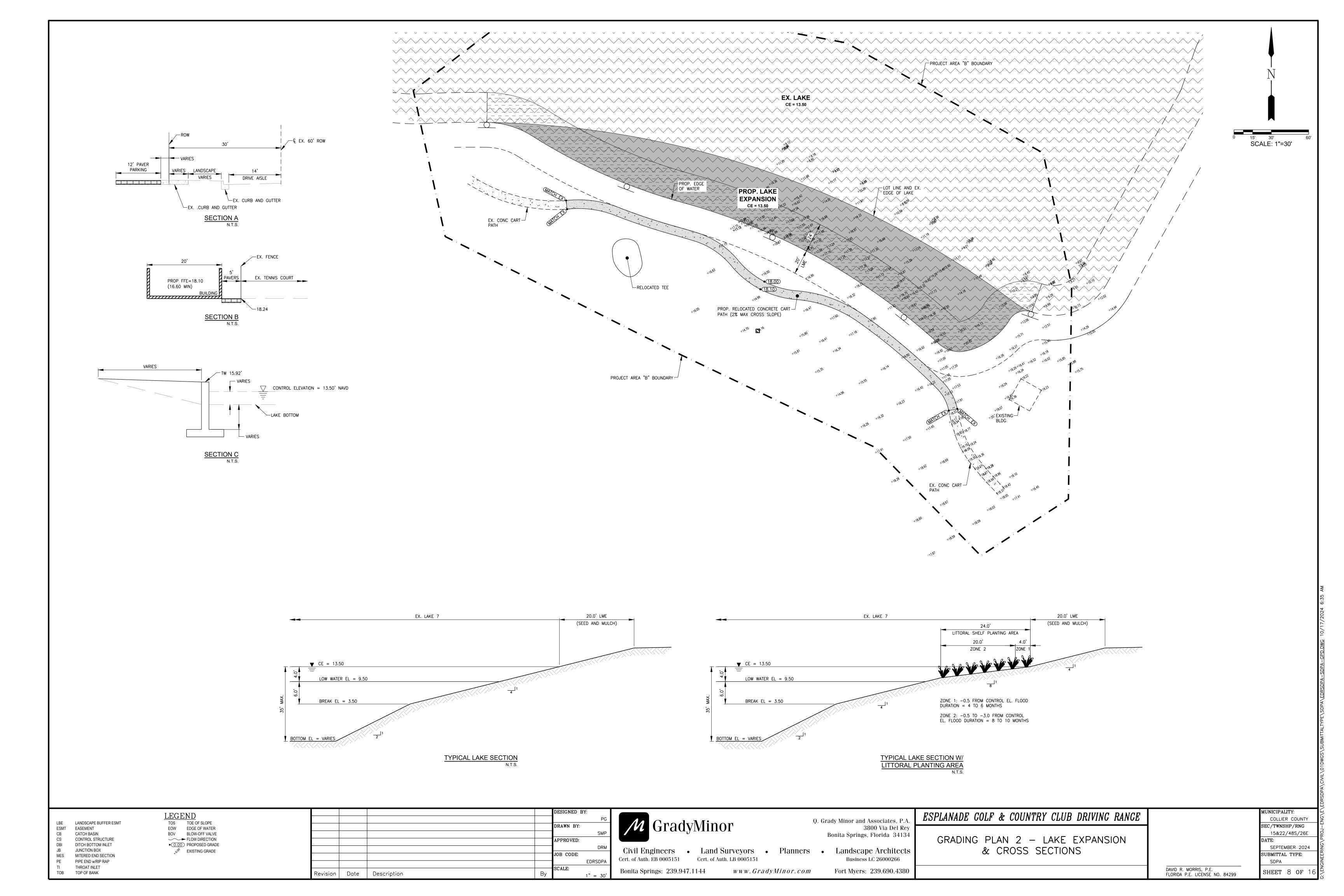


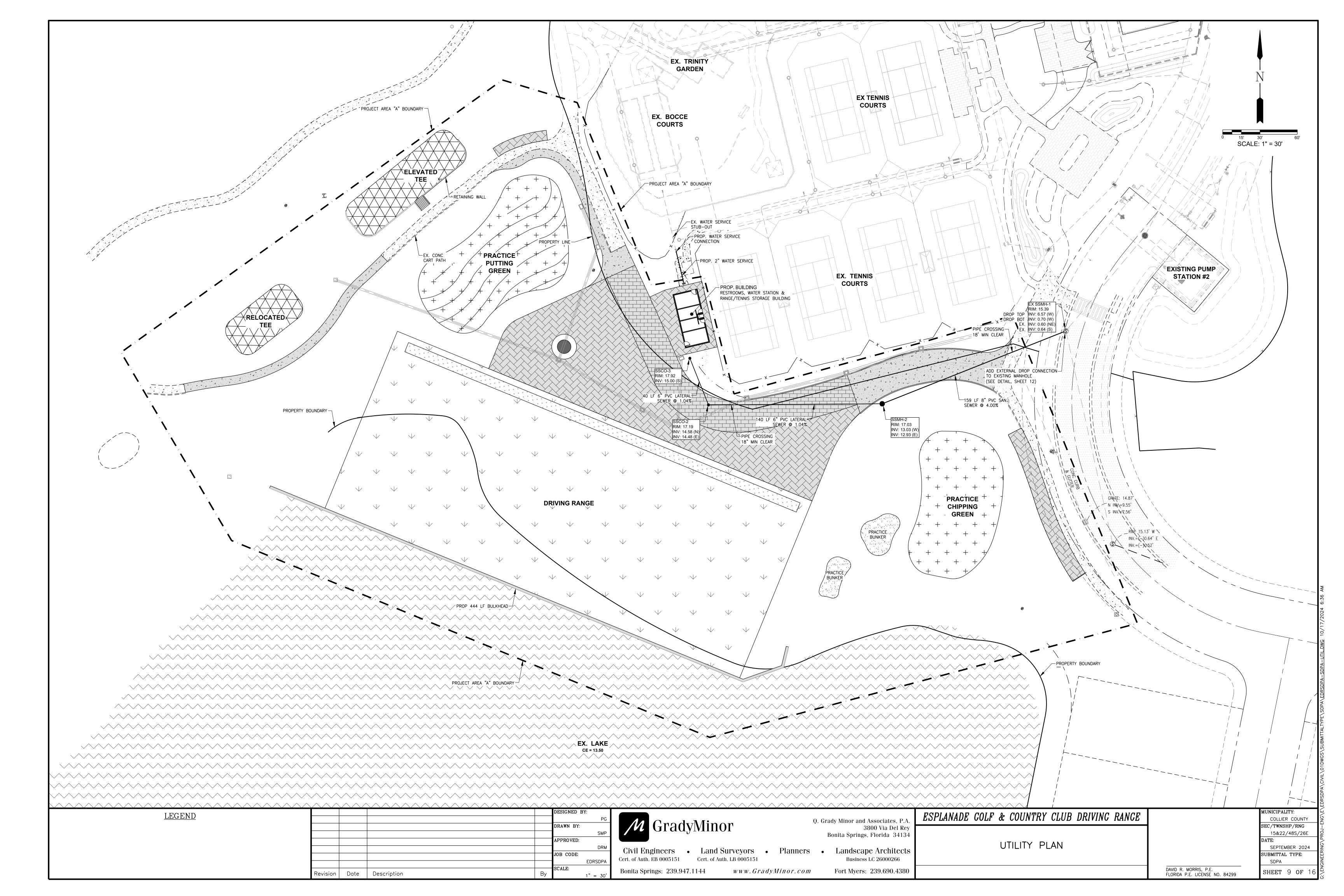


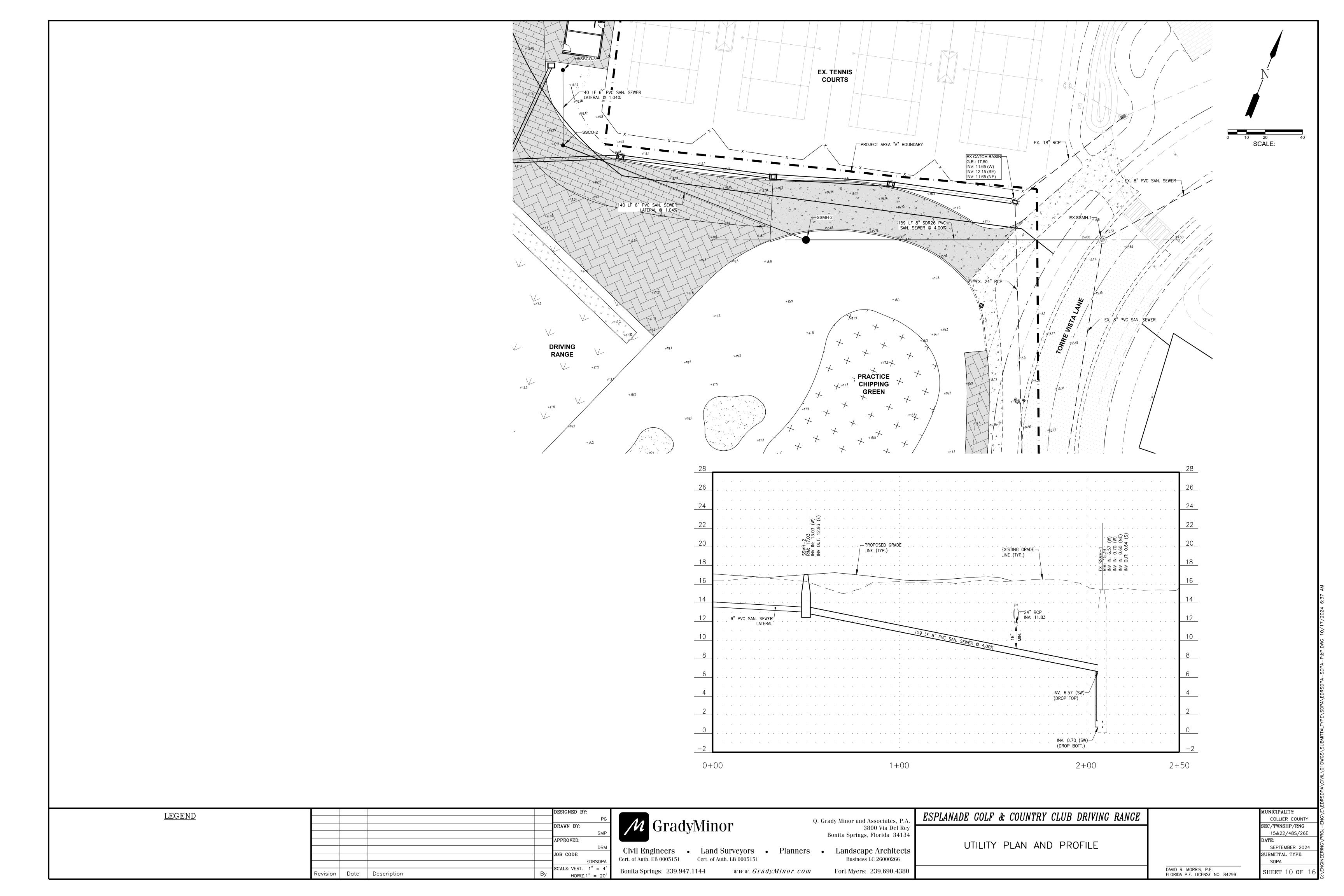


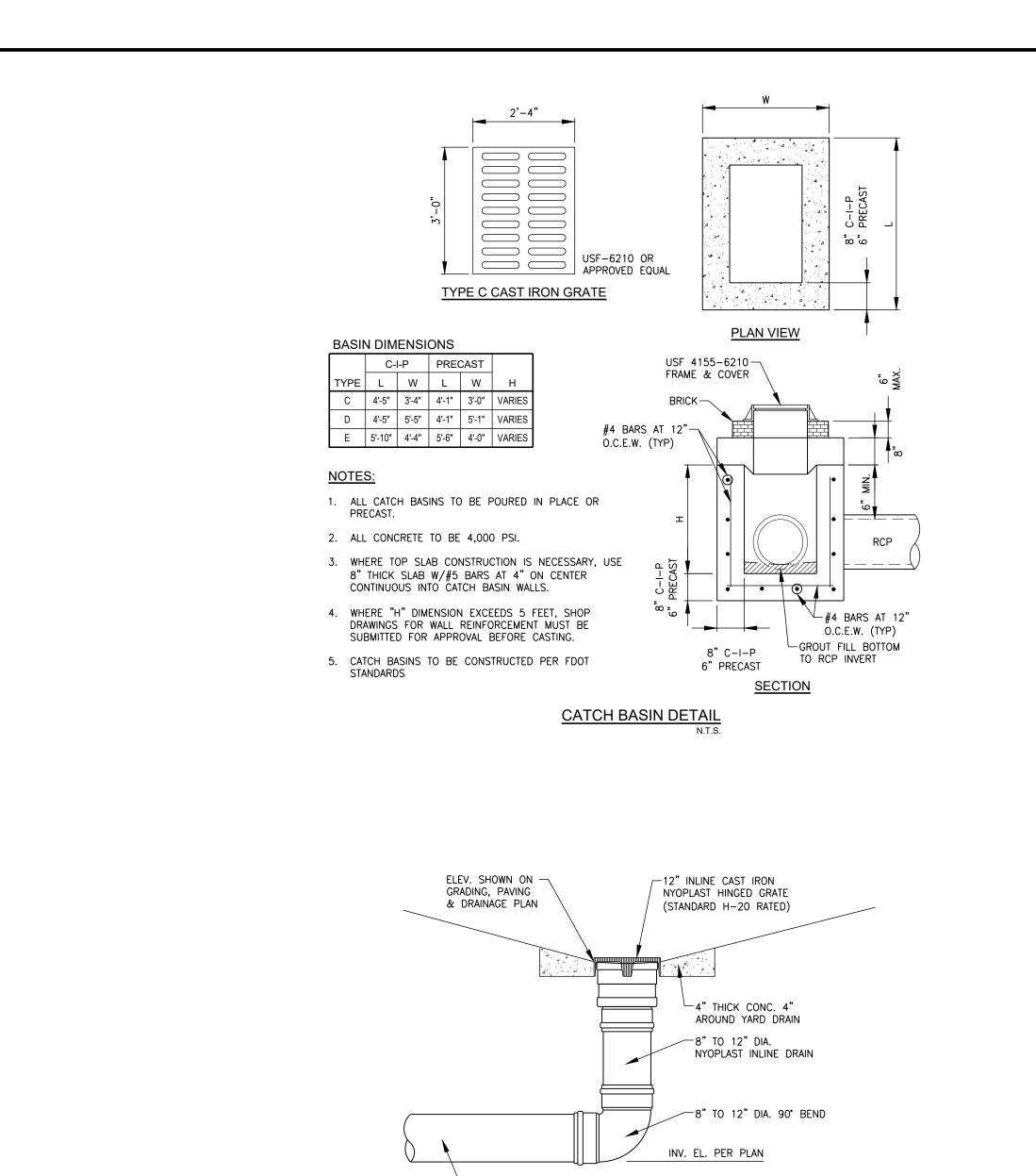








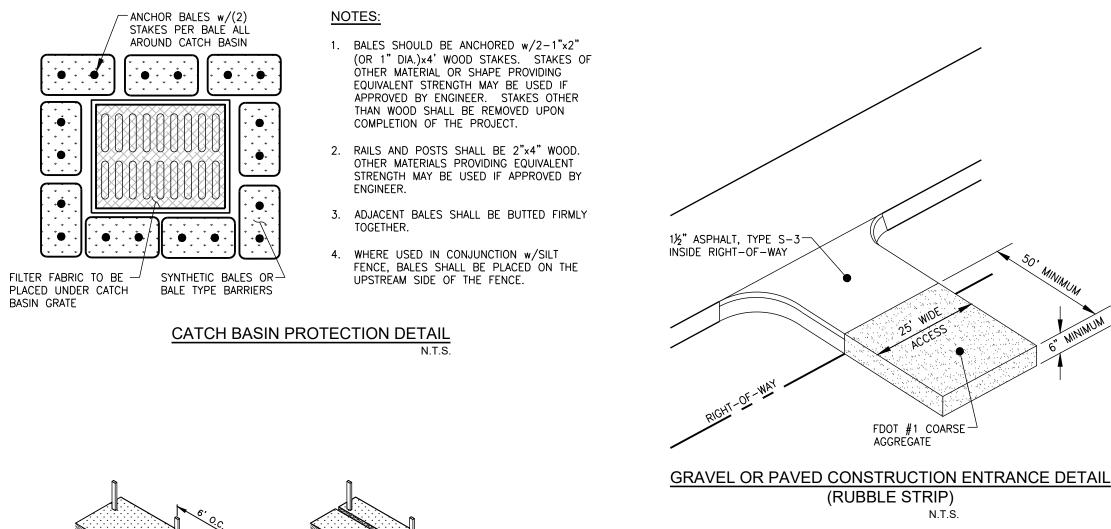




 ackslash 8" DIA. SDR 35 PVC SEWER TO 12" DIA. SDR 35

PVC SEWER PER GRADING, PAVING & DRAINAGE PLAN

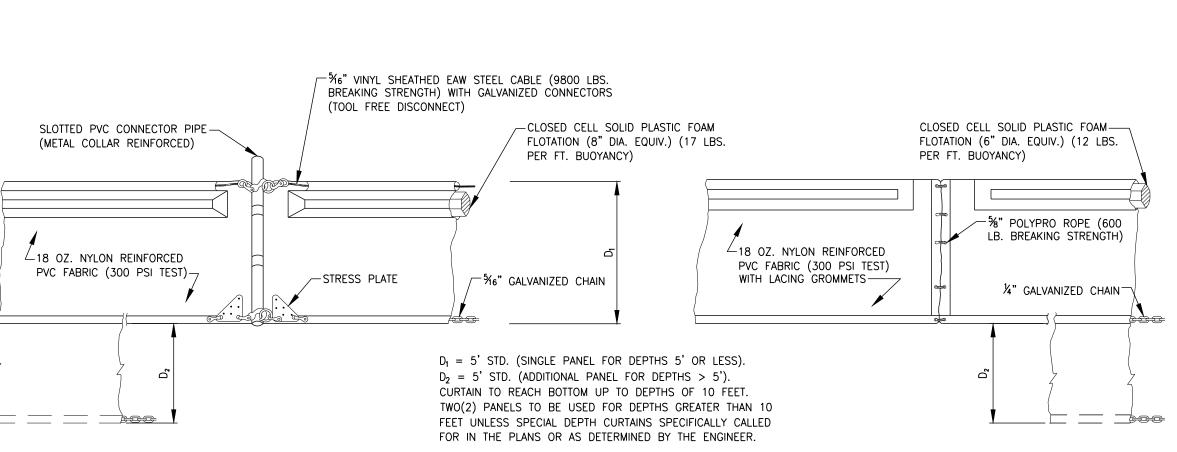
TYPICAL YARD DRAIN



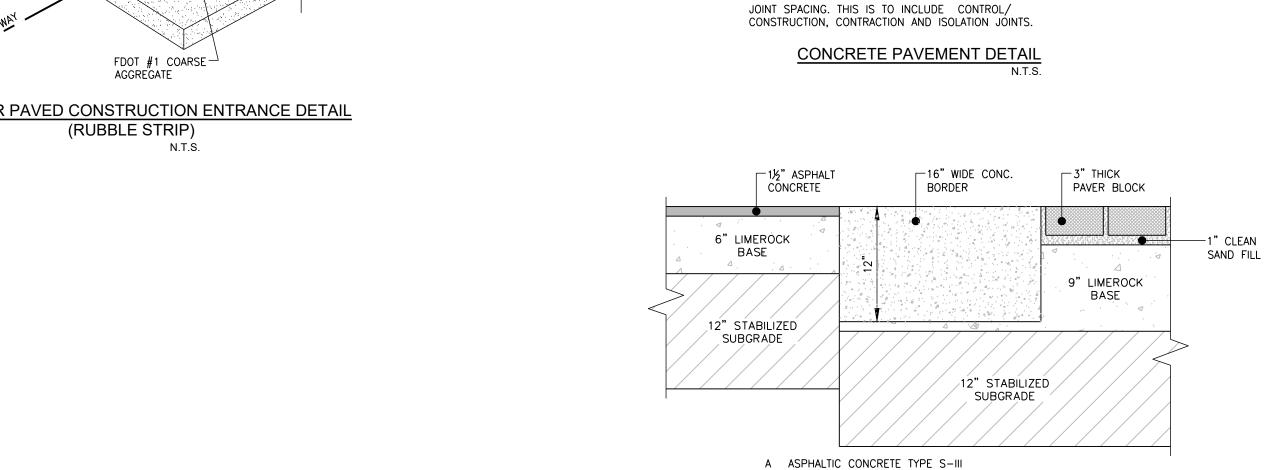
1. SET THE STAKES

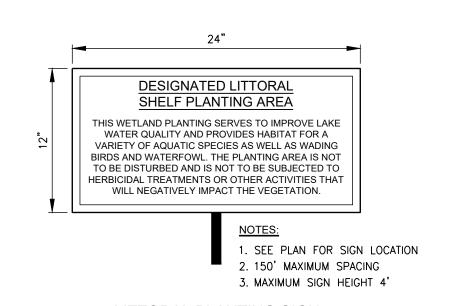
EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF THE STAKES.

TYPICAL SILT FENCE DETAIL



FLOATING TURBIDITY BARRIERS





(MAY BE PLACED IN 2 FLIFTS)

B LIMEROCK BASE, LBR 100, PRIMED AND COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180

C STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

PAVER BLOCK ROAD DETAIL

4,000 PSI REINFORCED CONCRETE @ 28 DAY. CONCRETE SECTION TO BE 6" THICK W/ 6x6-W1.4xW1.4 WWM

12" COMPACTED, WELL DRAINING GRANULAR SUBGRADE
COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR

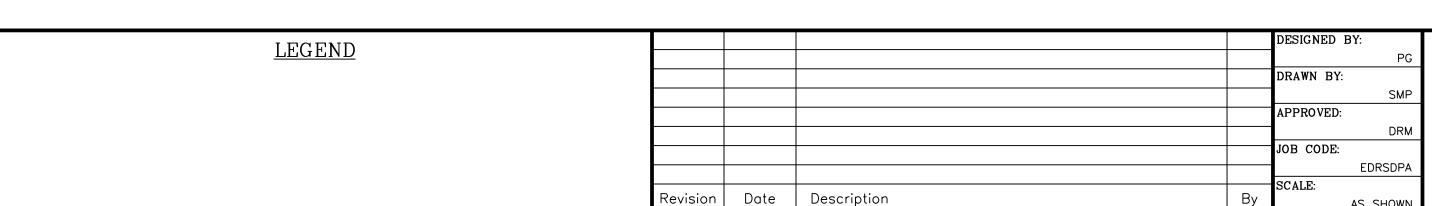
CONTRACTOR SHALL COMPLY WITH THE DESIGN DATA AND RECOMMENDATION OF THE FCPA "DESIGN AND CONSTRUCTION OF CONCRETE PAVEMENT MANUAL" FOR CONCRETE PAVEMENT

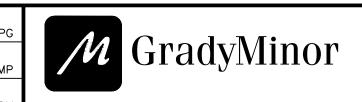
MAXIMUM DRY DENSITY PER ASTM D 1557, MIN. LBR=40.

EXPANSION JOINT 1/2"

FIBERBOARD FILLER

LITTORAL PLANTING SIGN





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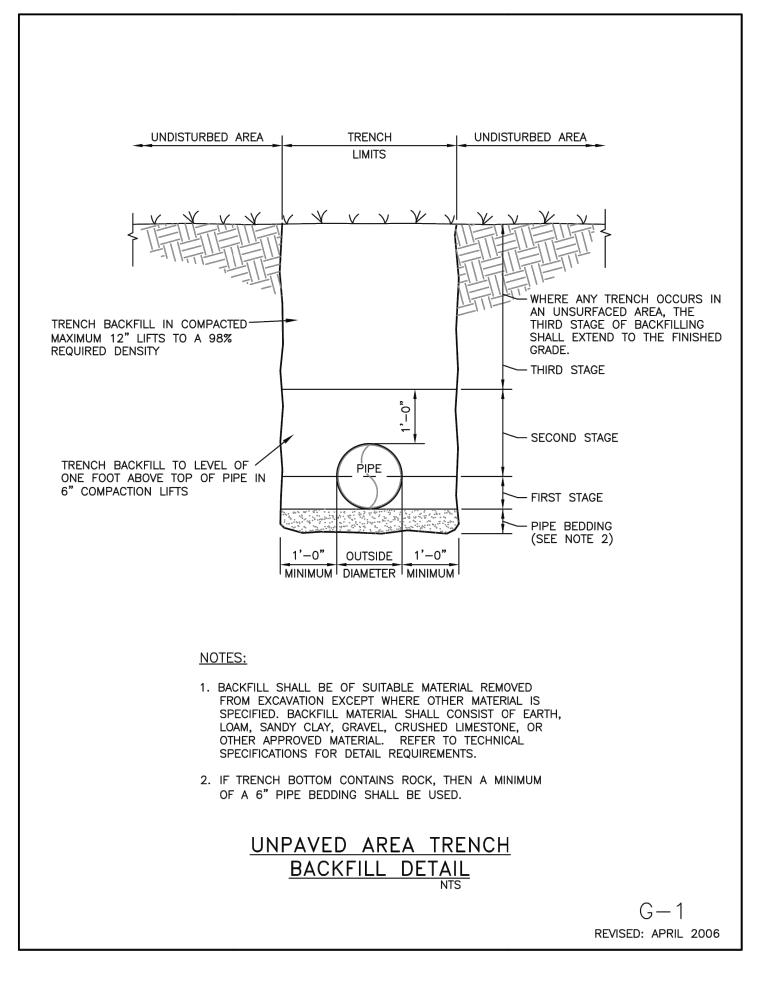
PAVING, GRADING, AND DRAINAGE DETAILS

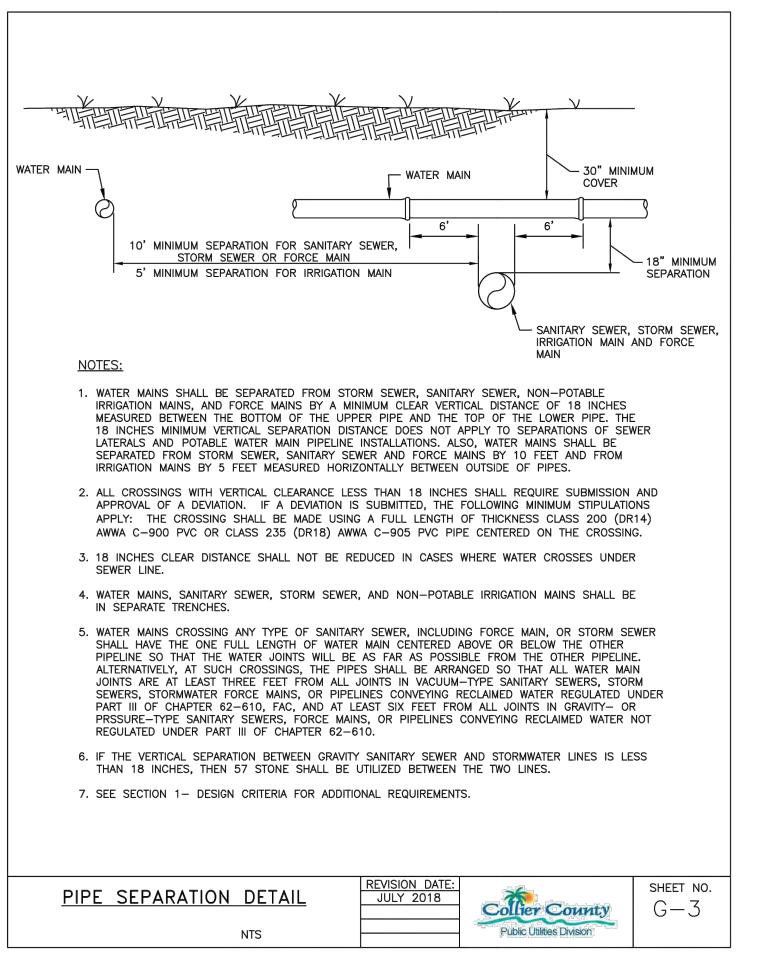
ESPLANADE GOLF & COUNTRY CLUB DRIVING RANGE

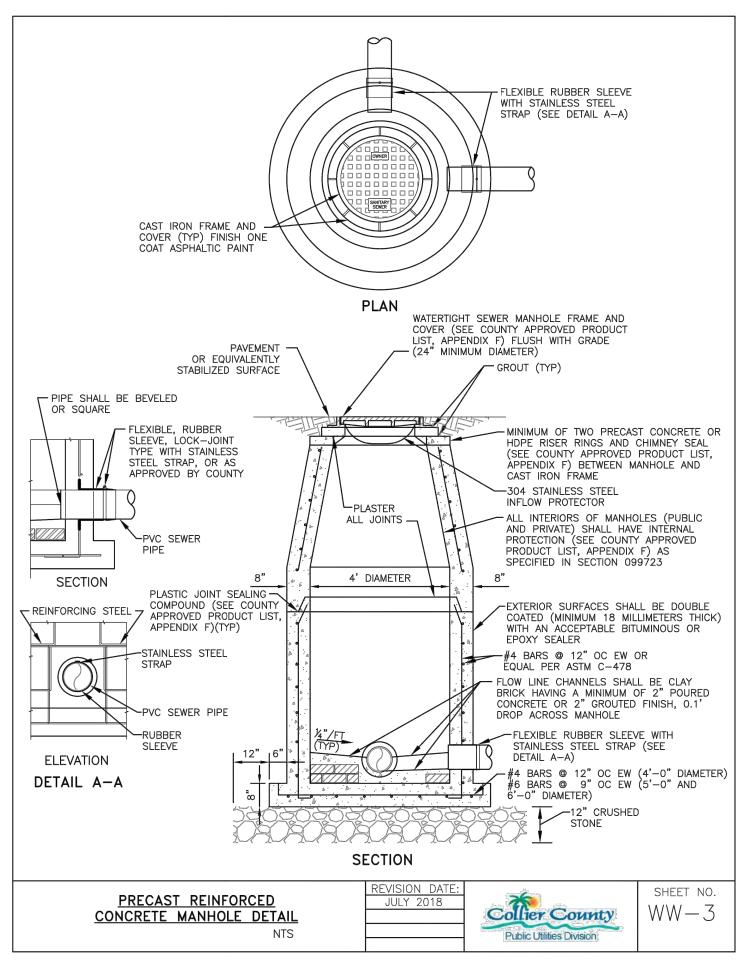
COLLIER COUNTY SEC/TWNSHP/RNG 15&22/48S/26E SEPTEMBER 2024 SUBMITTAL TYPE: SDPA

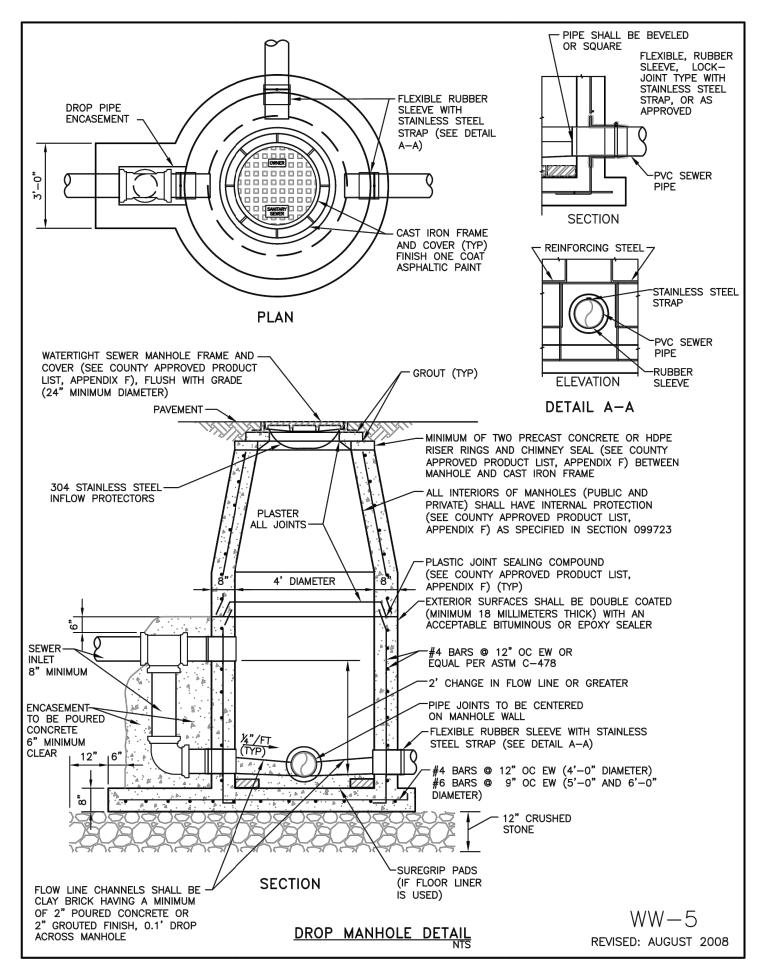
SHEET 11 OF 16

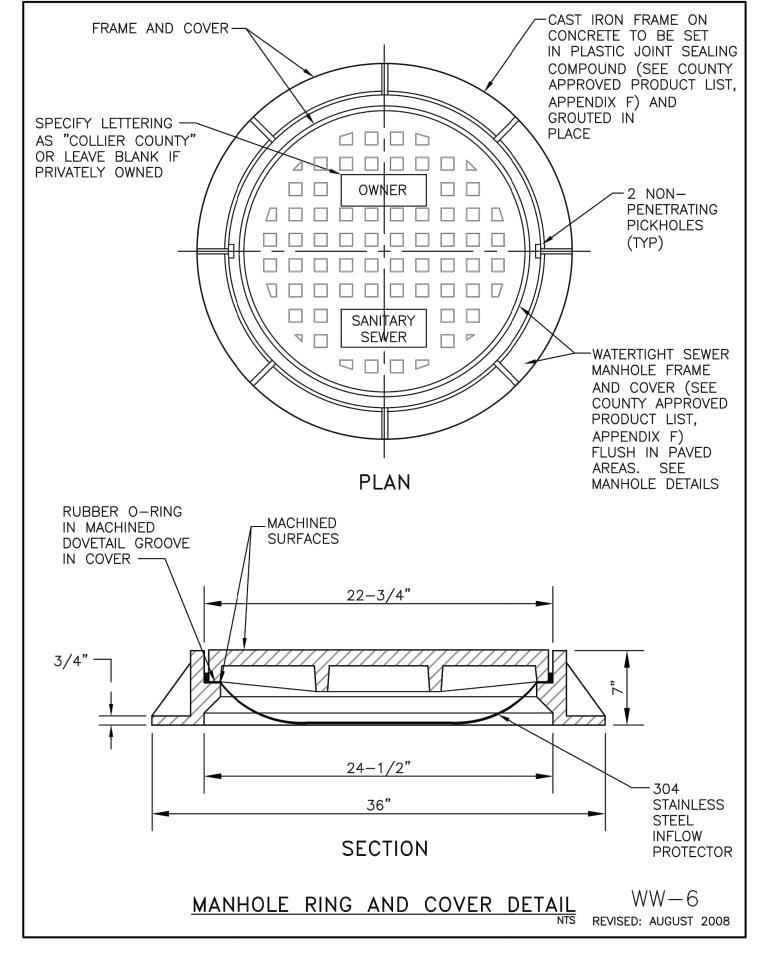
DAVID R. MORRIS, P.E. FLORIDA P.E. LICENSE NO. 84299

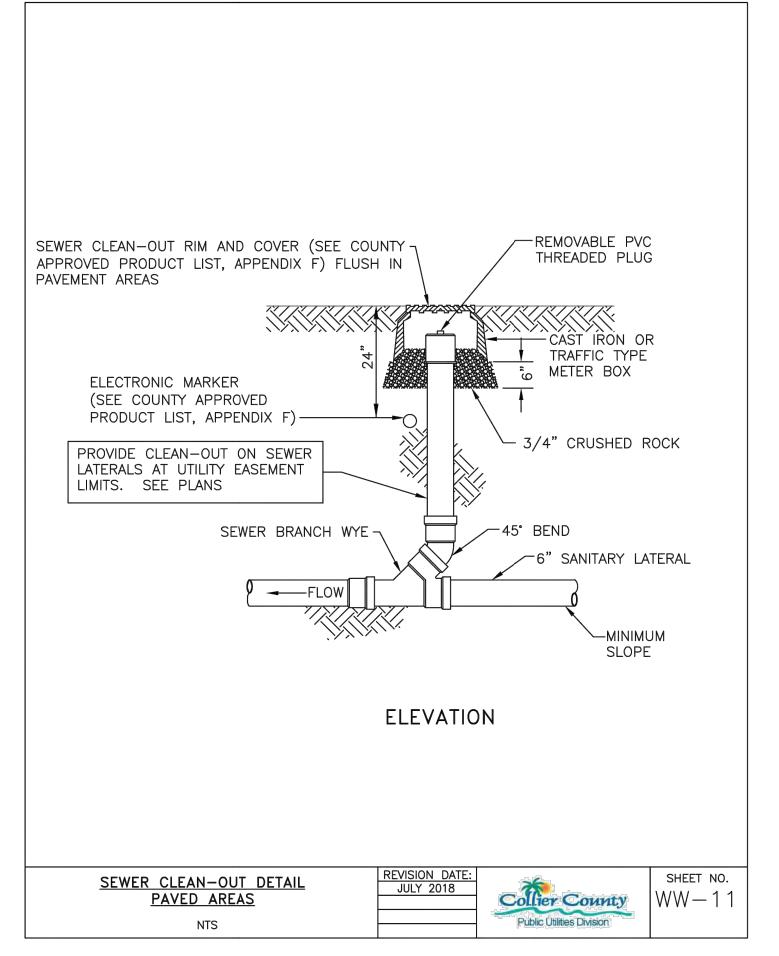


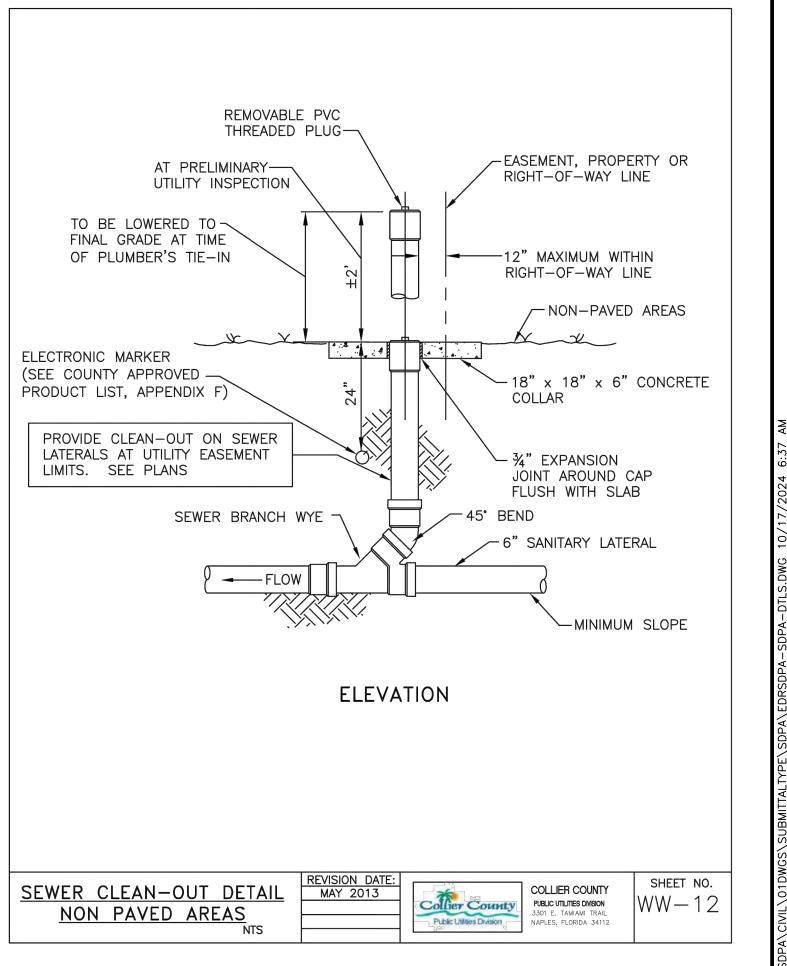


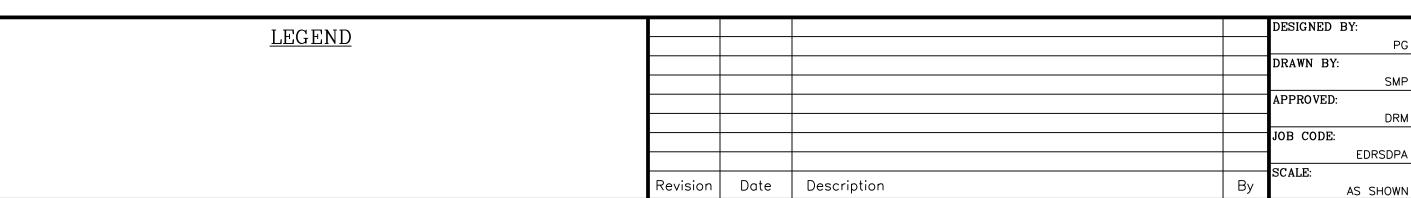














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3800 Via Del Rey

Q. Grady Minor and Associates, P.

ESPLANADE GOLF & COUNTRY CLUB DRIVING RANGE

COLLIER COUNTY UTILITIES DETAILS

MUNICIPALITY:

COLLIER COUNTY

SEC/TWNSHP/RNG

15&22/48S/26E

DATE:

SEPTEMBER 2024

SUBMITTAL TYPE:

SDPA

DAVID R. MORRIS, P.E.
FLORIDA P.E. LICENSE NO. 84299

MUNICIPALITY:

COLLIER COUNTY

SEC/TWNSHP/RNG

15&22/48S/26E

DATE:

SEPTEMBER 2024

SUBMITTAL TYPE:

SDPA

SHEET 12 OF 16



November 5, 2024

Mr. David Morris, P.E. **Q. Grady Minor & Assoc., P.A.** 3800 Via Del Rey Bonita Springs, FL 34134

RE: Esplanade Golf & Country Club Driving Range – Drainage Review Collier County, Florida
PL20120001261 & PL20230001832
Request for Additional Information (RAI) Letter

Dear Mr. Morris,

The Flow Way Community Development District (CDD) is aware of the proposed development partly within the Tract L21 (lake #7), Parcel No 31347511522 (per Collier County Property Appraiser). This project, being within the boundary of the CDD limits and Tract L21 part of the overall drainage system owned and maintained by the CDD. For this reason, the CDD has completed a review of the proposed driving range project and has prepared the following comments or requests for additional information before we can provide acceptance. Please revise and resubmit updated engineering plans which address CDD's RAI comments to obtain approval from the Flow Way Community Development District.

The following are our comments for the above-referenced project:

CIVIL PLANS

- 1. Provide Landscaping Disposition Plan and Planting Plan for proposed driving range project and for littoral shelf reconstruction.
- **2.** Provide Off-site Restoration Plans showing existing conditions, SWPPP or protection details and anticipated improvements to restore access route which is anticipated to be used by Contractor to the nearest roadway for project area #2.
- **3.** Include a note on the General Notes plan sheet 2 of 16 that requires the Contractor to not disturb areas outside of the project areas. If disturbed, contractor shall repair to equal to or better condition with approval of

Building Code Services Civil Engineering / Roadway & Highway Design

Coastal Engineering

Code Enforcement

Construction Engineering & Inspection (CEI)

Construction Services

Data Technologies & Development

Electrical Engineering

Engineering

Environmental Services

Facilities Management

Grant Management & Writing

Geographic Information Systems (GIS)

Governmental Services

Indoor Air Quality (IAQ)

Landscape Architecture

Planning

Project Management

Redevelopment & Urban Design

Surveying & Mapping

Transportation & Mobility

Transportation Planning

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MIAMI-DADE

WEST PALM BEACH

CLEARWATER / TAMPA

ESTERO

PORT ST LUCIE

property owner.

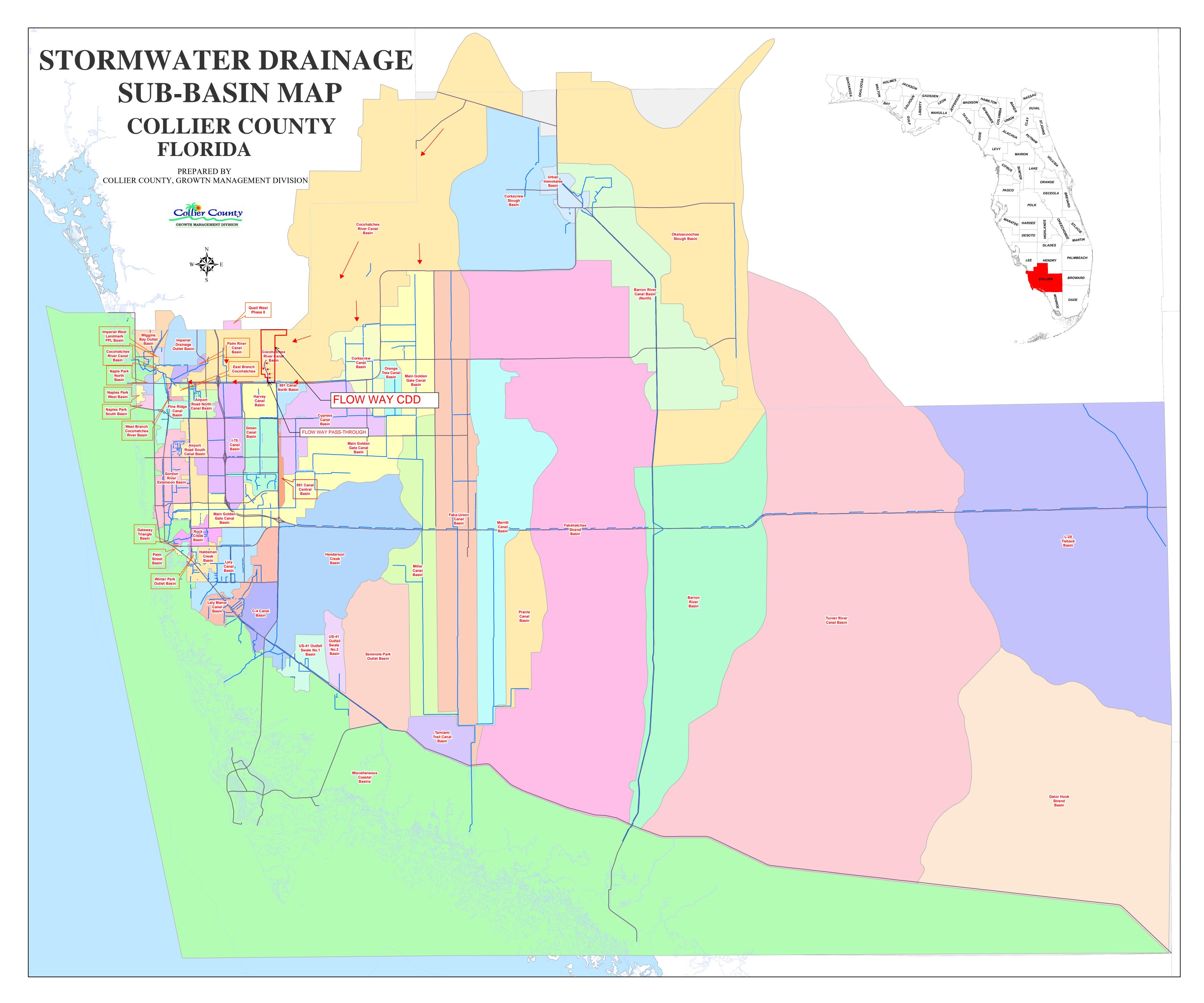
- **4.** Correct acreage amount for 'Existing Lake to be filled' on Site Plan 1 Driving Range, sheet 5 of 16.
- 5. Locate and depict existing irrigation intake pipe(s) connecting existing building (pump house) to ex. lake on Site Plan 2 Lake Expansion, sheet 6 of 16. This detail is required to prevent damage to existing facilities during reconstruction of existing lake bank.
- **6.** Show property lines and proposed easements on all Lake Expansion sheets (project area B).
- 7. Update Section C detail on Grading Plan 2 Lake Expansion & Cross Sections, sheet 8 of 16 with dimension values for depth to lake bottom, minimum cover of structure foundation, and rip-rap with stone & filter fabric on lake side to prevent lake bank erosion.
- **8.** All drainage structures shall include a minimum sump of 12" from invert elevation to bottom of structure, to provide sediment collection prior to surface discharge.
- **9.** Provide copies of approved SFWMD and Collier County permits for drainage system improvements.

Please feel free to contact me with any questions you may have regarding this matter. I can be reached via telephone at (954) 766-2789 or email at jmessick@cgasolutions.com

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

James Messick, P.E District Engineer



FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2024

FISCAL YEAR 2024

PREPARED BY:

Flow Way Community Development District

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The September 30, 2024 Financial Statements are Subject to Audit.

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET FORT LAUDERDALE, FLORIDA 33308

Flow Way Community Develoment District Balance Sheet for the Period Ending September 30, 2024

	Governmental Fu	nds													
				Debt Servi	ce Funds				С	apital Projects Fur	ids		Account	Groups	
	General Fund	Series 2013	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 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	Series 2024	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
Assets															
Cash and Investments															
General Fund - Invested Cash	\$ 478,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478,455
Debt Service Fund															
Interest Account	=	=	=	=	=	=	=	31,623	=	=	=	=	=	=	31,623
Sinking Account	=	=	-	-	-	-	-	=	-	-	-	-	-	-	=
Reserve Account	=	=	244,881	160,448	174,366	118,375	254,756	10,000	-	-	-	-	-	-	962,826
Revenue	=	=	347,202	211,760	312,158	197,080	457,481	7,512	-	-	-	-	-	-	1,533,194
Prepayment Account	-	-	459	192	27,572	1,615	187	-	-	-	-	-	-	-	30,024
General Redemption Account	-	-	-	2,662	-	-	-	-	-	-	-	-	-	-	2,662
Refunding Escrow Fund	=	=	-	-	-	-	-	6,260,513	-	-	-	-	-	-	6,260,513
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	3,078	-	-	3,078
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds															
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	=	-	-	-	-	=	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Market Valuation Adjustments	-	-	-	-	-	-	-	=	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	=	-	-	-	-	-	-	-
Accounts Receivable	11,750	-	-	-	-	-	-	-	-	-	-	-	-	-	11,750
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	2,511,194	-	2,511,194
Amount to be Provided by Debt Service Funds Investment in General Fixed Assets (net of	-	-	-	-	-	-	-	-	-	-	-	-	24,488,806	-	24,488,806
depreciation)	A	-	-	4 275 252	-	-	-	4 5 222 542	-	-	-	4 2 2 2 2 2	4 27 222 222	17,541,822	17,541,822
Total Assets	\$ 500,281	\$ -	\$ 592,542	\$ 375,063	\$ 514,096	\$ 317,070	\$ 712,424	\$ 6,309,648	\$ -	\$ -	\$ -	\$ 3,078	\$ 27,000,000	\$ 17,541,822	\$ 53,866,023

Flow Way Community Develoment District Balance Sheet for the Period Ending September 30, 2024

G	overnmental F	unds													
				Debt Servi	ice Funds				•	Capital Projects Fu	nds		Accoun	t Groups	
	General Fund	Series 2013	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 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	Series 2024	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
Liabilities															
Accounts Payable & Payroll Liabilities	\$ 5,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,096
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 2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2015 Ph 3	-	-	-	=	=	-	-	-	-	-	-	-	80,000	-	80,000
Series 2015 Ph 4	-	-	-	-	-	-	=	-	-	-	-	-	65,000	-	65,000
Series 2016 Ph 5	-	-	-	=	=	-	-	-	-	-	-	-	115,000	-	115,000
Series 2017 Ph6	-	-	-	=	=	-	-	-	-	-	=	-	75,000	=	75,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	=	-	-	-	-	-	180,000	-	180,000
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	160,000	-	160,000
Long Term															
Series 2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	-	-	3,030,000	-	3,030,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	-	-	-	2,710,000	-	2,710,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	-	-	4,585,000	-	4,585,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	-	-	3,165,000	-	3,165,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	-	-	7,700,000	-	7,700,000
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	5,135,000	-	5,135,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	=	-	-	-	-	-	-	-	152,054	-	-	152,054
Total Liabilities	\$ 5,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 27,000,000	\$ -	\$ 27,157,151
Fund Equity and Other Credits															
Investment in General Fixed Assets	-	-	-	=	-	-	-	-	-	-	-	-	-	17,541,822	17,541,822
Fund Balance															
Restricted															
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	299,435	670,044	-	239	160	2,171	-	=	_	3,348,777
Results from Current Operations	-	(1,028,586)		28,542	61,325	17,635	42,380	6,309,648	(239)	(160)	(2,171)	(148,977)	=	=	5,323,089
Unassigned															
Beginning: October 1, 2023 (Unaudited)	211,538	=	-	-	=	-	=	=	-	-	-	=	=	=	211,538
Results from Current Operations	283,647	=	-	-	-	-	=	-	-	-	-	-	=	=	283,647
Total Fund Equity and Other Credits		\$ (0)	\$ 592,542	\$ 375,063	\$ 514,096	\$ 317,070	\$ 712,424	\$ 6,309,648	\$ 0	\$ (0)	\$ 0	\$ (148,977)	\$ -	\$ 17,541,822	\$ 26,708,872
<u>-</u>															
Total Liabilities, Fund Equity and Other Credits	\$ 500,281	\$ (0)	\$ 592,542	\$ 375,063	\$ 514,096	\$ 317,070	\$ 712,424	\$ 6,309,648	\$ 0	\$ (0)	\$ 0	\$ 3,078	\$ 27,000,000	\$ 17,541,822	\$ 53,866,023

Flow Way Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Total Annual % of Description October November December January February March Mav September Year to Date Budget **Budget Revenue and Other Sources** Carryforward - \$ - \$ - \$ \$ \$ (143,755)0% Interest Interest - General Checking N/A **Special Assessment Revenue** Special Assessments - On-Roll 25,498 663,184 32,055 61,947 13,034 7,667 102 1,915,775 1,988,811 96% 960,590 77,435 74,265 Special Assessments - Off-Roll N/A Other Financing Sources-Truist Loan Proceeds 500,000 N/A **Contributions Private Sources** N/A Master HOA Preserve Cost Share 25,336 73,657 15,380 11,750 126,123 N/A Intragovernmental Transfer In N/A \$ 25,498 \$ 663.184 \$ 960.590 \$ 77.435 S 74.265 32,055 61.947 13.034 S 33.003 S 73,759 15.380 11.750 2.041.898 2.345.056 87% **Total Revenue and Other Sources: Expenditures and Other Uses** Legislative Board of Supervisor's Fees 600 800 600 1,200 1,000 1,000 1,000 800 600 800 8,400 12,000 70% Executive Professional Management 3,583 3,583 3,583 3,583 3,583 3,583 3,583 3,583 3,583 3,583 3,583 3,583 43,000 43,000 100% **Financial and Administrative Audit Services** 2.500 3.200 5,700 5,700 100% 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 16,000 16,000 100% **Accounting Services** Assessment Roll Services 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,333 16,000 16,000 100% Arbitrage Rebate Services 500 1,500 500 2,500 3,000 83% **Other Contractual Services Recording and Transcription** N/A Legal Advertising 251 608 253 1,131 1,497 3,739 3,500 107% **Trustee Services** 3,950 8,573 8,654 4,246 25,423 26,665 95% **Dissemination Agent Services** 5,500 1,250 6,750 5,500 123% **Bond Amortization Schedules** 100 200 300 N/A **Property Appraiser Fees** 15,175 325 26 (8,013)7,514 150% 5,000 **Bank Services** 104 104 300 35% **Travel and Per Diem** N/A **Communications & Freight Services** Postage, Freight & Messenger 13 13 681 44 752 250 301% Rentals & Leases Meeting Room Rental N/A **Computer Services - Website Development** 300 300 600 2.000 30% 97,258 Insurance (38,046)59,212 15,000 395% **Printing & Binding** 270 1,287 1,557 250 623% Office Supplies N/A **Subscription & Memberships** 175 175 175 100%

Flow Way Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Legal Services															
Legal - General Counsel	-	3,578	7,228	-	11,310	3,120	3,330	2,880	3,330	1,443	5,190	8,235	49,643	25,000	199%
SFWMD - Permit Objection	-	-	-	-	-	-	-	-	-	-	-	-	-		
SFWMD - Water Use	-	=	-	-	=	-	-	-	-	-	-	-	=	-	N/A
Special Counsel - Preserves	-	98	265	686	588	1,372	294	-	-	-	2,205	1,960	7,468	-	
Special Counsel - Litigation	-	1,261	91	150	137	-	-	-	-	-	-	-	1,640	35,000	5%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	10,500	0%
Special Counsel - Appellete Court	-	233	-	-	-	-	-	-	-	-	-	-	233	75,000	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Other General Government Services															
Engineering Services - General Fund	-	2,681	2,075	1,200	4,913	9,235	3,953	2,475	2,363	2,738	-	-	31,631	50,000	63%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-						-	10,000	0%
Miscellaneous Services	-	=	-	-	=	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	-	_	-	-	N/A
Capital Outlay	-	-	-	-	=	=	-	-	-	-	-	-	-	-	N/A
Community Wide Irrigation System															
Professional Services															
Asset Management	-	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	2,617	15,700	15,700	100%
Consumptive Use Permit Monitor	-	-	-	-	-	-	· <u>-</u>	· -	· <u>-</u>		-	600	600	16,000	4%
Utility Services															
Electric - Pump Station	3,241	3,299	-	2,525	2,395	3,074	_	-	8,526	3,569	3,241	3,487	33,359	32,000	104%
Electric - Recharge Pumps	1,678		5,078	2,572	2,412	754	7,203	-	3,613	1,395	854	57	27,705	8,000	346%
Wireless - Pump Station	113		-	149	, -	74	149		-,	221			780	-,	N/A
Repairs and Maintenance															,
Pump Station and Wells	165	7,391	1,545	465	1,177	925	330	280	7,835	587	_	32,076	52,776	30,000	176%
Recharge Pumps	103	7,331	1,545		1,177	525	-	200	7,033	507	_	32,070	52,770	8,500	0%
Main Line Irrigation System		_				_	_		_			_		6,600	0%
Contingencies	_	_	_	_	_	_	_	_	_	_	_	_	_	6,808	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	0,808	070
·		150	100										250	45.000	10/
New Meter and Backup Pump/Motor	-	150	100	-	-	-	-	-	-	-	-	-	250	45,000	1%

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

Through September 30, 2024

escription	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% c Budg
Stormwater Management Services				,	,					,					
Preserve Area Maintenance															
Environmental Engineering Consultant															
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	5,774	-	-	5,774	-	N/
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	16,900	-	-	16,900	-	N/
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	23,500	-	23,500	-	N/
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Repairs and Maintenance															
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	6,223	-	-	6,223	-	N/
Internal Preserves	2,963	-	-	2,963	-	-	5,432	-	-	-	-	-	11,357	-	N/
Western Preserve	-	-	-	-	-	-	-	-	-	35,587	-	-	35,587	-	N/
Northern Preserve Area 1	_	-	-	-	-	-	-	=	63,771	-	-	-	63,771	-	N,
Northern Preserve Area 2	_	-	-	-	-	-	-	-	20,855	85,410	_	-	106,265	-	N,
Northern Preserve Areas 1&2	_	-	-	-	-	-	-	-	-	-	_	-	-	-	N,
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	203	-	12,480	-	12,683	-	N,
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	=	-	-	-	-	=	-	N,
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	_	-	-	-	N,
Capital Outlay															
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal and External	-	-	-	-	-	-	-	-	-	-	_	-	-	-	
Lake, Lake Bank and Littoral Shelf Maintenar	nce														
Professional Services															
Asset Management	-	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	4,517	27,100	27,100	10
NPDES Monitoring	-	-	1,800	-	-	-	-	-	-	-	-	-	1,800	-	N,
Repairs & Maintenance															
Aquatic Weed Control	17,535	9,000	9,000	10,035	9,000	9,000	9,035	8,000	8,000	9,035	18,218	10,915	126,772	120,000	10
Littortal Shelf-Invasive Plant Control/Monitoring	14,342	2,342	2,342	3,330	2,342	2,342	3,342	3,342	3,342	-	-	8,400	45,466	35,000	13
Lake Bank Maintenance	-	956	-	875	-	784	-	-	-	3,342	3,342	3,342	12,641	15,000	84
Water Quality Testing	-	-	-	3,925	-	-	3,925	-	-		3,925	-	11,775	14,500	81
Littortal Shelf Planting	-	=	=	-	-	=	=	448	3,600	-	-	11,270	15,318	20,000	77
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N,
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	40,000	-	-	-	-	-	2,200	10,200	55,650	28,000	19
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-						- -	20,000	0
Contingencies	_	-	-	_	_	_	_	_	_	_	_	_	_	18,600	0

Flow Way Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

														Total Annual	% of
Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% or Budget
Capital Outlay							<u> </u>	•						3.0	
Fountain Installations	_	-	-	-	-	-	_	-	-	-	-	1,275	1,275	-	N/A
Littortal Shelf Planting	_	-	-	_	_	-	300	_	1,500	-	-	-	1,800	10,000	18%
Lake Bank Restorations	-	800	850	875	1,050	70,862	34,459	53,198	56,425	3,838	400	30,794	253,551	172,298	147%
Water Control Structures	-	-	-	-	, -	-	, -	, -	-	-	-	-	-	-	N/A
Contingencies	_	_	-	_	_	-	_	_	_	_	-	_	-	-	N/A
Landscaping Services															,
Professional Services															
Asset Management	_	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	2,333	14,000	14,000	100%
Utility Services															
Electric - Landscape Lighting	-	-	-	-	-	-	-	_	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	_	472	205	411	1,337	752	234	484	138	254	224	4,614	2,400	192%
Community Entrance (Landscaping)															
Repairs and Maintenance															
Landscaping Maintenance	-	10,064	-	20,129	10,064	10,064	10,391	10,064	10,064	13,180	13,180	24,951	132,153	101,000	131%
Tree Trimming	-	872	1,747	-	-	-	-	-	6,434	-	-	-	9,053	15,500	58%
Landscape Replacements	-	467	13,001	-	11,400	6,313	7,625	-	16,052	11,017	-	2,015	67,891	27,500	247%
Mulch Installation	-	8,784	4,430	-	1,525	-	-	-	10,419	-	-	-	25,158	33,000	76%
Annuals	21,686	-	-	1,206	-	-	15,731	-	11,890	-	16,099	-	66,611	50,000	133%
Annual Holiday Decorations	7,650	-	7,650	-	-	-	-	-	-	-	-	-	15,300	18,000	85%
Landscape Lighting	-	_	340	-	-	-	-	_	_	-	-	-	340	3,600	9%
Landscape Monuments	_	1,201	-	-	-	-	-	-	-	-	_	-	1,201	9,000	13%
Fountains	1,966	750	750	-	-	3,500	3,000	750	835	5,135	750	1,500	18,936	22,500	84%
Irrigation System	400	1,336	1,092	-	-	2,692	-	-	690	-	-	300	6,510	-	N/A
Well System	_	· -	-	-	-	-	-	-	1,493	-	_	_	1,493	-	N/A
Bridge & Roadway - Main Entrance	900	2,967	-	_	400	-	1,200	-	29,962	400	500	1,146	37,476	13,500	278%
Miscellaneous Repairs	_	-	-	_	-	-	_	13,254	-	-	-	-	13,254	3,000	442%
Capital Outlay - Landscaping	-	11,283	12,870	54,910	300	-	_	-	_	-	-	-	79,363	82,500	96%
Contingencies	-	_	-	-	-	-	_	-	_	-	-	-	-	23,728	0%
Debt Service														•	
Principal	-	_	-	-	-	-	-	_	_	-	-	-	-	500,000	0%
Interest	-	-	-	10,182	-	-	-	-	-	-	-	-	10,182	12,200	83%
Reserves and Overall Contingencies															
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	158,030	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges															
Discounts/Collection Fees		-	=	-	=	=	-	-	-	=	-	-	=	99,553	0%
Sub-Total	: 192,026	92,650	90,997	139,736	113,211	138,340	122,459	115,832	247,445	211,033	119,173	175,349	1,758,251	2,345,056	75%
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 113,211	\$ 138,340	\$ 122,459	\$ 115,832	\$ 247,445	\$ 211,033 \$	119,173	\$ 175,349	\$ 1,758,251	\$ 2,345,056	75%
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(38,947)	(106,285)	(60,512)	(102,798)	(214,442)	(137,274)	(103,793)	(163,599)	283,647	-	
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	1,422,835	1,383,888	1,277,603	1,217,091	1,114,293	899,851	762,577	658,784	211,538		
Fund Balance - Ending	\$ 45,009	\$ 615,543	\$ 1,485,136	\$ 1,422,835	\$ 1,383,888	\$ 1,277,603	\$ 1,217,091	\$ 1,114,293	\$ 899,851	\$ 762,577 \$	658,784	\$ 495,185	\$ 495,185	\$ -	

Flow Way Community Development District Debt Service Fund - Series 2013 Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budge
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	-	\$ - \$	-	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													-		
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	6,082	246	240	242	240	224	6,010	303	2,401	2,320	2,397	3,710	24,415	15,000	163%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	2,795	3,089	3,076	2,379	2,334	2,430	3,802	30,313	9,000	337%
Special Assessment Revenue													-		
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	21,194	9,148	17,678	3,720	2,188	29	-		546,727	577,069	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,510	\$ 191,692	\$ 275,139 \$	24,761 \$	24,318 \$	12,167 \$	26,778 \$	7,098	\$ 6,968 \$	4,684	\$ 4,826	\$ 7,512	\$ 601,454	\$ 601,069	100%
Expenditures and Other Uses Property Appraiser & Tax Collection Fees		-	-		-	-	-	-	-	2,044	-		2,044	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2013 Bonds	-	135,000	-	-	-	-	-	-	-	-	-	-	135,000	135,000	100%
Principal Debt Service - Early Redemptions															
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2013 Bonds	-	199,563	-	-	-	-	-	195,513	-	-	-	-	395,075	395,075	100%
Other Fees and Charges															
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	37,725	0%
Operating Transfers Out (To Other Funds)		-	-	-	-	-	-	-	-	-	-	1,097,921	1,097,921	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 334,563	\$ - \$	- \$	- \$	- \$	- \$	195,513	\$ - \$	2,044	\$ -	\$ 1,097,921	\$ 1,630,040	\$ 567,800	287%
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	12,167	26,778	(188,414)	6,968	2,640	4,826	(1,090,409)	(1,028,586)	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,201,126	1,225,444	1,237,611	1,264,389	1,075,975	1,082,943	1,085,582	1,090,409	1,028,586		
Fund Balance - Ending	\$ 1,044,095	\$ 901,225	\$ 1,176,364 \$	1,201,126 \$	1,225,444 \$	1,237,611 \$	1,264,389 \$	1.075.975	\$ 1,082,943 \$	1,085,582	\$ 1,090,409	\$ (0)	\$ (0)	\$ 33,269	

Flow Way Community Development District Debt Service Fund - Series 2015 (Phase 3) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,772	106	104	105	104	97	2,739	133	1,091	1,054	1,089	1,089	10,482	11,000	95%
Prepayment Account	2	2	2	2	2	2	2	2	2	2	2	2	24	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	1,613	1,774	1,759	1,493	1,462	1,520	1,530	17,639	7,500	235%
Special Assessment Revenue															
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	10,054	4,340	8,386	1,765	1,038	14	-	-	259,360	273,784	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Proceeds	_	-	-	_	-	-	-	_	-	_	-	_	-	-	N/A
Total Revenue and Other Sources:	\$ 7,560	\$ 91,253	\$ 130,813	\$ 12,046	\$ 11,834	\$ 6,052	\$ 12,902	\$ 3,658	\$ 3,624	\$ 2,531	\$ 2,611	\$ 2,621	\$ 287,505	\$ 292,284	98%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	970	-	-	970	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions															
Series 2015 Bonds (Phase 3)	_	-	-	_	-	-	-	_	-	_	-	_	-	-	N/A
Interest Expense															
Series 2015 Bonds (Phase 3)	_	82,272	-	_	-	-	-	80,572	-	_	-	_	162,844	162,844	100%
Other Fees and Charges															
Discounts for Early Payment	_	_	_	_	_	_	-	_	_	_	_	_	-	17,911	0%
Operating Transfers Out (To Other Funds)	_	_	_	_	_	_	-	_		_	_	_	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 162,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,572	\$ -	\$ 970	\$ -	\$ -	\$ 243,813	\$ 260,755	94%
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)		12,046	11,834	6,052	12,902	(76,914)	3,624	1,562	2,611	,	43,691	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	640,084	646,135	659,037	582,124	585,748	587,310		548,851		
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	\$ 640,084	\$ 646,135	\$ 659,037	\$ 582,124	\$ 585,748	\$ 587,310	\$ 589,921	\$ 592,542	\$ 592,542	\$ 31,529	

Flow Way Community Development District Debt Service Fund - Series 2015 (Phase 4) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							· ·							<u> </u>	
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													-		
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,821	67	64	66	65	61	1,799	84	713	691	713	713	6,858	7,000	98%
Prepayment Account	1	1	1	1	1	1	1	1	1	1	1	1	10	-	N/A
Revenue Account	806	817	246	906	1,093	1,060	1,174	1,170	911	891	927	934	10,935	3,500	312%
General Redemption Account	11	12	11	11	11	11	12	11	12	11	12	12	137	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	8,496	3,667	7,087	1,491	877	12	-	-	219,178	231,388	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,555	\$ 76,769	\$ 110,221	\$ 9,844	\$ 9,667	\$ 4,800	\$ 10,072	\$ 2,758	\$ 2,514	\$ 1,606	\$ 1,653	\$ 1,659	\$ 237,118	\$ 241,888	98%
Expenditures and Other Uses Property Appraiser & Tax Collection Fees Debt Service	-	-	-	-	-	-	-	-	-	819	-	-	819	-	N/A
Principal Debt Service - Mandatory															
Series 2015 Bonds (Phase 4)	_	60,000	_	_	_	_	_	_	_	_	_	_	60,000	60,000	100%
Principal Debt Service - Early Redemptions		,											-	55,555	
Series 2015 Bonds (Phase 4)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	N/A
Interest Expense													_		,
Series 2015 Bonds (Phase 4)	_	74.647	_	_	_	_	_	73,109	_	_	_	_	147,756	147.756	100%
Other Fees and Charges		,-						-,					-	,	
Discounts for Early Payment	_	_	_	_	_	_	_	_	_	_	_	-	_	15,046	0%
Operating Transfers Out (To Other Funds)	-	_	_	_	_	-	_	_	_	-	-	-	-	, -	N/A
Total Expenditures and Other Uses:	\$ -	\$ 134,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,109	\$ -	\$ 819	\$ -	\$ -	\$ 208,576	\$ 222,802	94%
•													•	-	
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	4,800	10,072	(70,351)	2,514	786	1,653	1,659	28,542	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	423,930	428,730	438,803	368,451	370,965	371,751	373,404	346,521		
rana balance beginning															

Flow Way Community Development District Debt Service Fund - Series 2016 (Phase 5) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	Navanhan	December	January	February	March	0 1	Marr	loves	l.d.	A	Cantamban	Year to Date	Total Annual	% of
Revenue and Other Sources	October	November	December	January	rebluary	iviarcii	April	May	June	July	August	September	Date	Budget	Budget
Carryforward	Ś -	Ś -	\$ -	\$ -	Ś -	\$ -	\$ -	\$ -	\$ - \$		\$ -	\$ -	\$ -	\$ -	N/A
Interest Income	Ψ	Ψ	Y	*	Ψ	Ψ	Ψ	Ψ	Y Y		Ψ	Ÿ	Ÿ	*	,
Interest Account	_	_	_	_	_	_	_	_	_	_	_	_	_	_	N/A
Sinking Fund	_	_	_	_	_	_	_	_	_	_	_	_	_	_	N/A
Reserve Account	1,970	79	77	78	78	73	1,947	98	776	751	776	776	7,478	8,000	93%
Prepayment Account		-	-	-	-		_,	-	-	-	-	-		-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	1,585	1,759	1,757	1,349	1,322	1,376	1,375	16,202	6,000	270%
Special Assessment Revenue	-,	_,		_,	_,	_,	_,	_,	_,	_,	_,	_,	,	3,222	
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	13,752	5,936	11,471	2,414	1,420	19	_	_	354,743	374,564	95%
Special Assessments - Off-Roll				- 1,555	-5,752		, . , -	-,	-, 1.20	-	_	_	-	-	N/A
Special Assessments - Prepayments	_	_	_	_	_	_	_	_	_	_	_	27,403	27,403	_	N/A
Debt Proceeds	_	-	_	_	_	_	_	_	-	_	_			-	,
Operating Transfers In (To Other Funds)	_	_	2.383	53	53	49	53	1,334	526	509	526	526	6,013	_	N/A
Total Revenue and Other Sources:	\$ 7,914	\$ 124.117	\$ 180,596				\$ 15,229	\$ 5,602			\$ 2,678		\$ 411,839	\$ 388,564	106%
										-					
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	1,326	-	-	1,326	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	-	-	-	-	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions															
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	5,000	-	5,000	-	N/A
Interest Expense															
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	-	-	114,804	-	-	61	-	232,061	232,000	100%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	77	1,973	77	-	-	-	-	-	-	-	-	-	2,126	-	N/A
Total Expenditures and Other Uses:	\$ 77	\$ 229,169	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 114,804	\$ - \$	1,326	\$ 5,061	\$ -	\$ 350,514	\$ 366,504	96%
Net Increase/ (Decrease) in Fund Balance	7.027	(105.053)	100 510	15 707	15 514	7.643	45 220	(100.201)	4.071	1 275	(2.202)	20.000	61 225	22.000	
Fund Balance - Beginning	7,837	(105,052)	180,519 355,556	15,797	15,511 551,871	7,642 567,382	15,229	(109,201)	4,071 481,052	1,275	(2,383) 486,399	30,080 484,016	61,325 452,770	22,060	
5 5	452,770	460,608		536,075			575,024	590,253		485,123				ć 22.000	
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,871	\$ 567,382	\$ 5/5,U24	\$ 590,253	\$ 481,052	\$ 485,123 \$	486,399	\$ 484,016	\$ 514,096	\$ 514,096	\$ 22,060	

Flow Way Community Development District Debt Service Fund - Series 2017 (Phase 6) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,336	54	52	53	53	49	1,320	66	526	509	526	526	5,071	3,500	145%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	796	803	140	860	1,065	1,037	1,152	1,152	859	838	869	872	10,443	3,500	298%
Special Assessment Revenue															
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	4,027	7,783	1,638	963	13	-	-	240,690	254,231	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	1,615	-	-	-	-	-	-	-	-	-	1,615	-	N/A
Total Revenue and Other Sources:	\$ 5,335	\$ 84,177	\$ 122,491	\$ 10,642	\$ 10,448	\$ 5,114	\$ 10,255	\$ 2,856	\$ 2,348	\$ 1,361	\$ 1,395	\$ 1,398	257,818	\$ 261,231	N/A
Expenditures and Other Uses Property Appraiser & Tax Collection Fees Debt Service	-	-	-	-	-	-	-	-	-	900	-	-	900	\$ -	N/A
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) Interest Expense	-		-	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2017 Bonds (Phase 6) Debt Service-Other Costs	-	80,263	-	-	-	-	-	78,950	-	-	-	-	159,213	159,213	100%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	53	49	53	1,334	526	509	526	526	5,071	-	N/A
Total Expenditures and Other Uses:	\$ 52	\$ 156,600	\$ 52	\$ 53	\$ 53	\$ 49	\$ 53	\$ 80,284	\$ 526	\$ 1,409	\$ 526	\$ 526	\$ 240,183	\$ 250,845	N/A
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	10,395	5,064	10,202	(77,428)	1,822	(49)	869	872	17,635	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	375,718	380,782	390,984	313,556	315,378	315,329	316,198	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	\$ 375,718	\$ 380,782	\$ 390,984	\$ 313,556	\$ 315,378	\$ 315,329	\$ 316,198	\$ 317,070	\$ 317,070	\$ 10,386	-

Flow Way Community Development District Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description		October	No	ovember	December	Januar	,	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	December	Jarraar	/	· coruary	· · · · · · · · · · · · · · · · · · ·	7.5	may	June	July	rugust	ocptember	real to bate	Dauget	Dauget
Carryforward - Capitalized Interest	\$	-	\$	-	\$ -	\$	- \$	- \$	- \$	- 9	\$ - \$	- \$	- \$	-	\$ -	\$ -	\$ -	N/A
Interest Income																		
Interest Account		-		-			-	-	-	-	-	-			-	-	-	N/A
Sinking Account		-		-			-	-	-		-	-	-		-	-	-	N/A
Reserve Account		1,121		1,159	1,113	1,:	.44	1,134	1,061	1,135	1,098	1,134	1,097	1,133	1,133	13,463	5,000	269%
Prepayment Account		7		7	7		16	32	30	32	31	10	10	11	-	193	-	N/A
Revenue Account		1,817		1,837	369	1,9	34	2,383	2,323	2,582	2,584	1,985	1,942	2,019	2,019	23,793	8,000	297%
Special Assessment Revenue																		
Special Assessments - On-Roll		6,952		180,830	261,924	21,3	.14	20,250	8,740	16,891	3,554	2,091	28	-	-	522,373	551,562	95%
Special Assessments - Off-Roll		-		-			-	-	-	-	-	-			-	-	-	N/A
Special Assessments - Prepayments		-		-	-		-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds		-		-	-		-	-	-	-	-	-	-	-	-	-		
Operating Transfers In (To Other Funds)		-		-	5,623		-	-	-		-	-	-		-	5,623	-	N/A
Total Revenue and Other Sources:	\$	9,898	\$	183,832	\$ 269,036	\$ 24,2	08 \$	23,798 \$	12,154 \$	20,640	\$ 7,267 \$	5,220 \$	3,078 \$	3,162	\$ 3,151	565,446	\$ 564,562	N/A
Expenditures and Other Uses																		
Property Appraiser & Tax Collection Fees		-		-	-		-	-	-	-	-	-	1,953	-	-	1,953	-	N/A
Debt Service																		
Principal Debt Service - Mandatory																		
Series 2019 Bonds (Phase 7,8,Hatcher)		-		175,000	-		-	-	-	-	-	-	-	-	-	175,000	175,000	100%
Principal Debt Service - Early Redemptions																		
Series 2019 Bonds (Phase 7,8,Hatcher)		-		-	-		-	-	-	-	5,000	-	-	5,000	-	10,000	-	N/A
Interest Expense																		
Series 2019 Bonds (Phase 7,8,Hatcher)		-		167,798	-		-	-	-	-	164,866	-	-	55	-	332,718	332,664	100%
Debt Service-Other Costs		-		-	-		-	-	-	-	-	-	-	-	-			
Other Fees and Charges																		
Discounts for Early Payment		-		-	-		-	-	-	-	-	-	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)		1,121		1,159	1,113		-	-	-	-	-	-	-	-	-	3,394	-	N/A
Total Expenditures and Other Uses:	\$	1,121	\$	343,956	\$ 1,113	\$	- \$	- \$	- \$	- ;	\$ 169,866 \$	- \$	1,953 \$	5,055	\$ -	\$ 523,065	\$ 543,747	N/A
Net Increase/ (Decrease) in Fund Balance		8,776		(160,124)	267,922	24,2	208	23,798	12,154	20,640	(162,599)	5,220	1,125	(1,892)	3,151	42,380	20,815	
Fund Balance - Beginning		670,044		678,820	518,696	786,6		810,827	834,625	846,779	867,419	704,820	710,041	711,165	709,273	670,044		
Fund Balance - Ending	Ś	,	Ś	518,696				834,625 \$							\$ 712,424	\$ 712,424	\$ 20,815	

Flow Way Community Development District Debt Service Fund - Series 2024

Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

			Total Annual	% of
Description	September	Year to Date	Budget	Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds	-	-	-	
Refunding Bond Proceeds				
2024 Refinance (2013 Bonds)	5,211,727	5,211,727	-	N/A
Operating Transfers In (To Other Funds)	1,097,921	1,097,921	-	N/A
Total Revenue and Other Sources:	\$ 6,309,648	6,309,648	\$ -	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	-	N/A
Debt Service				•
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	_	-	N/A
Interest Expense				•
Series 2019 Bonds (Phase 7,8,Hatcher)	-	_	-	N/A
Debt Service-Other Costs	-			,
Other Fees and Charges				
Discounts for Early Payment	-	_	-	N/A
Operating Transfers Out (To Other Funds)	_	_	_	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	6,309,648	6,309,648		
Fund Balance - Beginning	0,303,046	0,303,048	-	
	¢ 6 200 640	¢ 6 200 640	\$ -	
Fund Balance - Ending	\$ 6,309,648	\$ 6,309,648	ş -	

Flow Way Community Development District Capital Project Fund - Series 2016 (Phase 5) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	October	Nov	rember	December	January	February	March	April	May	Ju	ine J	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources																
Carryforward	\$	- \$	- \$	- :	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -
Interest Income																
Construction Account		1	1	15	-	-			-	-	-	-	-	-	18	-
Cost of Issuance		-	-	-	-	-			-	-	-	-	-	-	-	-
Debt Proceeds			-	-	-	-			-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	7		1,973	77	-	-		-	-	-	-	-	-	-	2,126	-
Total Revenue and Other Sources:	\$ 7	8 \$	1,974 \$	93	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	-	\$ -	\$ 2,144	\$ -
Expenditures and Other Uses																
Executive																
Professional Management		-	-	-	-	-			-	-	-	-	-	-	-	-
Other Contractual Services																
Trustee Services		-	-	-	-	-			-	-	-	-	-	-	-	-
Printing & Binding		-	-	-	-	-			-	-	-	-	-	-	-	-
Legal Services																
Legal - Series 2016 Bonds (Phase 5)		-	-	-	-	-			-	-	-	-	-	-	-	-
Other General Government Services Capital Outlay																
Stormwater Mgmt-Construction		-	-	-	-	-			-	-	-	-	-	-	-	-
Construction in Progress		-	-	-	-	-			-	-	-	-	-	-	-	-
Cost of Issuance																
Series 2016 Bonds (Phase 5)		-	-	-	-	-			-	-	-	-	-	-	-	-
Underwriter's Discount		-	-	-	-	-			-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)		-	-	2,383	-	-			-	-	-	-	-	-	2,383	-
Total Expenditures and Other Uses:	\$	- \$	- \$	2,383	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	-	\$ -	\$ 2,383	\$ -
Net Increase/ (Decrease) in Fund Balance	7	8	1,974	(2,291)	-	-			-		-	-	-	-	(239)	-
Fund Balance - Beginning	23	9	317	2,291	-	-			-	-	-	-	-	-	239	-
Fund Balance - Ending	\$ 31	7 \$	2,291 \$	- :	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -

Flow Way Community Development District Capital Project Fund - Series 2017 (Phase 6) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	Octob	er N	ovember	December	January	February	Marcl	h A	pril N	Лау	June	July	August	September	Year	to Date	Total Annual Budget
Revenue and Other Sources																	
Carryforward	\$	- \$	- \$	- \$	-	\$ -	\$	- \$	- \$	- \$	- \$	-	\$	\$ -	\$	-	\$ -
Interest Income																	
Construction Account		1	1	11	-	-		-	-	-	-	-		-		13	-
Cost of Issuance		-	-	-	-	-		-	-	-	-	-		-		-	-
Debt Proceeds		-	-	-	-	-		-	-	-	-	-		-		-	-
Operating Transfers In (From Other Funds)		52	1,338	52	-	-		-	-	-	-	-				1,441	
Total Revenue and Other Sources:	\$	53 \$	1,339 \$	63 \$	-	\$ -	\$	- \$	- \$	- \$	- \$	-	\$.	\$ -	\$	1,454	\$ -
Expenditures and Other Uses																	
Executive																	
Professional Management		-	-	-		-		-	-	-	-	-				-	-
Other Contractual Services																	
Trustee Services		_		-		-			-							_	-
Printing & Binding		_	_	_		_		_	_	_	_	_				_	_
Legal Services																	
Legal - Series 2016 Bonds (Phase 5)		_	_	_		_			_	_	_	_				_	_
Capital Outlay																	
Water-Sewer Combination-Construction																	
Stormwater Mgmt-Construction									_								
Off-Site Improvements-CR 951 Extension		_	_	_	_	_		-	_	_	_	_				_	_
Construction in Progress																	
Cost of Issuance																	
Series 2017 Bonds (Phase 6)																	
Underwriter's Discount																	
Operating Transfers Out (To Other Funds)		-		1,615												1,615	
Total Expenditures and Other Uses:	\$	- \$	- \$		\$ -		\$	- \$	- \$	- \$	- \$	-	\$	\$ -	. \$	1,615	\$ -
Net Increase/ (Decrease) in Fund Balance		53	1,339	(1,552)												(160)	
Fund Balance - Beginning		160	213	1,552)	-	-		-	-	-	-	-				160)	-
Fund Balance - Beginning Fund Balance - Ending	ė	213 \$	1,552 \$				Ś	- Ś	- Ś	- \$	- \$		·	\$ -	· \$	100	\$ -
runa balance - Enging	ş	213 Ş	1,552 \$	- >	, -	ş -	ş	- >	- >	- >	- >	-	ş .	, ·	. >	-	<i>></i> -

Flow Way Community Development District Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher) Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	Octobe	er N	ovember	December	January	Febru	ıary M	arch	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources																
Carryforward	\$	- \$	- :	\$ -	\$	- \$	- \$	- \$	- \$	- 5	- \$	-	\$	- \$ -	\$ -	\$.
Interest Income																
Construction Account		9	15	35			-	-	-	-	-	-			59	
Cost of Issuance		-	-	-			-	-	-	-	-	-			-	
Retainage Account		-	-	-		-	-	-	-	-	-	-			-	
Debt Proceeds		-	-	-		-	-	-	-	-	-	-			-	
Contributions from Private Sources		-	-	-			-	-	-	-	-	-			-	
Operating Transfers In (From Other Funds)	1,	121	1,159	1,113			-	-	-	-	-	-			3,394	
Total Revenue and Other Sources:	\$ 1,	130 \$	1,174	\$ 1,149	\$	- \$	- \$	- \$	- \$	- 5	- \$	-	\$	- \$ -	\$ 3,453	\$
Expenditures and Other Uses																
Executive																
Professional Management		-	-	-			-	-	-	-	-	-			-	
Other Contractual Services																
Trustee Services		-	-	-			-	-	-	-	-	-			-	
Printing & Binding		-					-	-	-	-	-	-			-	
Legal Services												-				
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)		_					_				_				_	
Capital Outlay																
Water-Sewer Combination-Construction		-	-	-			-	-	-	-	-	-			-	
Stormwater Mgmt-Construction		-	-	-			-	-	-	-	-	-			-	
Off-Site Improvements-CR 951 Extension		-	-	-			-	-	-	-	-	-			-	
Construction in Progress		-	-	-			-	-	-	-	-	-			-	
Cost of Issuance																
Series 2016 Bonds (Phase 5)		-	-	-			-	-	-	-	-	-			-	
Underwriter's Discount		-	-	-			-	-	-	-	-	-			-	
Operating Transfers Out (To Other Funds)		-	-	5,623		-	-	-	-	-	-	-			5,623	
Total Expenditures and Other Uses:	\$	- \$	- :	\$ 5,623	\$	- \$	- \$	- \$	- \$	- ;	- \$	-	\$	- \$ -	\$ 5,623	\$.
Net Increase/ (Decrease) in Fund Balance	1,	130	1,174	(4,475)			_			_	-	-			(2,171)	
Fund Balance - Beginning		171	3,301	4,475			-	-	-	-		-			2,171	
Fund Balance - Ending		301 \$	4,475		\$	- \$	- \$	- \$	- \$	- 5			\$	- \$ -	\$ -	\$.

Flow Way Community Development District Capital Project Fund - Series 2024

Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2024

Description	September		Year to Date		Total Annual Budget	
Revenue and Other Sources	36	eptember	16	ai to Date	Бис	iget
Carryforward	\$	_	\$	_	\$	_
Interest Income	7		7		Ÿ	
Construction Account		_		_		_
Cost of Issuance		_		_		_
Retainage Account		_		_		_
Debt Proceeds		_		_		_
Contributions from Private Sources		_		-		-
Refunding Bond Proceeds						
2024 Refinance (2013 Bonds)		83,273		83,273		_
Operating Transfers In (From Other Funds)		-		-		_
Total Revenue and Other Sources:	\$	83,273	\$	83,273	\$	
Expenditures and Other Uses Executive						
Professional Management		12,500		12,500		
Financial and Administrative		12,300		12,300		-
		2.500		2.500		
Accounting Services		2,500		2,500		-
Other Contractual Services		7.075		7.075		
Trustee Services		7,075		7,075		-
Printing & Binding		1,500		1,500		-
Legal Services						
Legal - Series 2024 Bonds (2013 Bond Refinance)		129,250		129,250		-
Underwriter's Discount		79,425		79,425		-
Operating Transfers Out (To Other Funds)	_	-		-	_	
Total Expenditures and Other Uses:	\$	232,250	\$	232,250	\$	
Net Increase/ (Decrease) in Fund Balance		(148,977)		(148,977)		-
Fund Balance - Beginning		-	_	-		-
Fund Balance - Ending	\$	(148,977)	\$	(148,977)	\$	

Prepared by:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

FISCAL YEAR 2025

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET FORT LAUDERDALE, FLORIDA 33308

Flow Way Community Develoment District Balance Sheet for the Period Ending October 31, 2024

	Governmental Fun	ds		Debt Service Funds				Capital Projects Funds	Account	t Groups	
	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	Totals (Memorandum Only)
Assets											
Cash and Investments											
General Fund - Invested Cash	\$ 503,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,348
Debt Service Fund											
Interest Account	-	-	-	-	-	-	31,677	-	-	-	31,677
Sinking Account	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	244,881	160,448	174,366	118,375	254,756	10,000	-	-	-	962,827
Revenue	-	349,650	213,300	314,660	197,895	460,427	7,542	-	-	-	1,543,474
Prepayment Account	-	461	192	27,572	1,615	187	-	-	-	-	30,027
General Redemption Account	-	-	2,673	-	-	-	-	-	-	-	2,673
Refunding Escrow Fund	-	-	-	-	-	-	6,260,513	-	-	-	6,260,513
Construction	-	-	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	3,083	-	-	3,083
Retainage Account	-	-	-	-	-	-	-	-	-	-	
Due from Other Funds											
General Fund	-	3,402	2,876	4,650	3,156	6,849	7,168	-	-	-	28,102
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-		
Market Valuation Adjustments	-	-	-	-	-	-	-	-	-	=	
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	=	
Accounts Receivable	-	-	-	-	-	-	-	-	-	=	
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	10,070
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	8,859,292	-	8,859,29
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	18,140,708	-	18,140,708
Investment in General Fixed Assets (net of											
depreciation)	ets \$ 513,423	\$ 598,394	\$ 379,490	\$ 521,247	\$ 321,041	\$ 722,219	-	\$ 3,083	\$ 27,000,000	17,541,822 \$ 17,541,822	\$ 53,917,62 0

Flow Way Community Develoment District Balance Sheet for the Period Ending October 31, 2024

	Governmental	Funds														
				C	ebt S	ervice Funds					Capital Projects F	unds	Account	Groups		
	General Fund		Series 2015 (Phase 3)	ries 2015 Phase 4)		ries 2016 Phase 5)	es 2017 1ase 6)	(F	ries 2019 Phase 7 8 Hatcher)	Series 2024	Series 2024		General Long Term Debt	General Fixed Assets	(M	Totals emorandum Only)
Liabilities																
Accounts Payable & Payroll Liabilities	\$ 5,09	6 \$	-	\$ -	\$	-	\$ -	\$	-	\$ -	\$	-	\$ -	\$ -	\$	5,096
Due to Other Funds																
General Fund		-	-	-		-	-		-	-		-	-	-		
Debt Service Fund(s)	28,10	2	-	-		-	-		-	-		-	-	-		28,102
Capital Projects Fund(s)		-	-	-		-	-		-	-		-	-	-		
Unavailable Revenue		-	-	-		-	-		-	-		-	-	-		
Note Payable		-	-	-		-	-		-	-		-	-	-		
Bonds Payable																
Current Portion (Due Within 12 Months)																
Series 2015 Ph 3		-	-	-		-	-		-	-		-	80,000	-		80,000
Series 2015 Ph 4		-	-	-		-	-		-	-		-	65,000	-		65,000
Series 2016 Ph 5		_	-	-		-	-		_	-		-	115,000	=		115,000
Series 2017 Ph6		_	-	-		-	-		_	-		-	75,000	=		75,000
Series 2019 Ph 7, 8		_	-	-		-	-		_	-		-	180,000	=		180,000
Series 2024		_	_	-		-	_		-	-		_	160,000	-		160,00
Long Term																
Series 2015 Ph 3		_	_	-		-	_		-	-		_	3,030,000	-		3,030,000
Series 2015 Ph 4		_	_	-		-	_		-	-		_	2,710,000	-		2,710,000
Series 2016 Ph 5		_	_	-		-	_		-	-		_	4,585,000	-		4,585,000
Series 2017 Ph6		_	_	-		-	_		-	-		_	3,165,000	-		3,165,000
Series 2019 Ph 7, 8		_	-	-		_	_		_	-		_	7,700,000	-		7,700,000
Series 2024		_	-	-		_	_		_	-		_	5,135,000	-		5,135,000
Unamortized Prem/Disc on Bds Pybl		_	_	-		_	_		_	-	152,05	4	-	_		152,054
	\$ 33,19	9 \$	-	\$ -	\$	-	\$ -	\$	-	\$ -			\$ 27,000,000	\$ -	\$	27,185,253
	. ,										<u> </u>			·		, ,
Fund Equity and Other Credits																
Investment in General Fixed Assets		_	_	-		-	_		-	-		_	-	17,541,822		17,541,822
Fund Balance																
Restricted																
Beginning: October 1, 2024 (Unaudited)		_	592,542	375,063		514,096	317,070		712,424	6,309,648	(148,97	7)	-	_		8,671,866
Results from Current Operations		_	5,852	4,427		7,152	3,971		9,795	7,252	•	5	-	_		38,45
Unassigned			-,	•			•		,	,						,
Beginning: October 1, 2024 (Unaudited)	495,18	5	_	-		_	_		_	=		_	-	-		495,185
Results from Current Operations	(14,96		-	-		-	_		_	-		_	-	-		(14,960
Total Fund Equity and Other Credits			598,394	\$ 379,490	\$	521,247	\$ 321,041	\$	722,219	\$ 6,316,900	\$ (148,97	1)	\$ -	\$ 17,541,822	\$	26,732,36
Total Liabilities, Fund Equity and Other Credits	\$ 513,42	3 \$	598,394	\$ 379,490	\$	521,247	\$ 321,041	\$	722,219	\$ 6,316,900	\$ 3,08	2	\$ 27,000,000	\$ 17,541,822	\$	53,917,620

Description	October	Year to Date	Total Annual Budget	% of Budget
Description	October	real to Date		Buuget
Revenue and Other Sources	ć	ć	ć	N1 / A
Carryforward 	\$ -	\$ -	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	27,856	27,856	2,184,477	1%
Special Assessments - Off-Roll	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	-	-	-	N/A
Contributions Private Sources	-	-	-	N/A
Master HOA Preserve Cost Share	-	-	122,450	0%
Intragovernmental Transfer In		-	-	N/A
Total Revenue and Other Sources:	\$ 27,856	\$ 27,856	\$ 2,306,927	1%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	12,000	0%
Executive				
Professional Management	3,767	3,767	45,200	8%
Financial and Administrative				
Audit Services	-	-	5,800	0%
Accounting Services	1,458	1,458	17,500	8%
Assessment Roll Services	1,458	1,458	17,500	8%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	26,665	0%
Dissemination Agent Services	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser Fees	-	-	15,500	0%
Bank Services	-	-	300	0%
			-	

			Total Annual	% of
Description	October	Year to Date	Budget	Budget
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	7	7	250	3%
Rentals & Leases				
Meeting Room Rental	-	-	-	N/A
Computer Services - Website Development	-	-	2,000	0%
Insurance	21,908	21,908	59,912	37%
Printing & Binding	-	-	200	0%
Office Supplies	-	-	-	N/A
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	40,000	0%
SFWMD - Permit Objection	-	-		
SFWMD - Water Use	-	-	-	N/A
Special Counsel - Preserves	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	N/A
Special Counsel - Court Reporter/Arbitrator	-	-	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	N/A
Special Counsel - Appellete Court	-	-	-	N/A
Truist Loan - Legal Fees	-	-	-	N/A
Other General Government Services				
Engineering Services - General Fund	-	-	57,000	0%
Bonita Springs - Stormwater Discharge	-	-	1,500	0%
Miscellaneous Services	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	N/A
Asset Evaluation	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	N/A
Strategic Operations Plan	-	-	-	N/A
Capital Outlay	-	-	-	N/A

Description	October	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	-	-	20,000	0%
Consumptive Use Permit Monitor	-	-	16,000	0%
Utility Services				
Electric - Pump Station	-	-	36,000	0%
Electric - Recharge Pumps	-	-	42,000	0%
Wireless - Pump Station	-	-	1,350	0%
Repairs and Maintenance				
Pump Station and Wells	-	-	30,000	0%
Recharge Pumps	-	-	8,500	0%
Main Line Irrigation System	-	-	7,500	0%
Contingencies	-	-	6,900	0%
Capital Outlay				
New Meter and Backup Pump/Motor	-	-	155,000	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 1 - Bid Documents	-	-	-	N/A
Task 2 - Monthly site visits	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	N/A
Contingencies	-	-	-	N/A

Description	October	Year to Date	Total Annual	% of
Repairs and Maintenance	October	real to Date	Budget	Budget
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	-	-	100,300	N/A
	-	-	-	•
Clearing Downed Trees/Cleanup	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	N/A
Contingencies	-	-	4,900	0%
Capital Outlay				
Capital Outlay - Stormwater Mgmt	-	-	-	
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintena	nce			
Professional Services				
Asset Management	-	-	40,000	0%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	-	-	186,104	0%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	55,000	0%
Lake Bank Maintenance	-	-	30,000	0%
Water Quality Testing	-	-	15,000	0%
Littortal Shelf Planting	-	-	25,000	0%
Aeration System	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	70,000	0%
Tree Removal/Miscellaneous Cleaning	-	-	-	N/A
Contingencies	-	-	19,055	0%

cription	October	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Fountain Installations	-	-	22,725	0%
Littortal Shelf Planting	-	-	40,000	0%
Lake Bank Restorations	-	-	90,982	0%
Water Control Structures	-	-	-	N/A
Contingencies	-	-	26,130	0%
Landscaping Services				
Professional Services				
Asset Management	-	-	30,000	0%
Utility Services				
Electric - Landscape Lighting	-	-	-	N/A
Potable Water - Fountains	-	-	3,700	0%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	-	-	174,000	0%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	-	-	38,000	0%
Mulch Installation	-	-	33,000	0%
Annuals	-	-	60,000	0%
Annual Holiday Decorations	13,888	13,888	22,000	63%
Landscape Lighting	-	-	4,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	-	-	20,000	0%
Irrigation System	330	330	6,000	N/A
Well System	-	-	-	N/A
Bridge & Roadway - Main Entrance	-	-	18,000	0%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	-	4,000	0%
Lawn - Rye Seeding	=	-	5,000	0%
Bike/Walkway -Sealcoating/Misc Repair	=	-	2,000	0%
Capital Outlay - Landscaping	-	-	_	N/A
Capital Outlay - Monuments	-	-	120,000	0%
Contingencies	-	-	41,751	0%

Description	October	Yea	r to Date	To	otal Annual Budget	% of Budget
Debt Service						
Principal	-		-		-	N/A
Interest	-		-		-	N/A
Reserves and Overall Contingencies						
District Asset Restoration	-		-		76,750	0%
Contingencies	-		-		-	N/A
Intragovernmental Transfer Out	-		-		-	N/A
Other Fees and Charges						
Discounts/Collection Fees	-		-		87,379	0%
Sub-Total:	42,816		42,816		2,306,927	2%
Total Expenditures and Other Uses:	\$ 42,816	\$	42,816	\$	2,306,927	2%
Net Increase/ (Decrease) in Fund Balance	(14,960)		(14,960)		-	
Fund Balance - Beginning	495,185		495,185		348,925	
Fund Balance - Ending	\$ 480,225	\$	480,225	\$	348,925	

Flow Way Community Development District Debt Service Fund - Series 2015 (Phase 3)

Description	Octo	ber		ear to	al Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$	-	\$	-	\$ -	N/A
Interest Income						
Interest Account		-		-	-	N/A
Sinking Fund		-		-	-	N/A
Reserve Account	1	,013		1,013	8,700	12%
Prepayment Account		2		2	-	N/A
Revenue Account	1	,435		1,435	15,752	9%
Special Assessment Revenue						
Special Assessments - On-Roll	3	,402		3,402	273,784	1%
Special Assessments - Off-Roll		-		-	-	N/A
Special Assessments - Prepayment		-		-	-	N/A
Intragovernmental Transfers In		-		-	-	
Debt Proceeds		-		-	-	N/A
Total Revenue and Other Sources:	\$ 5	,852	\$	5,852	\$ 298,236	2%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees		-		-	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2015 Bonds (Phase 3)		-		-	80,000	0%
Principal Debt Service - Early Redemptions						
Series 2015 Bonds (Phase 3)		-		-	-	N/A
Interest Expense						
Series 2015 Bonds (Phase 3)		-		-	159,444	0%
Other Fees and Charges						
Discounts for Early Payment		-		-	17,911	0%
Operating Transfers Out (To Other Funds)		-		-	-	N/A
Total Expenditures and Other Uses:	\$	-	\$	-	\$ 257,355	0%
Net Increase/ (Decrease) in Fund Balance	5	,852		5,852	40,881	
Fund Balance - Beginning		,542	!	592,542	589,073	
Fund Balance - Ending	\$ 598	,394	\$!	598,394	\$ 629,954	

Flow Way Community Development District Debt Service Fund - Series 2015 (Phase 4)

			Y	ear to	To	tal Annual	% of
Description	Oct	ober		Date		Budget	Budget
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$	-	N/A
Interest Income				-			
Interest Account		-		-		-	N/A
Sinking Fund		-		-		-	N/A
Reserve Account		664		664		5,690	12%
Prepayment Account		1		1		-	N/A
Revenue Account		875		875		9,820	9%
General Redemption Account		11		11		-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll		2,876		2,876		231,388	1%
Special Assessments - Off-Roll		-		-		-	N/A
Special Assessments - Prepayments		-		-		-	N/A
Operating Transfers In (To Other Funds)		-		-		-	N/A
Debt Proceeds		-		-		-	N/A
Total Revenue and Other Sources:	\$	4,427	\$	4,427	\$	246,898	2%
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees		-		-		-	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 4)		-		-		65,000	0%
Principal Debt Service - Early Redemptions				-			
Series 2015 Bonds (Phase 4)		-		-		-	N/A
Interest Expense				-			
Series 2015 Bonds (Phase 4)		-		-		144,553	0%
Other Fees and Charges				-			
Discounts for Early Payment		-		-		15,046	0%
Operating Transfers Out (To Other Funds)		-		-		-	N/A
Total Expenditures and Other Uses:	\$	-	\$	-	\$	224,599	0%
Net Increase/ (Decrease) in Fund Balance		4,427		4,427		22,299	
Fund Balance - Beginning	37	5,063	3	75,063		372,486	
Fund Balance - Ending	\$ 37	9,490	\$ 3	79,490	\$	394,785	

Flow Way Community Development District Debt Service Fund - Series 2016 (Phase 5)

		Year to	Total Annual	% of
Description	October	Date	Budget	Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	722	722	6,211	12%
Prepayment Account	-	-	-	N/A
Revenue Account	1,290	1,290	14,554	9%
Special Assessment Revenue				
Special Assessments - On-Roll	4,650	4,650	374,564	1%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	-	-	-	
Operating Transfers In (To Other Funds)	490	490	-	N/A
Total Revenue and Other Sources:	\$ 7,152	\$ 7,152	\$ 395,329	2%
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	_	_	-	N/A
Debt Service				,
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	-	115,000	0%
Principal Debt Service - Early Redemptions			,,,,,,	
Series 2016 Bonds (Phase 5)	-	-	-	N/A
Interest Expense				,
Series 2016 Bonds (Phase 5)	-	-	226,863	0%
Other Fees and Charges				
Discounts for Early Payment	_	_	24,504	0%
Operating Transfers Out (To Other Funds)	_	_	,00 .	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 366,367	0%
Net Increase/ (Decrease) in Fund Balance	7,152	7,152	28,962	
Fund Balance - Beginning	514,096	514,096	486,227	
Fund Balance - Ending	\$ 521,247	\$ 521,247	\$ 515,189	

Flow Way Community Development District Debt Service Fund - Series 2017 (Phase 6)

Description Revenue and Other Sources Carryforward Interest Income Interest Account Sinking Fund Reserve Account	\$	- - - 490	Date \$	- :	Budget \$ - -	Budget N/A N/A
Carryforward Interest Income Interest Account Sinking Fund	\$	- - - 490		- :	\$ - - -	·
Interest Income Interest Account Sinking Fund	\$	- - - 490		- : - -	\$ - - -	·
Interest Account Sinking Fund		- - 490	_	-	-	N/A
Sinking Fund		- - 490		-	-	N/A
-		- 490		-	_	-,
Reserve Account		490				N/A
			4	90	4,211	12%
Prepayment Account		-		-	-	N/A
Revenue Account		815	8	15	9,437	9%
Special Assessment Revenue						
Special Assessments - On-Roll		3,156	3,1	56	254,230	1%
Special Assessments - Off-Roll		-		-	-	N/A
Debt Proceeds		-		-	-	
Operating Transfers In (To Other Funds)		-		-	-	N/A
Total Revenue and Other Sources:	\$	4,461	4,4	61 9	\$ 267,878	N/A
Expenditures and Other Uses Property Appraiser & Tax Collection Fees Debt Service		-		- !	; -	N/A
Principal Debt Service - Mandatory						
Series 2017 Bonds (Phase 6)		-		- (\$ 75,000	0%
Principal Debt Service - Early Redemptions						
Series 2017 Bonds (Phase 6)		-		-	-	N/A
Interest Expense						
Series 2017 Bonds (Phase 6)		-		-	156,400	0%
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment		-		-	16,632	0%
Operating Transfers Out (To Other Funds)		490	4	90	-	N/A
Total Expenditures and Other Uses:	\$	490	\$ 4	90 :	\$ 248,032	N/A
Net Increase/ (Decrease) in Fund Balance		3,971	3,9	71	19,846	
Fund Balance - Beginning	3	317,070	317,0	70	316,091	
Fund Balance - Ending	\$ 3	21,041	\$ 321,0	41	\$ 335,937	

Flow Way Community Development District

Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)

Description		October Ye			Total Annual		% of Budget
				Year to Date		Budget	
Revenue and Other Sources							
Carryforward - Capitalized Interest	\$	-	\$	-	\$	-	N/A
Interest Income							
Interest Account		-		-		206	0%
Sinking Account		-		-		-	N/A
Reserve Account		1,054		1,054		12,119	9%
Prepayment Account		-		-		-	N/A
Revenue Account	1,891			1,891	21,377		9%
Special Assessment Revenue							
Special Assessments - On-Roll	6,849			6,849		551,562	1%
Special Assessments - Off-Roll	-			-		-	N/A
Special Assessments - Prepayments	-			-		-	N/A
Debt Proceeds		-		-			
Operating Transfers In (To Other Funds)		-		-		-	N/A
Total Revenue and Other Sources:	\$	9,795		9,795	\$	585,264	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees		_		_		_	N/A
Debt Service							,
Principal Debt Service - Mandatory							
Series 2019 Bonds (Phase 7,8,Hatcher)		_		_		180,000	0%
Principal Debt Service - Early Redemptions							
Series 2019 Bonds (Phase 7,8,Hatcher)		_		_		_	N/A
Interest Expense							14,71
Series 2019 Bonds (Phase 7,8,Hatcher)		_		_		326,280	0%
Debt Service-Other Costs		_				320,200	070
Other Fees and Charges							
Discounts for Early Payment		_		_		36,083	0%
Operating Transfers Out (To Other Funds)						50,005	N/A
Total Expenditures and Other Uses:	\$		\$		\$	542,363	N/A
Total Expenditures and Other Oses:	,	-	Ą	-	Ą	342,303	IV/A
Net Increase/ (Decrease) in Fund Balance		9,795		9,795		42,901	
Fund Balance - Beginning		712,424		712,424		712,535	
Fund Balance - Ending	\$	722,219	\$	722,219	\$	755,436	

Flow Way Community Development District

Debt Service Fund - Series 2024

Description			Total Annual	% of
	October	Year to Date	Budget	Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	54	54	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	17	17	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	13	13	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	7,168	7,168	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds	-	-	-	
Refunding Bond Proceeds				
2024 Refinance (2013 Bonds)	-	-	-	N/A
Operating Transfers In (To Other Funds)		-	-	N/A
Total Revenue and Other Sources:	\$ 7,252	7,252	\$ -	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	-	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	_	N/A
Principal Debt Service - Early Redemptions				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Debt Service-Other Costs	-			
Other Fees and Charges				
Discounts for Early Payment	-	-	_	N/A
Operating Transfers Out (To Other Funds)	-	-	_	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	7,252	7,252	_	
Fund Balance - Beginning	6,309,648	6,309,648		
Fund Balance - Ending	\$ 6,316,900	\$ 6,316,900	\$ -	

Flow Way Community Development District Capital Project Fund - Series 2024

Statement of Revenues, Expenditures and Changes in Fund Balance Through October 31, 2024

Description		October		Year to Date		Total Annual Budget	
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$	-	
Interest Income							
Construction Account		-		-		-	
Cost of Issuance		5		5		-	
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	\$	5	\$	_	
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		5		_	
Fund Balance - Beginning		(148,977)		(148,977)		_	
Fund Balance - Ending	Ś	(148,971)	\$	(148,971)	\$	_	

Prepared by: