

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MARCH 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

March 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 “**District**”) will be held on **Thursday, March 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=mf0ceb6cd9f7d7f4db77a4fe9d5484d57>

Access Code: **2337 056 3339** Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2337 056 3339**, password **Jpward (579274** from phones) 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 and approval of Minutes:
 - I. February 15, 2024 – Regular Meeting. [\[Page 6\]](#)
4. Consideration of Award of Bid for the 2024 Preserve Maintenance Project [\[Page 19\]](#)
5. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - a. Discussion of Refinancing for the Series 2013 Bonds
 - b. Easement Request for CDD Property
 - c. Agreement with Master HOA for Preserve Maintenance
 - d. New performance reporting requirements for CDDs [\[Page 22\]](#)
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. [\[Page 35\]](#)

1. Strategic Operational Plan.
 - a. Current Operations
 - i. Landscape Maintenance
 - ii. Lake Maintenance
 - iii. Irrigation Pump Station
 - iv. Entrance Features
 - v. External Preserves Compliance
 - vi. Lake Treatment, New Turf
 - b. Capital Projects Plan
 - i. Lake Bank Restoration
 - ii. Bridge Painting
 - c. Future Operations Plan
 - d. Prior Board Inquiries
 - e. Pickleball Siting Review
- III. District Manager – JPWard & Associates, LLC
 - a. Fiscal Year 2025 Overview of Budget Impacts
 - i. Insurance – FY’24 - \$15K Budget, Actual \$97k, Estimated FY’25 \$98K
 - ii. Irrigation Pump House – FY’25 \$155K (Rebuild 4 pumps, Replace 2nd Filtration Assemblies)
 - iii. Entrance Monuments - \$120K – Replace Pumps/Motors/Variable Frequency Drives for Pumps/Jets/Nozzles (Electrical not being replaced)
 - b. Financial Disclosure Forms and Required Ethics Training [\[Page 53\]](#)
 - c. Financial Statements for period ending January 31, 2024 (unaudited). [\[Page 55\]](#)
 - d. Financial Statements for period ending February 29, 2024 (unaudited). [\[Page 71\]](#)
6. Supervisors Requests.
7. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
8. Announcement of Next Meeting – Regular Meeting on April 18, 2024.

Quorum Call for April 18, 2024.
 - ☐ Zack Stamp
 - ☐ Ronald Miller
 - ☐ Tom Kleck
 - ☐ Martinn Winters
 - ☐ Bart Bhatla
9. Adjournment

Staff Review

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

The second order of business is Public Comments for non-agenda items. The Public is provided three opportunities to speak during the meeting. This is the first time for the Public to speak on non-agenda items.

Each member of the Public will also be provided an opportunity to speak on each agenda item and at the end of the Agenda, a final time to speak on any other matter will be provided.

The third order of business is the consideration and approval of the February 15, 2024 Regular Meeting Minutes.

The fourth order of business is the Consideration of Award of Bid for the 2024 Preserve Maintenance Project. An Invitation to Bid for the 2024 Preserve Maintenance project was advertised on February 23rd, 2024. A total of five (5) bids were received and opened by District staff on March 8th, 2024. District staff reviewed the bids for completeness and that the required forms were provided. At the District's request, Calvin, Giordano & Associates, Inc. (CGA) reviewed the low Bidder's submittal for mathematical correctness of the bid form and past project experience.

Per the solicitation requirements for the project, Aquatic Weed Control, Inc., the low Bidder, met the minimum qualifications. Aquatic Weed Control's past projects also included similar work as that required for the subject project. Therefore, based on an evaluation of Aquatic Weed Control's bid submittal and the District staff's solicitation criteria, Aquatic Weed Control, Inc. is the apparent lowest most responsive and responsible Bidder.

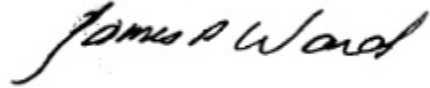
The fifth order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

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

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

Yours sincerely,

Flow Way Community Development District



James P. Ward
District Manager

The Meetings for Fiscal Year 2024 are as follows:

February 15, 2024	March 21, 2024
April 18, 2024	May 16, 2024
June 20, 2024	July 18, 2024
August 15, 2024	September 19, 2024

1
2
3
4
5
6
7
8
9

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

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, February 15, 2024, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

Present and constituting a quorum:

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

Also present were:

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

Audience:

Stan _____
Paul _____
Bob Wilson

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

Chairperson Stamp reviewed public comment protocols.

THIRD ORDER OF BUSINESS**Consideration of Minutes****January 18, 20243 – Regular Meeting Minutes**

Chairperson Stamp asked if there were any additions, deletions, or corrections for the Minutes; there were none.

On MOTION made by Bart Bhatla, seconded by Ron Miller, and with all in favor, the January 18, 2024, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Staff Items**

- I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**
 - a. Discussion of Refinancing for the Series 2013 Bonds**
 - b. Easement for CDD Facilities from HOA**
 - c. Funding Agreement with Master HOA for SFWMD/Corps permit requirements**

Mr. Michael Pawelczyk: The question that came up after the last meeting was there was some discussion about possibly looking to the Attorney General's Office for an opinion to extend the bond term and I don't think it was fully explained as to what that would entail. First, we are very convinced that you can't extend the term on the bond amortization schedule beyond 30 years. If we were to seek an Attorney General Opinion, it's not like we just write a letter and send it to the AG Office, we have to submit all our research showing that there is a conflict in the law basically and seek the opinion of the Attorney General. Once the Attorney General opines, that opinion is all it is. It's an opinion. It has no precedential value, no legal value, it's just what the Attorney General Office seemed to think at that time. We are not really inclined to spend all that time doing the research when we already have researched the matter sufficiently enough, and our opinion is that you cannot extend the term of the bonds beyond the 30 years. We independently sought the advice of two other bond counsels that my firm deals with, and they have said the same thing, you cannot extend that term. I spoke with an underwriter who said the only time he extended the term beyond 30 years was in a refinancing and new money deal where the new money was extended out less than 5 years to keep the assessment the same. They extended it out less than 5 years because if you go beyond 5 years it needs to be validated, but my firm didn't work on that, so I don't have the details of that deal. I wanted to bring that to your attention to see if we needed to do anything further. If we had an Attorney General's Opinion, I can tell you that my office, bond counsel, and underwriter's counsel are not going to rely on the Attorney General's Office when refinancing the bonds. We have to rely on the law at hand, not an Attorney General's Opinion, because there is sufficient liability there. Liability is essentially the amount of the bonds issued or refinanced.

Chairperson Stamp asked about the scope of the work involved to request an opinion from the Attorney General.

Mr. Pawelczyk explained it would take about 5 billable hours of research to put together the necessary documents. He stated regardless of what the Attorney General's Office opined, his firm would not give the opinion in favor of going beyond the 30-year period if the bonds were refinanced.

Chairperson Stamp asked about the timing of obtaining an Attorney General's opinion.

Mr. Pawelczyk responded he imagined it would take several months. He stated the Attorney General also had the option of doing an informal opinion which would not be posted on the website, or a formal opinion which would show up on the Attorney General's website. He stated the Attorney General might not even provide an opinion at all, as bond refinancing was not a matter typically dealt with by the Attorney General's Office.

Chairperson Stamp noted the Attorney General was not required to respond to a request for an opinion.

Mr. Pawelczyk agreed. He stated when this was brought up previously, he and his firm looked into it and determined it could not be done. He noted he contacted other bond counsel, who all agreed the 30 years could not be extended. He stated when the bonds were originally validated, they were validated to be paid back in a time period not to exceed 30 years.

Mr. Miller asked where it said in the law that the bond was restricted to the original 30-year time period for payback.

Mr. Pawelczyk noted this information was included in the memo to the Board. He stated it was in the Final Judgment, in the CDD statutes, and in the assessment statutes which indicated under statute 170, you could not go beyond 30 years. He stated he could send the specific citations to Mr. Miller.

Mr. Miller stated in the refinancing statutes it indicated it should be done "in a similar manner" to the bond, it did not give a specified time period.

Mr. Pawelczyk stated "in a similar manner" meant within the 30 year period allowed by law.

Mr. Miller stated "in a similar manner" also could mean refinanced to the original 30 years.

Mr. Pawelczyk stated he could pursue this further and do more research, but it was still necessary to get someone to issue the bonds for the refinance, and he did not know any bond counsel who would opine that the refinance could go beyond the original 30 year period. He explained the law had to be read as a whole, one statute would not stand by itself. He stated he understood it would be nice to extend the bonds out further, but he did not believe it could be done. He indicated he could talk with some underwriters he dealt with and ask informally if it ever had been done; perhaps it had been done for non-CDD bonds. He stated the underwriters he typically dealt with were FMS Bonds or MBS Bonds and he could ask them if this had ever been done before.

Mr. Miller stated it probably had not been done before and Flow Way CDD would be breaking ground.

Mr. Pawelczyk noted it probably had not been done before because it could not be done. He noted he was not willing to request an Attorney General Opinion for something he knew was not possible, but he was willing to speak with the underwriters.

Mr. Miller asked if would hurt to ask the bond underwriters, if the CDD received a positive Attorney General Opinion, would the underwriter be willing to extend the 30 years.

Mr. Pawelczyk responded he would ask the underwriters this as well. He stated he would reach out to the underwriters sometime next week, ask these questions, and get back to Mr. Miller and the Board.

Chairperson Stamp asked if there were any other questions regarding this matter; there were none.

Mr. Pawelczyk: Two other things to discuss, one is the easement for CDD facilities to be granted to the District by the HOA over multiple properties within the community, most of which probably should have been conveyed to the CDD by the developer but weren't. The second is the cost share agreement with respect to the mitigation work required by South Florida Water Management District and the Corps. I think we are really close on both of these items. I had a really good conversation with Charles Thompson, the HOA Attorney, yesterday, and with respect to some things that are outstanding, one is on the easement, the HOA is concerned that the CDD, once it's given these easement rights, and I'm going to use this as a drastic example, can install a pump house and paint it pink on the HOA property. They are really concerned with some exterior aesthetics with respect to the rights granted under the easement. What I would like to do with the Boards permission is craft a provision that would require some sort of notice to the HOA for changes to facilities that had an aesthetic issue, such as changing colors, adding structures, or moving structures on the property, to at least provide the Association some sort of notice. I know that's typically favorable for the District because we need to do what we need to do, but I think we could incorporate a 15 day or 30 day provision in there, that if they don't respond within 30 days, it's deemed approved. I think the HOA would be okay with that. They just want to make sure that we as a CDD, not this Board now, but potentially a future Board, doesn't put something crazy in there based on easement rights. He stated he would draft something up and present it to the Board before sending it to the HOA. He stated the HOA would like the CDD to add something to the Agreement which, if there was a change which obligated the HOA to more than \$125,000 dollars, would enable the HOA to get out of the Agreement and for the CDD to show in the financials where the \$250,000 dollars was going, much like the District Counsel line item, identifying how the funds were being spent. He explained this would enable the HOA to look at the Agenda Package and see what the CDD was spending and ask questions if they wished.

Mr. Ward stated before the Board commented, he and Mr. Pawelczyk should draft the language and send it to the HOA.

Mr. Pawelczyk indicated he would not send anything to the HOA without Mr. Ward's approval.

Mr. Miller asked about the HOA's request for an out if the cost went up over \$250,000 dollars.

Mr. Pawelczyk stated he felt the problem with the cost sharing agreement was the CDD did not know what it would spend until it was budgeted. He stated technically the CDD was agreeing to

191 move forward and budget accordingly, but at least from the CDD's side, the budget could be
192 changed at any time. He stated the HOA understood the \$250,000 dollars would likely be per year
193 for the next two years, and then it should start to go down. He stated this was certainly the
194 intent, to bring the preserves into compliance and make the high cost go away, but the cost
195 should go down over time.

196
197 Mr. Miller stated if the HOA was concerned, then the HOA could do the budget.

198
199 Mr. Pawelczyk explained the cost share agreement already provided that if it were more than
200 \$250,000 dollars, the HOA was only obligated for \$125,000, so if the cost went up to \$300,000
201 dollars the CDD would be responsible for the additional \$50,000 dollars unless the HOA agreed to
202 cover half of the \$50,000 dollar overage. He noted the CDD was only asking the HOA to commit to
203 \$125,000. He stated maybe an amendment process could be incorporated where after two years,
204 the cost sharing agreement could renegotiate the agreement to adjust the budget in accordance
205 with actual needs.

206
207 Mr. Miller noted big picture, the costs would all be paid out of the same pocketbook. He asked if
208 the CDD as a government agency could say it would cover all cost overages.

209
210 Mr. Pawelczyk responded in the affirmative; as long as the CDD budgeted for it, or amended the
211 budget, this could be done. He said the HOA was essentially helping the budget of the CDD to
212 fund this project going forward; the CDD could go ahead and fund the whole thing.

213
214 Chairperson Stamp stated he felt the HOA was "over-lawyering" this.

215
216 Mr. Pawelczyk agreed, noting the agreement had a clause indicating the HOA could get out of the
217 agreement with a year's notice. He stated the year's notice was needed to give the CDD enough
218 time to increase assessments to cover the HOA's portion of the cost.

219
220 *Mr. Bart Bhatla: I think we are getting involved with the minutiae and our advisors and counsel*
221 *should come up with a plan we can make a decision on.*

222
223 *Mr. Pawelczyk: That's what I'm trying to do with Jim, and we are really close, but this was on the*
224 *Agenda and we're just trying to report to you what we're doing at this point. Like I said, I would've*
225 *had something for you if I had had the chance to talk with the HOA counsel before yesterday, but*
226 *due to scheduling issues we didn't have a chance to speak until yesterday. This is more of a status*
227 *report. I'm just asking if you have input let me know, if not, we are going to proceed as I outlined.*

228
229 *Mr. Martinn Winters: It seems like, if they want to pull out of this agreement because it's outside*
230 *of their (indecipherable), what position does that put us in if we don't have the cash, if we have a*
231 *catastrophic event, there's a forest fire, something forces us to come out of pocket and we don't*
232 *have the money now, what do we do? Do we have a special assessment? Do we go to the bank*
233 *again and get another loan? What position does that put us in?*

234
235 *Mr. Ward: Realistically, this project is a quarter of a million dollars a year for the next three years.*
236 *We are not going to spend more money than that because it's impossible to do more work than*
237 *\$250,000 dollars for the next three years. In three years, this will taper off, we hope, because we*
238 *will hit the success criteria and then the yearly maintenance is probably no more than \$15,000*

dollars or \$20,000 dollars per year at that point in time. The agreement would not really even need to be in place after we meet the success criteria, which I think is what we are intending to do. I told Mike, and I still am of the opinion, that if they don't want to do it, that's fine, we can move on with it because everybody pays whether it's coming out of that pocket or our pocket. It doesn't matter at the end of the day. I did say, you have to commit to \$125,000 dollars a year. If you don't want to commit to it in the next year, either you just tell us or we write a provision in the agreement that says if you don't agree to it, you can send us a letter and tell us we don't want to do it. It's as simple as that. Our budgets already have a lot of details in them. I'm not going to agree as the manager to require budgeting line items that we have to do to a private organization. That's not going to happen. But in my simple mind, it's \$250,000 per year, they give us \$125,000, we send them the invoices, we send them the contracts if they want it. We do everything that they want, but that's it. We have to stop at that point. If we can't get there, then we can't get there. I think Mike is 99% of the way there. These little technical issues are really just somebody asking a bunch of legal questions that really aren't necessary.

Discussion continued regarding the cost share agreement; splitting the cost 50/50; forgoing the cost share agreement if the HOA did not agree in the next 30 days; and the over-lawyering of the agreements.

Chairperson Stamp: Going back to the refinance, if everything goes smoothly, this will be on the 2025 tax bill, not the 2024 tax bill. There is no way it will be done in time for that.

Mr. Pawelczyk: It's important for the public to know we are doing this in advance of the time we are actually allowed to refinance without a penalty.

Chairperson Stamp: I just wanted people to understand it was nothing we are doing as part of this year's budget that we are going to be reviewing in the next few months.

II. District Engineer – Calvin, Giordano & Associates

a. Engineer's Report

1. Strategic Operational Plan

1) Current Operations

i. Landscape Maintenance

ii. Lake Maintenance

iii. Irrigation Pump Station

iv. Entrance Maintenance

v. External Preserves Compliance

2) Capital Projects Plan

i. Lake Bank Restoration

3) Future Operations Plan

i. Bridge Painting

4) Prior Board Inquiries

5) Golf Range Improvements

6) Pickleball Siting Review

Mr. Jimmy Messick: (Indecipherable). I've set up a different format. I've integrated pictures into the different assets and the locations of those pictures are shown on the map on page 15. Going through current operations, our typical assets we are in charge of, I'll start with landscaping. We

287 *continue to trim and shape shrubs and trees at the front entrance, all new plantings*
288 *(indecipherable), treating annuals with fungicide. The (indecipherable) have gotten their second*
289 *treatment to prevent leaf yellow and other diseases, and the third treatment will be in March.*
290 *We have updated and re-graveled the stone driveway up to the pump station and*
291 *(indecipherable). He discussed the lake maintenance being undertaken including treating*
292 *shoreline weeds, cleaning up litter, treating littoral shelves, etc. He discussed the maintenance*
293 *being performed at the entrance to improve the overall appearance including fountain*
294 *maintenance, paver repair, etc. He noted the grass along the west bank of the east berm was*
295 *scheduled for repair.*

296
297 Chairperson Stamp asked about the fountains.

298
299 *Mr. Ward: In the recent two months, both of the fountains, we've had all of the internal*
300 *components of the fountains checked, the pumps, the motors, and everything else that goes with*
301 *it. They are 13 years old at this point in time. They are nearing the end of their life. The motors*
302 *that are in the fountain pumps are no longer made, so if any one of those pumps goes down, the*
303 *fountains will be off for a minimum of 3 months until we can get new parts again. Pretty much*
304 *the guts of both of the fountains will need to be replaced sometime in the near future. It will be*
305 *dealt with in the budget you will see. I am hopeful we will be able to fund it in the 2025 fiscal*
306 *year budget in our capital program. If not, we will have to figure out a way to deal with this. I*
307 *just wanted to bring this to your attention.*

308
309 *Mr. Tom Kleck: I assume that the fountains in the middle of the lake were put in by the HOA?*

310
311 *Mr. Messick: No, those are our fountains. [Mr. Messick stated on record – that the fountains in*
312 *Lake 7 are owned by the CDD. However, let the record be corrected to reflect on that the CDD does*
313 *not own those].*

314
315 *Mr. Kleck: How many did we put in?*

316
317 *Mr. Messick: There are three out there.*

318
319 *Mr. Kleck: I had an experience with this in another neighborhood. Those fountains are*
320 *extremely expensive to maintain, and the HOA convinced the CDD in this facility to take over the*
321 *maintenance of those fountains after about 5 years. It's a nightmare, is all. (Indecipherable).*

322
323 *Mr. Messick: That is the preferred water quality method. The fountains are pretty –*

324
325 *Mr. Kleck: But somebody's got to pay for it.*

326
327 *Mr. Messick stated the last item was the external preserve compliance and the CDD was*
328 *finalizing the specks which were drafted with the environmentalist with the hope to go out to*
329 *bid on February 23, opening the bids two weeks later, so in the March Board Meeting a*
330 *recommendation could be made. He discussed the capital projects including lake bank*
331 *restorations which were underway and on schedule.*

332
333 *Chairperson Stamp stated he lived on lake 7 and the vendor was installing the Geotube. He*
334 *stated it was an interesting process and invited the Board to come by and watch.*

Discussion ensued regarding the work being done on lake 7.

Mr. Messick discussed future operations which included weeds and aquatics which needed to be addressed, erosion washout on the canal banks, etc. He discussed the map he included in his packet. He stated the last thing he had to talk about was the golf range improvements. He discussed proposed golf range improvements and options, including moving the boom, and noted the golf range vendor would coordinate with the lake bank restoration vendor before making improvements.

Chairperson Stamp noted a resident sent an email about a fence request which he forwarded to Mr. Messick. He asked Mr. Messick to review the email.

Mr. Messick indicated he would.

Mr. Miller asked about the moving of the boom.

Mr. Messick indicated the golf club recommended relocating the boom. He explained the boom prevented golf balls from traveling and funneled the balls to a certain location for ease of retrieval.

Chairperson Stamp stated he asked Mr. Messick to review the suggested relocation of the booms to ensure it would not cause the CDD any difficulties. He discussed why the booms, or a boom, were to be relocated.

Mr. Stan ____ stated the fountains were looking very poor. He stated he understood this was due to the age of the fountains and there was nothing which could be done until the fountain pumps could be replaced in a year or two; however, the eastern fountain went up significantly higher than the other fountains. He asked if the pressure could be adjusted to balance the pressure between all the fountains.

Mr. Ward explained the fountains operated independently and unfortunately were at the limit of what could be done with them as the pumps were not working perfectly due to age. He stated the fountains had been adjusted as much as possible, there was nothing more which could be done.

Mr. ____ 47:41 noted a few weeks ago the pumps were adjusted and were looking better, but the fountains seemed to have reverted back.

Discussion ensued regarding the age of the fountains; replacing the pumps in the fountains next year to improve the situation; not being able to do much to improve the fountains until the pumps were replaced.

Mr. Messick discussed the HOA's proposed golf course expansion with two plans, Plan A and Plan B, both on lake 7. (Indecipherable). He stated both Plan A and Plan B were in his report which provided a little more detail. He stated both expansion plans would be acceptable. He stated the (indecipherable) permitted the improvements with the appropriate agencies; Collier County and the South Florida Water Management District should be notified, and permits were

required to be verified by the appropriate agencies. He stated in his opinion, Plan A would require a permit for the proposed lake modification; the type of permit and extent would be determined based on the calculations the HOA's engineers would provide. He stated mitigation for the lake expansion, golf range expansion, would be enhanced somehow to make up for the volume loss for the golf range Plan A improvements. He indicated he prepared an exhibit showing what the impacts would be. *If you don't show equal amounts of volume offsetting the impacts then the District is going to require a very lengthy calculation model for the entire community and potentially a new ERP, not just a modification, to make sure those reports and calculations are submitted for approval. My recommendation is that we provide some sort of offsetting (indecipherable) where we dredge the lake an equal amount. If SFWMD accepts the offsetting volumes as shown below, just a minor permit modification may be acceptable, and the engineering calculations could be limited to reduce design and permitting costs. If the not acceptable, permits with SFWMD could be very difficult (indecipherable) and may not allow for golf range improvements for Plan A. Plan B does not involve lake modifications, so South Florida permitting would be minimal. (Indecipherable).*

Mr. Bhatla asked how much time it would take to implement the permitting action for Plan A. He said Plan A might take a very long time to get started.

Mr. Messick: It's hard to tell without getting proposals from engineers (indecipherable). (Indecipherable) with South Florida to discuss what they would require in a formal proposal. It would take longer to permit Plan A than Plan B. Plan B is more of an exemption, maybe not even a permit modification.

Mr. Bhatla: (Indecipherable). The permitting process could take a long time.

Mr. Miller: What would the cost of Plan A be? Ballpark.

Mr. Messick explained he was not an expert on golf range improvements, so he was unsure. He noted the HOA should be able to provide this information.

Discussion ensued regarding the CDD not being required to approve these improvements; whether the CDD was required to be involved in any permit modifications; whether there was enough silt in the lake to dredge up to offset the volume changes.

Mr. ____57:28 asked if there had been any thought to egress and ingress for the construction equipment to do this work.

Mr. Messick indicated he had not looked at this. He noted based upon the location there was not a lot of vehicular access to this area because it was behind the tennis courts and there was no roadway. He stated the construction equipment would need to use the parking lot and restoration of the damage caused by the construction would need to be done upon completion of the project.

Discussion ensued regarding the problems construction would cause the golf course and those who wished to golf.

Mr. Messick indicated he would review the plans to ensure nothing negatively affected the CDD and ensure the CDD was in agreement; for example, materials could not be set up in the preserves, and there could be no impact to the lakes other than what was proposed, etc.

Mr. ____ 59:14: (Indecipherable).

Mr. ____: If they are making modifications to our facilities, we need to be overseeing what those improvements are. They need to come to us. Ultimately the permitting agencies have the approval over that. We just are maintaining those facilities. If they are impacting what we are maintaining, I think we should have a say in what they are proposing.

Discussion ensued which was largely (indecipherable).

Mr. Messick: So, the banks are eroding, and we have a responsibility to maintain those banks, but the root of the problem, we believe, we've done a study where we walked the lakes and looked at where these areas are, is because there is water running along the surface creating these eroding pockets. Our recommendation is to underground the water as much as possible, whether that means the rainwater from a downspout, or maybe a yard drain would be more appropriate, and tie into the (indecipherable).

Chairperson Stamp: Would you identify yourselves for the record?

Mr. Paul ____ 1:01:49 I'm the HOA President. (Indecipherable).

Mr. Bob Wilson: Board Member (indecipherable).

Mr. ____: When the construction is happening, are they supposed to work with the CDD? In other words, during construction shouldn't they (indecipherable) put that into the ground, so it goes into the lake?

Discussion ensued regarding working with the developers to direct rainwater; why rainwater was not automatically sent underground into the lake by the developer.

Mr. Ward: That particular requirement is generally in the land development codes of the County or the City, wherever the property is located. In this case obviously it's Collier County. So, those county codes, the developers, whether it's Collier County or anybody else, they meet generally whatever the minimum code requirement is, which I am guessing is exactly what happened here. I see this all over the state, not just in this community, and then you have this kind of a problem, and it has to be a coordinated effort between the CDD -- the CDD doesn't have the right to tell any developer or homeowner what you can or can't do on your own property. We don't have that authority. We can recommend to you what you need to do, and we can repair the lake banks. We would repair the lake banks even if you didn't do what we recommended, it would just happen over and over again unless the adjoining homeowner did something on his side of the coin. We can work with you to help you, but to your original question, the county codes in all of Florida, not just Collier, are kind of consistent on the rainwater problems.

Chairperson Stamp: And keep in mind that until 3 years ago Taylor Morrison controlled the CDD and the developer, so they did whatever they wanted to do.

Mr. Bhatla: What is the issue? I missed it.

Mr. _____ 1:04:21: (Indecipherable). Basically, there is one area where you can see (indecipherable).

Mr. Messick: Lake 20/21 has a lot of condos on it, and the rainwater leaders are taking on water from the large roof.

Discussion continued regarding rainwater causing lake bank erosion issues on lake 20/21; the possibility of erosion close to the buildings threatening the integrity of the foundations; and asking the Collier County Engineers to ensure the development was according to code. Some of this conversation was (indecipherable).

Mr. _____ 1:07:33 asked about the grass along the lake bank.

Mr. Messick: The spike grass in the water is a littoral which helps absorb nutrients and treats the water to make it cleaner. Those are good for the lakes, but the grass usually stops right (indecipherable). Those are two different types.

III. District Manager – JPWard & Associates, LLC

a. Financial Statements for the period ending January 31, 2024 (unaudited)

Mr. Ward: I am probably, hopefully, going to be in a position to do a budget amendment for your next Board Meeting to deal with putting the preserve monies back in there one way or another. I've been holding off for this cost agreement, but one way or another, that will be on your agenda for next month. We are anticipating getting a budget to you at your April Board meeting and I'm looking at Jimmy because I've got a lot on his plate, but that's in his ball court at the moment to do so. We are going to get that ready for you for April. I will just mention to you, as a financial thing in the current year, as this gentleman just mentioned about the insurance, ours also went up dramatically in the current year for two reasons. One is insurance rates have just gone through the roof. Many of our assets, we've revalued all of them, so we have a better handle on that, that has had a pretty dramatic affect also on our insurance. Just to give you the flavor of the numbers, we've budgeted \$15,000; our insurance is now at \$98,000 dollars a year. That's not going to change on a going forward basis, but that's just an aside note. Otherwise, from a budget perspective we are doing fine on everything else.

Mr. Messick: Vendors insurance rates go up and contractor insurance rates go up, so we are seeing those numbers too in the budget.

Mr. Miller: What is our biggest risk to damage to assets? Is it a hurricane? Is it fire?

Mr. Ward: Well in Florida it is generally hurricanes, so it's property damage to the vertical assets.

Mr. Miller: Have we thought about changing deductibles or something?

Mr. Ward: The deductibles are pretty high at the moment. I think they are maybe \$25,000 dollars or something. We really don't have the funds to go higher than that. If we have more reserves

over the coming years, I will automatically take on more risk with higher deductibles going into our program, but at the moment, we just don't have that capacity.

Mr. Miller: We could think about the possibility (indecipherable) it could make sense to self-insure.

Mr. Ward: I agree. The \$98,000 dollars just hit us this year. It was an astounding number to me, so that's on the plate in your 2025 budget to consider how to better manage the deductibles on the insurance part of this.

Mr. ____ 1:11:14: On the same line, just by way of example, my homeowner's insurance, after Ian, went up from \$1,500 dollars to \$4,000 dollars. I called my broker, and he said I could eliminate the wind insurance and save \$2,500 dollars. I have coverage for everything else, and since my overall damage from both Ian and the one in 2017 was less than \$2,000 dollars, I could recover that in one payment so to speak. Of course, then I'm self-insured for any wind damage. How much wind damage, or hurricane damage, did the CDD incur during Ian?

Mr. Ward: This is all just physical damage. We don't really carry what you call hurricane damage. It's just physical damage to the investments that we have in place. I don't keep a high deductible right now because there literally is no money that we could use to deal with that. I think Ron is on point. That is something that I would normally do if we were able to start building our reserves, which is in the plan for me to present to you in your 2025 budget.

Chairperson Stamp: Is a good chunk of that liability?

Mr. Ward: The liability hasn't changed much. It's really the physical damage.

Discussion ensued regarding insurance and the CDD's assets which needed coverage including the bridge, fountains, and other assets.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Chairperson Stamp: Are there any Supervisor's Requests?

Mr. ____ 1:13:48: Question, I got a notice about the ethics training meeting, and there was a fee of \$79 dollars or \$39 dollars. I'm wondering what that's all about.

Mr. Ward: I have that scheduled for your May meeting to go over that with you, or April, whichever. I will do that because I want to spend a few minutes and go over what they require. My staff got that out to you early and I asked them to do that, but if you would just give us another – in either April or May it will be on your Agenda. Mike and I will spend some time and go over that in detail with you.

Mr. Miller: This ethics training, is it a one-time deal?

Mr. Ward: It's annual. I'm in the same boat. I've got to do it too. He indicated the good thing was the CDD Board was not required to file a Form 6 which was significantly more invasive than the Form 1.

SIXTH ORDER OF BUSINESS**Public Comments**

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

Chairperson Stamp: I see no member of the public managed to stick with us, so there are no public comments.

SEVENTH ORDER OF BUSINESS**Announcement of Next Meeting****Announcement of Next Meeting – Regular Meeting March 21, 2024**

Chairperson Stamp announced the next meeting date.

EIGHTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:16 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson



Calvin, Giordano & Associates, Inc.
A SAFEbuilt[®] COMPANY

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
Water / Utilities Engineering
Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

March 11, 2024

Jim Ward
District Manager
Flow Way Community Development District

RE: Flow Way CDD
2024 Preserve Maintenance
CGA Project No. 21-4271

Dear Mr. Ward,

An Invitation to Bid for the 2024 Preserve Maintenance project was advertised on February 23rd, 2024. Five (5) bids were received and opened by the District staff on March 8th, 2024. The District staff reviewed the bids for completeness and that the required forms were provided. At the CDD's request, Calvin, Giordano & Associates, Inc. (CGA) reviewed the low Bidder's submittal for mathematical correctness of the bid form and past project experience. The following table summarizes the bids received. Work includes bid amounts for each preserve area for a total of three (3) years.

	Aquatic Weed Control, Inc.	Solitude Lake Management	Earth Balance	Premier Lakes, Inc.	Woods & Wetlands Ecosystem Restorations
Wading Bird Foraging Area	\$6,223.00	\$2,175.00	\$5,776.80	\$8,950.00	\$4,000.00
Internal Preserves	n/a	n/a	n/a	n/a	n/a
Western Preserves	\$35,587.00	\$18,980.00	\$126,027.20	\$19,500.00	\$28,000.00
Northern Preserve Area 1	\$63,771.00	\$112,980.00	\$375,558.40	\$112,700.00	\$112,000.00
Northern Preserve Area 1	\$106,265.00	\$183,820.00	\$214,339.20	\$79,240.00	\$292,000.00
Yearly Subtotal	\$211,846.00	\$317,955.00	\$721,701.60	\$220,390.00	\$436,000.00
TOTAL (3-years)	\$635,538.00	\$953,865.00	\$2,165,104.80	\$661,170.00	\$1,308,000.00

Per the solicitation requirements for the project, Aquatic Weed Control, Inc., the low Bidder, met the minimum qualifications. Aquatic Weed Control's past projects also included similar work as that required for the subject project. Therefore, based on our evaluation of Aquatic Weed Control's bid submittal and the District staff's solicitation criteria, Aquatic Weed Control, Inc. is the apparent lowest most responsive and responsible Bidder.

If you have any questions or require additional information, please do not hesitate to contact me at (954) 921-7781. or at jmessick@cgasolutions.com.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

James Messick, P.E.
District Engineer

SUMMARY OF BID PROPOSALS RECEIVED			3/11/2024			Prepared by Calvin, Giordano & Associates, Inc.						
FOR: Flow Way Community Development District						I hereby certify that the following is a true summary of proposals received:						
			CGA Project No. 21-4271			Signature			Date: 3/11/2024			
	DESCRIPTION	QUANT.	Aquatic Weed Control Inc.		Solitude Lake Management		Earth Balance		Premier Lakes Inc.		Woods & Wetlands Ecosystem Restorations	
			March 21, 2024 - March 21, 2027		March 21, 2024 - March 21, 2027		March 21, 2024 - March 21, 2027		March 21, 2024 - March 21, 2027		March 21, 2024 - March 21, 2027	
			UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT
I.	General											
1.01	Wading Bird Foraging Area	1	\$6,223.00	\$6,223.00	\$2,175.00	\$2,175.00	\$5,776.80	\$5,776.80	\$8,950.00	\$8,950.00	\$4,000.00	\$4,000.00
1.02	Internal Preserves-N/A	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1.03	Western Preserve	1	\$35,587.00	\$35,587.00	\$18,980.00	\$18,980.00	\$126,027.20	\$126,027.20	\$19,500.00	\$19,500.00	\$28,000.00	\$28,000.00
1.04	Northern Preserve Area 1	1	\$63,771.00	\$63,771.00	\$112,980.00	\$112,980.00	\$375,558.40	\$375,558.40	\$112,700.00	\$112,700.00	\$112,000.00	\$112,000.00
1.05	Northern Preserve Area 2	1	\$106,265.00	\$106,265.00	\$183,820.00	\$183,820.00	\$214,339.20	\$214,339.20	\$79,240.00	\$79,240.00	\$292,000.00	\$292,000.00
	Yearly Sub-Total (Sum of all Preserve ID Areas)Subtotal			\$211,846.00		\$317,955.00		\$721,701.60		\$220,390.00		\$436,000.00
	Grand Subtotal			\$635,538.00		\$953,865.00		\$2,165,104.80		\$661,170.00		\$1,308,000.00
	Bid Total (Yearly Sub-total X 3 years)											

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

1
2 An act relating to special districts; repealing s.
3 163.3756, F.S., relating to inactive community
4 redevelopment agencies; amending s. 163.504, F.S.;
5 prohibiting the creation of new neighborhood
6 improvement districts after a date certain; repealing
7 s. 165.0615 F.S., relating to municipal conversion of
8 independent special districts upon elector-initiated
9 and approved referendum; creating s. 189.0312, F.S.;
10 providing term limits for members of governing bodies
11 of independent special districts elected by the
12 qualified electors of the district; providing an
13 exception; providing construction; creating s.
14 189.0313, F.S.; providing the method for changing
15 boundaries of an independent special district;
16 providing an exception; amending s. 189.062, F.S.;
17 providing additional criteria for declaring a special
18 district inactive; requiring certain special districts
19 to provide notice of a proposed declaration of
20 inactive status in the county or municipality under
21 certain circumstances; revising the time period for
22 filing an objection to a proposed declaration;
23 authorizing a specific objection; providing that a
24 district declared inactive may only expend funds as
25 necessary to service outstanding debt and to comply

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

26 with existing bond covenants and contractual
27 obligations; creating s. 189.0694, F.S.; requiring
28 special districts to establish performance measures to
29 assess performance; requiring special districts to
30 publish an annual report concerning performance
31 measures; amending s. 189.0695, F.S.; requiring the
32 Office of Program Policy Analysis and Governmental
33 Accountability to conduct performance reviews;
34 repealing s. 190.047, F.S., relating to incorporation
35 or annexation of a district; amending s. 191.013,
36 F.S.; requiring independent special fire control
37 districts to annually report training and
38 certification information regarding volunteer
39 firefighters to the Division of State Fire Marshal;
40 amending s. 388.211, F.S.; providing the boundaries of
41 a mosquito control district may only be changed by
42 special act; amending s. 388.221, F.S.; reducing the
43 maximum millage rate for mosquito control districts;
44 providing an exception; amending s. 388.271, F.S.;
45 requiring, instead of authorizing, special districts
46 to file tentative work plans and work plan budgets at
47 specified intervals; requiring the Department of
48 Agriculture and Consumer Services to report to the
49 Department of Commerce if certain special districts
50 fail to submit specified information; providing an

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

51 effective date.

52
53 Be It Enacted by the Legislature of the State of Florida:

54
55 Section 1. Section 163.3756, Florida Statutes, is
56 repealed.

57 Section 2. Section 163.504, Florida Statutes, is amended
58 to read:

59 163.504 Safe neighborhood improvement districts; formation
60 authorized by ordinance; jurisdictional boundaries; prohibition
61 on future creation.—

62 (1) The governing body of any municipality or county may
63 authorize the formation of safe neighborhood improvement
64 districts through the adoption of a planning ordinance which
65 specifies that such districts may be created by one or more of
66 the methods established in ss. 163.506, 163.508, 163.511, and
67 163.512. No district may overlap the jurisdictional boundaries
68 of a municipality and the unincorporated area of a county,
69 except by interlocal agreement.

70 (2) A safe neighborhood improvement district may not be
71 created on or after July 1, 2024. A safe neighborhood
72 improvement district in existence before July 1, 2024, may
73 continue to operate as provided in this part.

74 Section 3. Section 165.0615, Florida Statutes, is
75 repealed.

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

76 Section 4. Section 189.0312, Florida Statutes, is created
77 to read:

78 189.0312 Independent special districts; term of office.—

79 (1) A member elected by the qualified electors of the
80 district to the governing body of an independent special
81 district may not serve for more than 12 consecutive years,
82 unless the district's charter provides for more restrictive
83 terms of office. Service of a term of office that commenced
84 before November 5, 2024, does not count toward the limitation
85 imposed by this subsection.

86 (2) This section does not apply to a community development
87 district established under chapter 190, or an independent
88 special district created pursuant to a special act that provides
89 that any amendment to chapter 190 to grant additional powers
90 constitutes a power of the district.

91 (3) This section does not require an independent special
92 district governed by an appointed governing body to convert to
93 an elected governing body.

94 Section 5. Section 189.0313, Florida Statutes, is created
95 to read:

96 189.0313 Independent special districts; boundaries;
97 exception.—Notwithstanding any special law or general law of
98 local application to the contrary, the boundaries of an
99 independent special district shall only be changed by general
100 law or special act. This section does not apply to a community

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

101 development district established pursuant to chapter 190.

102 Section 6. Subsections (1) and (2) of section 189.062,
103 Florida Statutes, are amended to read:

104 189.062 Special procedures for inactive districts.—

105 (1) The department shall declare inactive any special
106 district in this state by documenting that:

107 (a) The special district meets one of the following
108 criteria:

109 1. The registered agent of the district, the chair of the
110 governing body of the district, or the governing body of the
111 appropriate local general-purpose government notifies the
112 department in writing that the district has taken no action for
113 2 or more years;

114 2. The registered agent of the district, the chair of the
115 governing body of the district, or the governing body of the
116 appropriate local general-purpose government notifies the
117 department in writing that the district has not had a governing
118 body or a sufficient number of governing body members to
119 constitute a quorum for 2 or more years;

120 3. The registered agent of the district, the chair of the
121 governing body of the district, or the governing body of the
122 appropriate local general-purpose government fails to respond to
123 an inquiry by the department within 21 days;

124 4. The department determines, pursuant to s. 189.067, that
125 the district has failed to file any of the reports listed in s.

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

126 189.066;

127 5. The district has not had a registered office and agent
128 on file with the department for 1 or more years; ~~or~~

129 6. The governing body of a special district provides
130 documentation to the department that it has unanimously adopted
131 a resolution declaring the special district inactive. The
132 special district is responsible for payment of any expenses
133 associated with its dissolution;~~or~~

134 7. The district is an independent special district or a
135 community redevelopment district created under part III of
136 chapter 163 that has reported no revenue, no expenditures, and
137 no debt under s. 189.016(9) or s. 218.32 for at least 5
138 consecutive fiscal years beginning no earlier than October 1,
139 2018. This subparagraph does not apply to a community
140 development district established under chapter 190 or to any
141 independent special district operating pursuant to a special act
142 that provides that any amendment to chapter 190 to grant
143 additional powers constitutes a power of that district; or

144 8. For a mosquito control district created pursuant to
145 chapter 388, the department has received notice from the
146 Department of Agriculture and Consumer Services that the
147 district has failed to file a tentative work plan and tentative
148 detailed work plan budget as required by s. 388.271.

149 (b) The department, special district, or local general-
150 purpose government has published a notice of proposed

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

151 declaration of inactive status in a newspaper of general
152 circulation in the county or municipality in which the territory
153 of the special district is located and has sent a copy of such
154 notice by certified mail to the registered agent or chair of the
155 governing body, if any. If the special district is a dependent
156 special district with a governing body that is not identical to
157 the governing body of a single county or a single municipality,
158 a copy of such notice must also be sent by certified mail to the
159 governing body of the county or municipality on which the
160 district is dependent. Such notice must include the name of the
161 special district, the law under which it was organized and
162 operating, a general description of the territory included in
163 the special district, and a statement that any objections must
164 be filed pursuant to chapter 120 within 30 ~~21~~ days after the
165 publication date. The objections may include that the special
166 district has outstanding debt obligations that are not included
167 in reports required under s. 189.016(9) or s. 218.32.

168 (c) Thirty ~~Twenty-one~~ days have elapsed from the
169 publication date of the notice of proposed declaration of
170 inactive status and no administrative appeals were filed.

171 (2) If any special district is declared inactive pursuant
172 to this section, the district may only expend funds as necessary
173 to service outstanding debt and to comply with existing bond
174 covenants and other contractual obligations. The property or
175 assets of the special district are subject to legal process for

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

176 payment of any debts of the district. After the payment of all
177 the debts of said inactive special district, the remainder of
178 its property or assets shall escheat to the county or
179 municipality wherein located. If, however, it shall be
180 necessary, in order to pay any such debt, to levy any tax or
181 taxes on the property in the territory or limits of the inactive
182 special district, the same may be assessed and levied by order
183 of the local general-purpose government wherein the same is
184 situated and shall be assessed by the county property appraiser
185 and collected by the county tax collector.

186 Section 7. Section 189.0694, Florida Statutes, is created
187 to read:

188 189.0694 Special districts; performance measures and
189 standards.-

190 (1) Beginning October 1, 2024, or by the end of the first
191 full fiscal year after its creation, whichever is later, each
192 special district must establish goals and objectives for each
193 program and activity undertaken by the district, as well as
194 performance measures and standards to determine if the
195 district's goals and objectives are being achieved.

196 (2) By December 1 of each year thereafter, each special
197 district must publish an annual report on the district's website
198 describing:

199 (a) The goals and objectives achieved by the district, as
200 well as the performance measures and standards used by the

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Section 8. Paragraph (c) is added to subsection (3) of section 189.0695, Florida Statutes, to read:

189.0695 Independent special districts; performance reviews.—

(3) The Office of Program Policy Analysis and Government Accountability must conduct a performance review of all independent special districts within the classifications described in paragraphs (a), ~~and~~ (b), and (c) and may contract as needed to complete the requirements of this subsection. The Office of Program Policy Analysis and Government Accountability shall submit the final report of the performance review to the President of the Senate and the Speaker of the House of Representatives as follows:

(c) For all safe neighborhood improvement districts as defined in s. 163.503(1), no later than September 30, 2025.

Section 9. Section 190.047, Florida Statutes, is repealed.

Section 10. Subsection (3) is added to section 191.013, Florida Statutes, to read:

191.013 Intergovernmental coordination.—

(3) By October 1 of each year, each independent special fire control district shall report to the Division of State Fire Marshal regarding whether each of the district's volunteer

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

226 firefighters has completed the required trainings and received
227 the required certifications established by the division pursuant
228 to s. 633.408.

229 Section 11. Section 388.211, Florida Statutes, is amended
230 to read:

231 388.211 Change in district boundaries.—

232 ~~(1) The boundaries of each district may only be changed by~~
233 ~~a special act of the Legislature The board of commissioners of~~
234 ~~any district formed prior to July 1, 1980, may, for and on~~
235 ~~behalf of the district or the qualified electors within or~~
236 ~~without the district, request that the board of county~~
237 ~~commissioners in each county having land within the district~~
238 ~~approve a change in the boundaries of the district.~~

239 ~~(2) If the board of county commissioners approves such~~
240 ~~change, an amendment shall be made to the order creating the~~
241 ~~district to conform with the boundary change.~~

242 Section 12. Subsection (1) of section 388.221, Florida
243 Statutes, is amended to read:

244 388.221 Tax levy.—

245 (1) The board of commissioners of such district may levy
246 upon all of the real and personal taxable property in said
247 district a special tax not exceeding 1 mill ~~10 mills~~ on the
248 dollar during each year as maintenance tax to be used solely for
249 the purposes authorized and prescribed by this chapter. The
250 board of commissioners of a district may increase such special

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

251 tax to no more than 2 mills on the dollar if the increase is
252 approved by a referendum of the qualified electors of the
253 district held at a general election. Said board shall by
254 resolution certify to the property appraiser of the county in
255 which the property is situate, timely for the preparation of the
256 tax roll, the tax rate to be applied in determining the amount
257 of the district's annual maintenance tax. Certified copies of
258 such resolution executed in the name of said board by its chair
259 and secretary and under its corporate seal shall be made and
260 delivered to the property appraiser and the board of county
261 commissioners of the county in which such district is located,
262 and to the Department of Revenue not later than September 30 of
263 such year. The property appraiser of said county shall assess
264 and the tax collector of said county shall collect the amount of
265 taxes so assessed and levied by said board of commissioners of
266 said district upon all of the taxable real and personal property
267 in said district at the rate of taxation adopted by said board
268 for said year and included in said resolution, and said levy
269 shall be included in the warrants of the property appraiser and
270 attached to the assessment roll of taxes for said county each
271 year. The tax collector shall collect such taxes so levied by
272 said board in the same manner as other taxes are collected and
273 shall pay the same within the time and in the manner prescribed
274 by law to the treasurer of said board. The Department of Revenue
275 shall assess and levy on all the railroad lines and railroad

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

property and telegraph and telephone lines and telegraph and telephone property situated in said district in the amount of each such levy as in case of other state and county taxes and shall collect said taxes thereon in the same manner as it is required by law to assess and collect taxes for state and county purposes and remit the same to the treasurer of said board. All such taxes shall be held by said treasurer for the credit of said board and paid out by him or her as ordered by said board.

Section 13. Subsection (1) of section 388.271, Florida Statutes, is amended, and subsection (3) is added to that section, to read:

388.271 Prerequisites to participation.—

(1) When state funds are involved, it is the duty of the department to guide, review, approve, and coordinate the activities of all county governments and special districts receiving state funds in furtherance of the goal of integrated arthropod control. Each county ~~or district~~ eligible to participate ~~hereunder~~ may, and each district must, begin participation on October 1 of any year by filing with the department not later than July 15 a tentative work plan and tentative detailed work plan budget providing for the control of arthropods. Following approval of the plan and budget by the department, two copies of the county's or district's certified budget based on the approved work plan and detailed work plan budget shall be submitted to the department by September 30

ENROLLED

CS/CS/HB 7013, Engrossed 1

2024 Legislature

301 following. State funds, supplies, and services shall be made
302 available to such county or district by and through the
303 department immediately upon release of funds by the Executive
304 Office of the Governor.

305 (3) If a special district fails to submit a tentative work
306 plan and tentative detailed work plan budget as required by
307 subsection (1), the department shall send notice of such failure
308 to the Department of Commerce within 30 days.

309 Section 14. This act shall take effect July 1, 2024.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
March 2024**

**Board Meeting
March 21st, 2024**

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

**CGA Project No. 21-4271
March 21st, 2024**

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT ITEMS.....	3
i.	Landscaping.....	4
ii.	Lake Maintenance	6
iii.	Entrance Maintenance.....	8
iv.	Irrigation Pump House – N/A.....	10
v.	External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status).....	11
III.	ENGINEER’S REPORT COMPLETE	18

I. PURPOSE

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

II. CURRENT ITEMS

The following items are currently outstanding:

1. Current Operations
2. Capital Projects
3. Future Operations
4. Prior Board Meeting Inquiries

1. Current Operations

i. Landscaping

- New annuals have been planted at main entrance between Guardhouse and Immokalee Road.
- New plantings have also been installed on the south side of both fountains near the Immokalee Road entrance.
- Fertilizer applied to Plumbago beds near the front entrance of the property to prepare for Spring.
- Pine straw mulch has been added in selective areas in the front entrance.



(1) New annuals along the entrance of property.



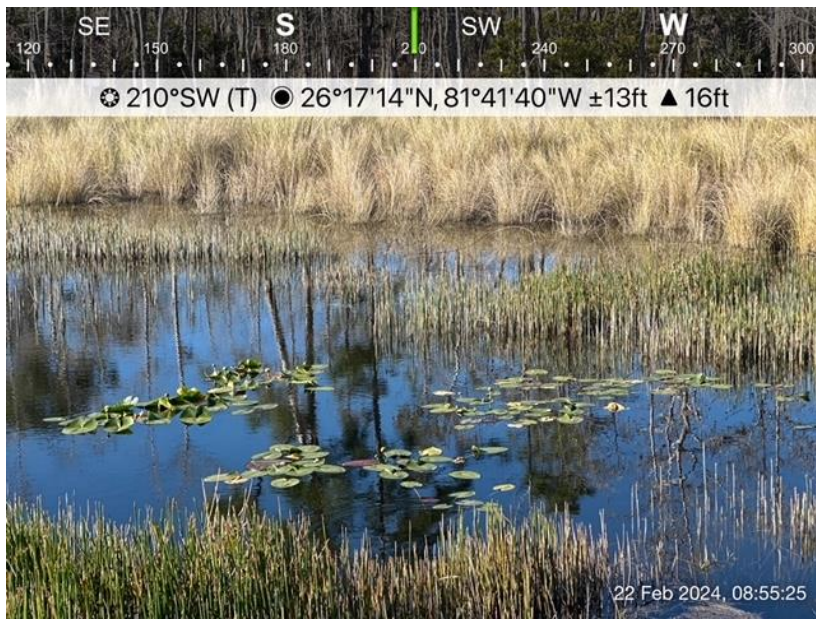
(2) New annuals along the Esplanade Blvd exit.



(3) Fertilizer application on Plumbago.

ii. Lake Maintenance

- The shoreline of lakes 1-4, 5A, 5B, 6-15, 15A, 15B, 16, 24, 26, and 27 were treated for grass and brush growth. Targets included pennywort, torpedo grass, vines, and alligator weed.
- Sonar treatments began 2/16 to target new floating weed growth. Lakes 5A, 6, 8, and 10 were targeted for spatterdock. Treatment will be conducted on a biweekly basis over the next 6 weeks.
- Submersed growth was recently treated in lakes 10, 12, 16, and 22. Targets included Illinois pondweed, red ludwigia, and limnophilia. Will follow up during the next visit to determine effectiveness of treatment. Lakes that need sonar for submersed growth will be confirmed during the first week of March and treatment will begin mid-month.
- The gulf spike rush in lake 7 was treated and is beginning to die off. Growth will continue to be targeted until satisfactory results are achieved.
- The quarterly waterway inspection report for the district will be sent out early next month.
- Water levels are higher than usual this month due to recent rain.



(4) Lily pads present in Lake 10.



(5) Algae present along the Flow Way channel littoral zone.



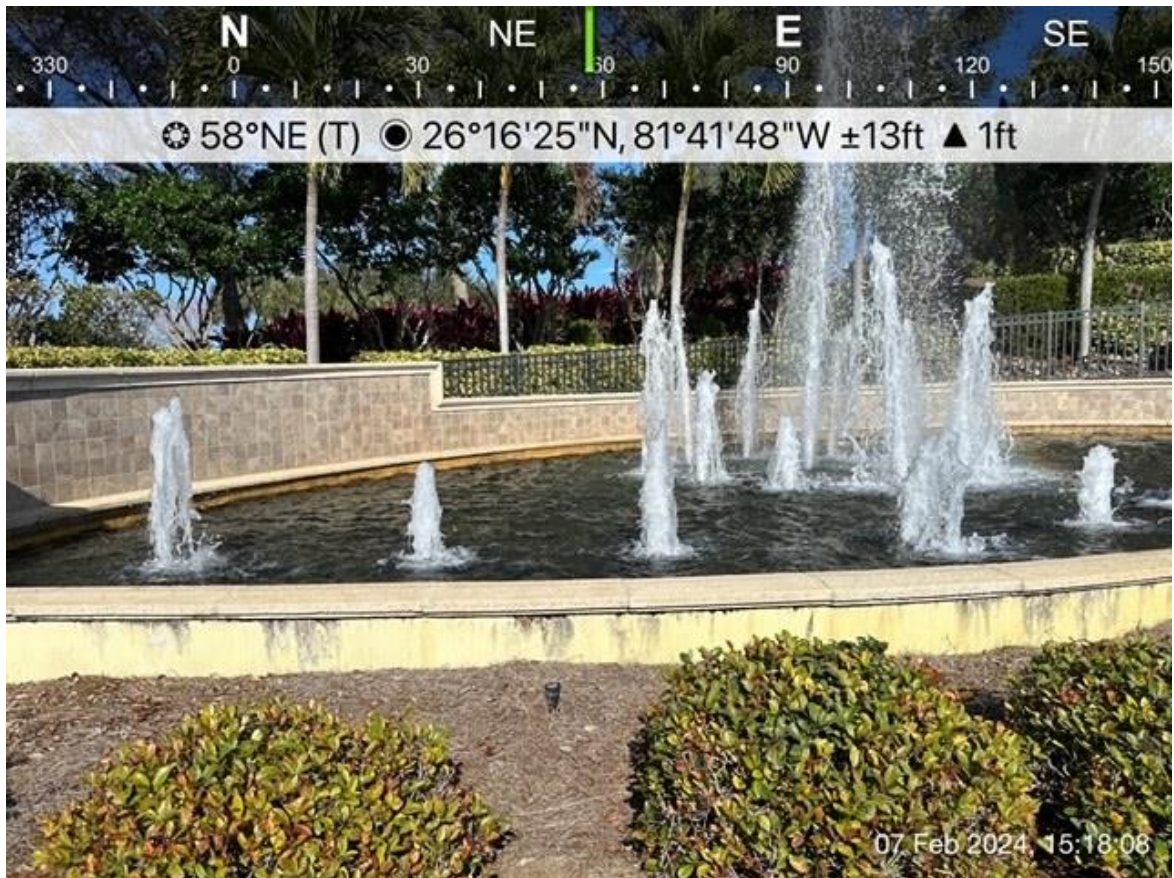
(6) Pipe in Lake 20-21 (Before).



(7) Pipe in Lake 20-21 (After).

iii. **Entrance Maintenance**

- East fountain pump motor has blown and CDD staff is working with vendor to replace by end of March.
- The retaining walls for both fountains have been pressure cleaned.
- New grass on the west canal bank and east berm have been installed and is growing.
- The pavers at the front entrance have been repaired.



(8) Entrance fountain – West (Before).



(9) Entrance fountain – West (After).



(10) Front entrance pavers (Repaired).

iv. Irrigation Pump House – N/A

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

Bid Specifications for Preserve Maintenance (external only) were advertised on February 23rd, 2024 and five (5) bids received and opened by the District staff on March 8th, 2024. Apparent low bidder met the qualifications and is considered responsive and responsible Bidder. This recommendation and the summary of proposals received are included in the District Manager's agenda for your approval.

Capital Projects

- i. Lake Bank Restoration – Lakes 2, 7, 9, & 17 included in Capital Improvement Plan. Schedule for work is Late January through end of March 2024.



Lake 7 – (90% complete) 7' bottom bag and 7' top bag both fill of soil. Vendor still needs to cut up the top bag and re-grade. Once grade is finished, the coconut fiber will go down along with new sod.

Lake 2 – (40% complete) 5' bottom bag currently being filled with soil.

Lake 9 – (0% complete) Scheduled to have cord grass removed in the coming weeks.

Lake 17 – (0% complete) Nothing started to date.



Geotube installation (in progress).

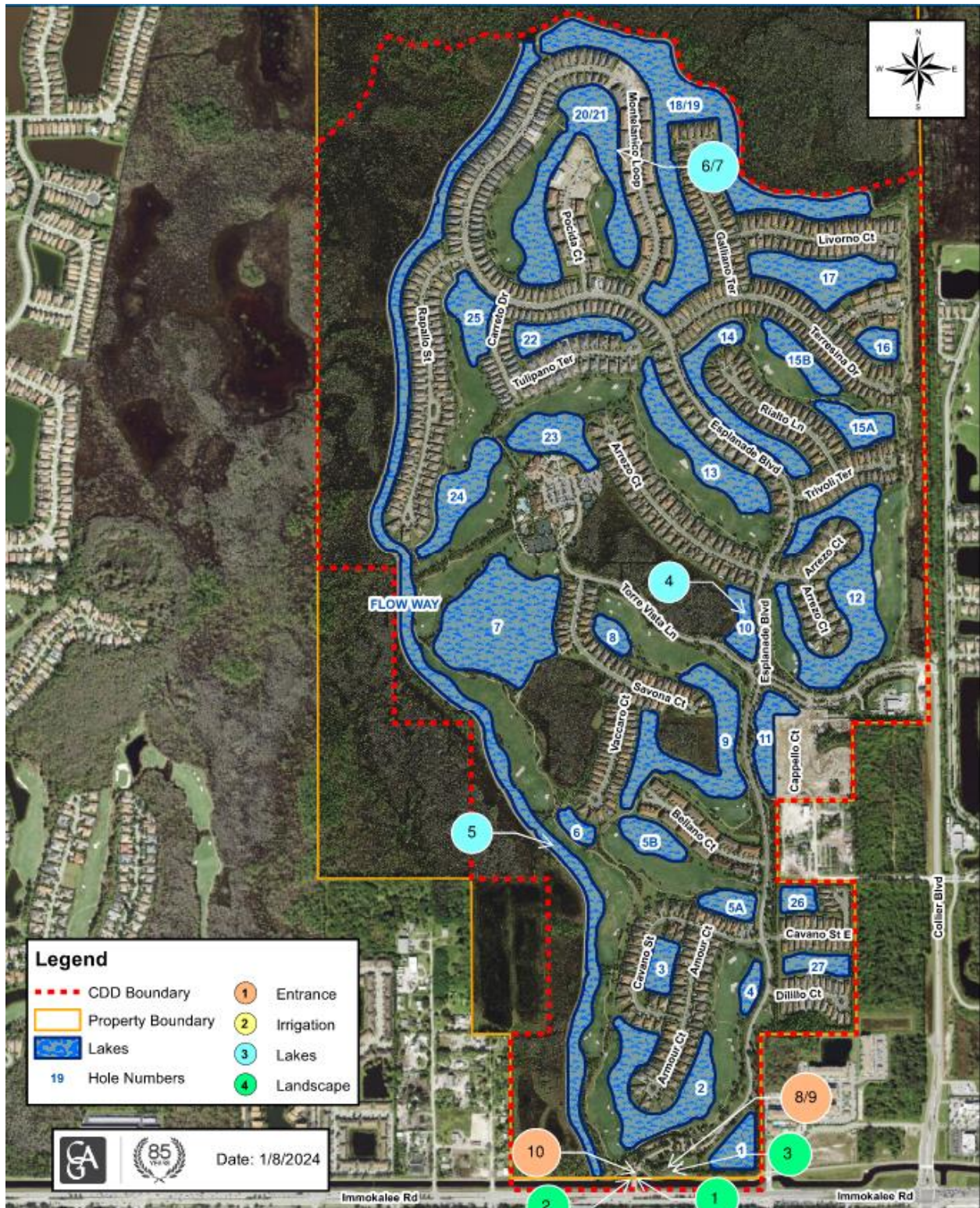
2. Future Operations

March Items

- Lily pads continue to be an issue in selective lakes. The aquatic vendor has been instructed to perform additional treatments along with the upcoming sonar treatment.
- Landscape vendor has been instructed to stay on top of the turf weeds that continue to appear along the east and west berm. Spa treatments will continue along with Bermuda plugs to help with the overall appearance.

Long-Term Items

- Bridge Painting – Originally scheduled for the early part of 1st quarter. Canal water levels are not receding as expected for maximum coverage. The updated schedule for painting is now March 2023.



Flow Way CDD - Engineer's Report Asset Map

3. Prior Board Meeting Inquiries

Paul Hervieux brought up concerns of lake bank erosion on lake 20/21, just behind his residence and adjacent to his HOA during the February CDD Board Meeting. I conducted a field visit with Mr. Hervieux following the board meeting and discovered concentrated overland flows created by the lack of underground downspouts or rainwater leaders (RWLs), had created the lake bank erosion concerns. I referenced my 'Flow Way CDD – Rainwater Leader Inspection' (2/2023) report, with these exact locations noted included in the report. I reiterated that the RWLs were the responsibility of the HOA and that they would need to make the proper corrections before the CDD fixed the lake bank erosions. Improvements should be reviewed by the CDD to confirm acceptance of the RWLs modifications. Continued coordination is expected until work is completed by HOA , and then lake bank restorations will be completed by the CDD for the 3 lake bank areas.

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	Site Inspection – Add Application Type
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

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

III. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870

MEMO

To: Board of Supervisors

From: James P. Ward

Date: March 13, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System ("EFDMS") website registration, Financial Disclosure Forms, and Required Ethics Training

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Financial disclosure forms are due on or before July 1, 2024 for the preceding calendar year. A grace period is in effect until September 1. If the disclosure is not filed or postmarked by September 1, an automatic fine of \$25 per day will begin to accrue and will continue to build until the disclosure is filed, or the fine reaches \$1,500.

If you have an annual filing requirement AND will be running for office as a qualified elector in November, then you will need to complete your disclosure in EFDMS and submit your filing electronically to the Commission, then print a verification/receipt for e-filing your form or print a copy of your disclosure to file with your Qualifying Officer packet.

It is imperative that each filer take the time to confirm their registration on the EFDMS site, in order to ensure that the Florida Commission on Ethics has updated and correct contact information. All communication about filing requirements and due dates for filers will be provided via email only. Filers MUST maintain a current email address in EFDMS. By law, failure to maintain a current email address will not qualify as an "unusual circumstance" during an appeal of an automatic fine for failure to timely file a Form.

If the annual form is not submitted via the electronic filing system created and maintained by the Florida Commission on Ethics by September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office [s. 112.3145, F.S.].

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.].

Also beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):

<https://youtu.be/U8JktIMKzyl>

Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

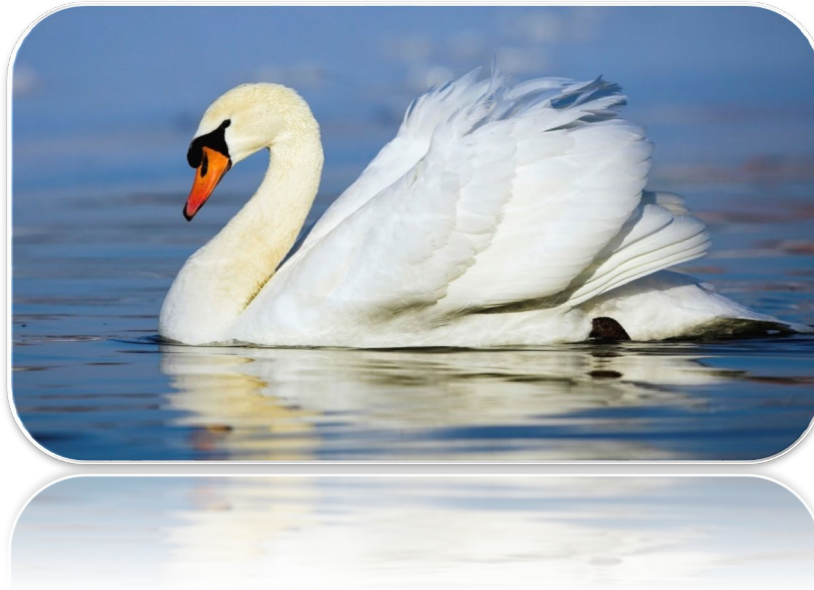
<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

As always, if you have any questions regarding this information, please feel free to contact me directly at 954-658-4900.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-5</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>6</i>
<i>Series 2015 Bonds (Phase 3)</i>	<i>7</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>8</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>9</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>10</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>11</i>
<i>Capital Project Fund</i>	
<i>Series 2016 Bonds (Phase 5)</i>	<i>12</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>13</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>14</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Flow Way Community Development District
Balance Sheet
for the Period Ending January 31, 2024

	Governmental Funds			Debt Service Funds				Capital Projects Funds				Account Groups		Totals (Memorandum Only)
	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 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt			
Assets														
Cash and Investments														
General Fund - Invested Cash	\$ 1,412,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,412,759	
Debt Service Fund														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	539,000	244,881	160,448	174,612	118,375	255,031	-	-	-	-	-	1,492,348	
Revenue	-	662,126	382,925	251,052	374,876	245,333	548,617	-	-	-	-	-	2,464,928	
Prepayment Account	-	-	443	192	2,383	1,615	7,178	-	-	-	-	-	11,812	
General Redemption Account	-	-	-	2,571	-	-	-	-	-	-	-	-	2,571	
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Market Valuation Adjustments														
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	10,076	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,971,659	-	3,971,659	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,093,341	-	25,093,341	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Assets	\$ 1,422,835	\$ 1,201,126	\$ 628,249	\$ 414,263	\$ 551,872	\$ 365,322	\$ 810,827	\$ -	\$ -	\$ -	\$ 29,065,000	\$ -	\$ 34,459,494	
Liabilities														
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable														
Current Portion	-	-	-	-	-	-	-	-	-	-	615,000	-	615,000	
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	-	28,450,000	
Unamortized Prem/Disc on Bds Paybl	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,065,000	\$ -	\$ 29,065,000	
Fund Equity and Other Credits														
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance														
Restricted														
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	365,322	670,044	239	160	2,171	-	-	3,414,664	
Results from Current Operations	-	172,540	79,399	67,742	99,101	-	140,783	(239)	(160)	(2,171)	-	-	556,995	
Unassigned														
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	-	211,538	
Results from Current Operations	1,211,297	-	-	-	-	-	-	-	-	-	-	-	1,211,297	
Total Fund Equity and Other Credits	\$ 1,422,835	\$ 1,201,126	\$ 628,249	\$ 414,263	\$ 551,872	\$ 365,322	\$ 810,827	\$ 0	\$ (0)	\$ 0	\$ -	\$ -	\$ 5,394,494	
Total Liabilities, Fund Equity and Other Credits														
Total Liabilities, Fund Equity and Other Credits	\$ 1,422,835	\$ 1,201,126	\$ 628,249	\$ 414,263	\$ 551,872	\$ 365,322	\$ 810,827	\$ 0	\$ (0)	\$ 0	\$ 29,065,000	\$ -	\$ 34,459,494	

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of 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	960,590	77,435	1,726,706	1,988,811	87%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds					-	500,000	N/A
Contributions Private Sources	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 25,498	\$ 663,184	\$ 960,590	\$ 77,435	1,726,706	\$ 2,345,056	74%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	600	800	-	600	2,000	12,000	17%
Executive							
Professional Management	3,583	3,583	3,583	3,583	14,333	43,000	33%
Financial and Administrative							
Audit Services	-	-	2,500	3,200	5,700	5,700	100%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	500	-	500	3,000	17%
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	-	251	-	-	251	3,500	7%
Trustee Services	-	-	3,950	8,573	12,523	26,665	47%
Dissemination Agent Services	-	5,500	-	-	5,500	5,500	100%
Property Appraiser Fees	15,175	-	325	-	15,500	5,000	310%
Bank Services	-	-	-	-	-	300	0%
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	13	13	-	27	250	11%
Rentals & Leases							
Meeting Room Rental	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	2,000	0%
Insurance	97,258	-	-	-	97,258	15,000	648%
Printing & Binding	-	-	-	-	-	250	0%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	3,578	7,228	-	10,805	25,000	43%
SFWMD - Permit Objection	-	-	-	-	-	-	
Special Counsel - Litigation	-	1,359	356	836	2,551	35,000	7%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	10,500	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Special Counsel - Appellate 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	5,956	50,000	12%
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	3,925	15,700	25%
Consumptive Use Permit Monitor	-	-	-	-	-	16,000	0%
Utility Services							
Electric - Pump Station	3,241	3,299	-	2,525	9,065	32,000	28%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	11,418	8,000	143%
Wireless - Pump Station	113	75		149	337	-	N/A
Repairs and Maintenance							
Pump Station and Wells	-	-	-	165	165	30,000	1%
Recharge Pumps	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	6,808	0%
Capital Outlay							
New Meter and Backup Pump/Motor	-	150	100	-	250	45,000	1%
Stormwater Management Services							
Preserve Area Maintenance							
Environmental Engineering Consultant							
Task 1 - Bid Documents	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	N/A
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
Repairs and Maintenance							
Wading Bird Foraging Areas	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	2,963	2,963	-	N/A
Western Preserve	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Code Enforcement for Incurion into Preserve	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	N/A
Capital Outlay							
Capital Outlay - Stormwater Mgmt	-	-	-	-	-		
Internal and External	-	-	-	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance							
Professional Services							
Asset Management	-	2,258	2,258	2,258	6,775	27,100	25%
NPDES Monitoring	-	-	1,800	-	1,800	-	N/A
Repairs & Maintenance							
Aquatic Weed Control	31,877	11,342	11,342	12,677	67,238	120,000	56%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	-	-	35,000	0%
Lake Bank Maintenance	2,963	956	850	-	4,768	15,000	32%
Water Quality Testing	-	-	-	3,925	3,925	14,500	27%
Littortal Shelf Planting	-	-	-	988	988	20,000	5%
Aeration System	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	3,250	28,000	12%
Contingencies	-	-	-	-	-	18,600	0%
Capital Outlay							
Fountain Installations	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	10,000	0%
Lake Bank Restorations	-	800	-	875	1,675	172,298	1%
Water Control Structures	-	-	-	875	875	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Landscaping Services							
Professional Services							
Asset Management	-	1,167	1,167	1,167	3,500	14,000	25%
Utility Services							
Electric - Landscape Lighting	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	781	2,400	33%
Community Entrance (Landscaping)							
Repairs and Maintenance							
Landscaping Maintenance	-	10,064	-	20,129	30,193	101,000	30%
Tree Trimming	-	872	1,747	-	2,619	15,500	17%
Landscape Replacements	-	-	-	-	-	27,500	0%
Mulch Installation	-	8,784	4,430	-	13,214	33,000	40%
Annuals	21,686	-	-	1,206	22,892	50,000	46%
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	-	3,466	22,500	15%
Irrigation System	400	1,336	13,620	-	15,356	-	N/A
Well System	165	-	1,545	-	1,710	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	-	-	11,258	13,500	83%
Miscellaneous Repairs	-	467	473	-	940	3,000	31%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Capital Outlay - Landscaping	-	11,283	12,870	54,910	79,063	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	-	-	-	-	-	99,552	0%
Sub-Total:	192,026	92,650	90,997	139,736	515,409	2,334,055	22%
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 515,409	\$ 2,334,055	22%
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	1,211,297	11,001	
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	211,538	-	
Fund Balance - Ending	\$ 45,009	\$ 615,543	\$ 1,485,136	\$ 1,422,835	1,422,835	\$ 11,001	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	6,082	246	240	242	6,809	15,000	45%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	7,523	9,000	84%
Special Assessment Revenue							
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	492,770	577,069	85%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,510	\$ 191,692	\$ 275,139	\$ 24,761	507,102	\$ 601,069	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	-	-	-	-	-	\$ -	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	-	-	199,563	395,075	51%
Other Fees and Charges							
Fees/Discounts for Early Payment	-	-	-	-	-	37,725	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$334,563	\$0	\$0	\$334,563	\$567,800	N/A
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	172,540	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,028,586		
Fund Balance - Ending	\$ 1,044,095	\$ 901,225	\$ 1,176,364	\$ 1,201,126	1,201,126	\$ 33,269	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	2,772	106	104	105	3,087	11,000	28%
Prepayment Account	2	2	2	2	8	-	N/A
Revenue Account	1,334	1,362	661	1,456	4,812	7,500	64%
Special Assessment Revenue							
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	233,764	273,784	85%
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	241,671	\$ 292,284	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	-	-	-	-	-	\$ -	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	-	-	82,272	162,844	51%
Other Fees and Charges							
Discounts for Early Payment	-	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$162,272	\$0	\$0	\$162,272	\$260,755	N/A
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	79,399	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	548,851	-	
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	628,249	\$ 31,529	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,821	67	64	66	2,018	7,000	29%
Prepayment Account	1	1	1	1	3	-	N/A
Revenue Account	806	817	246	906	2,776	3,500	79%
General Redemption Account	11	12	11	11	45	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	197,547	231,388	85%
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	202,389	\$ 241,888	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	-	-	-	-	-	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 4)	-	60,000	-	-	60,000	\$ 60,000	100%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds (Phase 4)	-	74,647	-	-	74,647	147,756	51%
Other Fees and Charges							
Discounts for Early Payment	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$134,647	\$0	\$0	\$134,647	\$222,802	N/A
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	67,742	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	346,521		
Fund Balance - Ending	\$ 352,076	\$ 294,199	\$ 404,420	\$ 414,263	414,263	\$ 19,086	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,970	79	77	78	2,205	8,000	28%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1,223	1,236	264	1,327	4,050	6,000	67%
Special Assessment Revenue							
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	319,733	374,564	85%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Debt Proceeds							
Operating Transfers In (To Other Funds)	-	-	2,383	53	2,437	-	N/A
Total Revenue and Other Sources:	\$ 7,914	\$ 124,117	\$ 180,596	\$ 15,797	328,424	\$ 388,564	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	-	-	-	-	-	\$ -	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)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2016 Bonds (Phase 5)	-	117,196	-	-	117,196	232,000	51%
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	\$0	\$229,323	\$366,504	N/A
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	99,101	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	452,770		
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,872	551,872	\$ 22,060	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,336	54	52	53	1,494	3,500	43%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	796	803	140	860	2,599	3,500	74%
Special Assessment Revenue							
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	216,936	254,231	85%
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	222,644	\$ 261,231	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	-	-	-	-	-	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2017 Bonds (Phase 6)	-	75,000	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2017 Bonds (Phase 6)	-	80,263	-	-	80,263	159,213	50%
Debt Service-Other Costs	-	-	-	-	-	-	N/A
Other Fees and Charges							
Discounts for Early Payment	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	1,494	-	N/A
Total Expenditures and Other Uses:	\$52	\$156,600	\$52	\$53	\$156,757	\$250,845	N/A
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	65,887	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	365,322	\$ 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 January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Account	-	0	-	-	0	-	N/A
Reserve Account	1,121	1,159	1,113	1,144	4,538	5,000	91%
Prepayment Account	7	7	7	16	36	-	N/A
Revenue Account	1,817	1,837	369	1,934	5,957	8,000	74%
Special Assessment Revenue							
Special Assessments - On-Roll	6,952	180,830	261,924	21,114	470,820	551,562	85%
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	\$ 24,208	486,974	\$ 564,562	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)	-	175,000	-	-	175,000	\$ 175,000	100%
Principal Debt Service - Early Redemptions							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	167,798	332,664	50%
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	\$0	\$346,191	\$543,747	N/A
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	24,208	140,783	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	670,044		
Fund Balance - Ending	\$ 678,820	\$ 518,696	\$ 786,618	\$ 810,827	810,827	\$ 20,815	

Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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)	77	1,973	77	-	2,126	-
Total Revenue and Other Sources:	\$ 78	\$ 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	77.53	1,974	\$ (2,291)	\$ -	\$ (239)	-
Fund Balance - Beginning	239	317	\$ 2,291	\$ -	239	-
Fund Balance - Ending	\$ 317	\$ 2,291	\$ -	\$ -	\$ -	\$ -

Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	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	\$ -	\$ 1,615	\$ -
Net Increase/ (Decrease) in Fund Balance	53	1,339	\$ (1,552)	\$ -	\$ (160)	-
Fund Balance - Beginning	160	213	\$ 1,552	\$ -	160	-
Fund Balance - Ending	\$ 213	\$ 1,552	\$ -	\$ -	\$ -	\$ -

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 January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
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	\$ -	\$ 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	2,171	3,301	4,475	-	2,171	-
Fund Balance - Ending	\$ 3,301	\$ 4,475	\$ -	\$ -	\$ -	\$ -

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2024

FISCAL YEAR 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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-5</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>6</i>
<i>Series 2015 Bonds (Phase 3)</i>	<i>7</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>8</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>9</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>10</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>11</i>
<i>Capital Project Fund</i>	
<i>Series 2016 Bonds (Phase 5)</i>	<i>12</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>13</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>14</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Flow Way Community Development District
Balance Sheet
for the Period Ending February 29, 2024

	Governmental Funds			Debt Service Funds				Capital Projects Funds				Account Groups		Totals (Memorandum Only)
	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 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt			
Assets														
Cash and Investments														
General Fund - Invested Cash	\$ 1,372,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,372,213	
Debt Service Fund														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	255,031	-	-	-	-	-	1,492,270	
Revenue	-	686,444	394,757	260,707	390,464	255,728	572,384	-	-	-	-	-	2,560,484	
Prepayment Account	-	-	445	192	2,383	1,615	7,210	-	-	-	-	-	11,845	
General Redemption Account	-	-	-	2,582	-	-	-	-	-	-	-	-	2,582	
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Market Valuation Adjustments														
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	10,076	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	4,067,183	4,067,183		
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,997,817	24,997,817		
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Assets	\$ 1,382,288	\$ 1,225,444	\$ 640,084	\$ 423,930	\$ 567,382	\$ 375,718	\$ 834,625	\$ -	\$ -	\$ -	\$ 29,065,000	\$ 34,514,471		
Liabilities														
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable														
Current Portion	-	-	-	-	-	-	-	-	-	-	615,000	615,000		
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000		
Unamortized Prem/Disc on Bds Paybl	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,065,000	\$ 29,065,000		
Fund Equity and Other Credits														
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	196,858	91,233	77,409	114,612	76,283	164,581	(239)	(160)	(2,171)	-	718,406		
Unassigned														
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	211,538		
Results from Current Operations	1,170,751	-	-	-	-	-	-	-	-	-	-	1,170,751		
Total Fund Equity and Other Credits	\$ 1,382,288	\$ 1,225,444	\$ 640,084	\$ 423,930	\$ 567,382	\$ 375,718	\$ 834,625	\$ 0	\$ (0)	\$ 0	\$ -	\$ 5,449,471		
Total Liabilities, Fund Equity and Other Credits	\$ 1,382,288	\$ 1,225,444	\$ 640,084	\$ 423,930	\$ 567,382	\$ 375,718	\$ 834,625	\$ 0	\$ (0)	\$ 0	\$ 29,065,000	\$ 34,514,471		

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of 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	960,590	77,435	74,265	1,800,971	1,988,811	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds							500,000	N/A
Contributions Private Sources	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 25,498	\$ 663,184	\$ 960,590	\$ 77,435	\$ 74,265	1,800,971	\$ 2,345,056	77%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	600	800	-	600	1,200	3,200	12,000	27%
Executive								
Professional Management	3,583	3,583	3,583	3,583	3,583	17,917	43,000	42%
Financial and Administrative								
Audit Services	-	-	2,500	3,200	-	5,700	5,700	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Arbitrage Rebate Services	-	-	500	-	1,500	2,000	3,000	67%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	251	-	-	-	251	3,500	7%
Trustee Services	-	-	3,950	8,573	-	12,523	26,665	47%
Dissemination Agent Services	-	5,500	-	-	-	5,500	5,500	100%
Property Appraiser Fees	15,175	-	325	-	-	15,500	5,000	310%
Bank Services	-	-	-	-	104	104	300	35%
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	-	13	13	-	-	27	250	11%
Rentals & Leases								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	-	2,000	0%
Insurance	97,258	-	-	-	-	97,258	15,000	648%
Printing & Binding	-	-	-	-	-	-	250	0%
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	3,578	7,228	-	11,310	22,115	25,000	88%
SFWMD - Permit Objection	-	-	-	-	-	-	-	
Special Counsel - Litigation	-	1,359	356	836	725	3,277	35,000	9%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	10,500	0%
Special Counsel - Appellate 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	10,869	50,000	22%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	10,000	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
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	5,233	15,700	33%
Consumptive Use Permit Monitor	-	-	-	-	-	-	16,000	0%
Utility Services								
Electric - Pump Station	3,241	3,299	-	2,525	2,395	11,461	32,000	36%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	2,412	13,830	8,000	173%
Wireless - Pump Station	113	75		149		337	-	N/A
Repairs and Maintenance								
Pump Station and Wells	-	-	-	165	1,177	1,342	30,000	4%
Recharge Pumps	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	6,808	0%
Capital Outlay								
New Meter and Backup Pump/Motor	-	150	100	-	-	250	45,000	1%
Stormwater Management Services								
Preserve Area Maintenance								
Environmental Engineering Consultant								
Task 1 - Bid Documents	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	N/A
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
Repairs and Maintenance								
Wading Bird Foraging Areas	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	2,963	-	2,963	-	N/A
Western Preserve	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	N/A
Capital Outlay								
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	
Internal and External	-	-	-	-	-	-	-	
Lake, Lake Bank and Littoral Shelf Maintenance								
Professional Services								
Asset Management	-	2,258	2,258	2,258	2,258	9,033	27,100	33%
NPDES Monitoring	-	-	1,800	-	-	1,800	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance								
Aquatic Weed Control	31,877	11,342	11,342	12,677	11,342	78,580	120,000	65%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	-	-	-	35,000	0%
Lake Bank Maintenance	2,963	956	850	-	-	4,768	15,000	32%
Water Quality Testing	-	-	-	3,925	-	3,925	14,500	27%
Littortal Shelf Planting	-	-	-	988	-	988	20,000	5%
Aeration System	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	41,600	44,850	28,000	160%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	20,000	0%
Contingencies	-	-	-	-	-	-	18,600	0%
Capital Outlay								
Fountain Installations	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	10,000	0%
Lake Bank Restorations	-	800	-	875	1,050	2,725	172,298	2%
Water Control Structures	-	-	-	875	-	875	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Landscaping Services								
Professional Services								
Asset Management	-	1,167	1,167	1,167	1,167	4,667	14,000	33%
Utility Services								
Electric - Landscape Lighting	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	411	1,192	2,400	50%
Community Entrance (Landscaping)								
Repairs and Maintenance								
Landscaping Maintenance	-	10,064	-	20,129	10,064	40,257	101,000	40%
Tree Trimming	-	872	1,747	-	-	2,619	15,500	17%
Landscape Replacements	-	-	-	-	11,400	11,400	27,500	41%
Mulch Installation	-	8,784	4,430	-	1,525	14,739	33,000	45%
Annuals	21,686	-	-	1,206	-	22,892	50,000	46%
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	-	-	3,466	22,500	15%
Irrigation System	400	1,336	13,620	-	-	15,356	-	N/A
Well System	165	-	1,545	-	-	1,710	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	-	-	400	11,658	13,500	86%
Miscellaneous Repairs	-	467	473	-	-	940	3,000	31%
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	114,811	630,220	2,345,056	27%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 114,811	\$ 630,220	\$ 2,345,056	27%
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(40,547)	1,170,751	-	
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	1,422,835	211,538	-	
Fund Balance - Ending	\$ 45,009	\$ 615,543	\$ 1,485,136	\$ 1,422,835	\$ 1,382,288	1,382,288	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	6,082	246	240	242	240	7,049	15,000	47%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	10,408	9,000	116%
Special Assessment Revenue								
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	21,194	513,964	577,069	89%
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	531,421	\$ 601,069	88%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	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	-	-	-	199,563	395,075	51%
Other Fees and Charges								
Fees/Discounts for Early Payment	-	-	-	-	-	-	37,725	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$334,563	\$0	\$0	\$0	\$334,563	\$567,800	59%
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	196,858	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,201,126	1,028,586		
Fund Balance - Ending	\$ 1,044,095	\$ 901,225	\$ 1,176,364	\$ 1,201,126	\$ 1,225,444	1,225,444	\$ 33,269	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	2,772	106	104	105	104	3,190	11,000	29%
Prepayment Account	2	2	2	2	2	10	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	6,487	7,500	86%
Special Assessment Revenue								
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	10,054	243,818	273,784	89%
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	253,505	\$ 292,284	87%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	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	-	-	-	82,272	162,844	51%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$162,272	\$0	\$0	\$0	\$162,272	\$260,755	62%
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	11,834	91,233	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	548,851	-	
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	\$ 640,084	640,084	\$ 31,529	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,821	67	64	66	65	2,083	7,000	30%
Prepayment Account	1	1	1	1	1	4	-	N/A
Revenue Account	806	817	246	906	1,093	3,869	3,500	111%
General Redemption Account	11	12	11	11	11	57	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	8,496	206,043	231,388	89%
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	212,056	\$ 241,888	88%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	60,000	\$ 60,000	100%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 4)	-	74,647	-	-	-	74,647	147,756	51%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$134,647	\$0	\$0	\$0	\$134,647	\$222,802	60%
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	77,409	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	346,521		
Fund Balance - Ending	\$ 352,076	\$ 294,199	\$ 404,420	\$ 414,263	\$ 423,930	423,930	\$ 19,086	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,970	79	77	78	78	2,282	8,000	29%
Prepayment Account	-	-	-	-	0	0	-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	5,678	6,000	95%
Special Assessment Revenue								
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	13,752	333,485	374,564	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	2,383	53	53	2,489	-	N/A
Total Revenue and Other Sources:	\$ 7,914	\$ 124,117	\$ 180,596	\$ 15,797	\$ 15,511	343,935	\$ 388,564	89%
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	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)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	117,196	232,000	51%
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	\$0	\$0	\$229,323	\$366,504	63%
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	15,511	114,612	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	551,872	452,770		
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,872	\$ 567,382	567,382	\$ 22,060	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,336	54	52	53	53	1,547	3,500	44%
Prepayment Account	-	-	-	-	0	0	-	N/A
Revenue Account	796	803	140	860	1,065	3,664	3,500	105%
Special Assessment Revenue								
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	226,266	254,231	89%
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	233,092	\$ 261,231	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2017 Bonds (Phase 6)	-	80,263	-	-	-	80,263	159,213	50%
Debt Service-Other Costs	-	-	-	-	-	-	-	N/A
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	53	1,547	-	N/A
Total Expenditures and Other Uses:	\$52	\$156,600	\$52	\$53	\$53	\$156,810	\$250,845	N/A
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	10,395	76,283	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	\$ 375,718	375,718	\$ 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 February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Account	-	0	-	-	-	0	-	N/A
Reserve Account	1,121	1,159	1,113	1,144	1,134	5,672	5,000	113%
Prepayment Account	7	7	7	16	32	68	-	N/A
Revenue Account	1,817	1,837	369	1,934	2,383	8,339	8,000	104%
Special Assessment Revenue								
Special Assessments - On-Roll	6,952	180,830	261,924	21,114	20,250	491,070	551,562	89%
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	\$ 24,208	\$ 23,798	510,772	\$ 564,562	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)	-	175,000	-	-	-	175,000	\$ 175,000	100%
Principal Debt Service - Early Redemptions								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	-	167,798	332,664	50%
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	\$0	\$0	\$346,191	\$543,747	N/A
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	24,208	23,798	164,581	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	810,827	670,044		
Fund Balance - Ending	\$ 678,820	\$ 518,696	\$ 786,618	\$ 810,827	\$ 834,625	834,625	\$ 20,815	

Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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)	77	1,973	77	-	-	2,126	-
Total Revenue and Other Sources:	\$ 78	\$ 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	77.53	1,974	\$ (2,291)	\$ -	\$ -	\$ (239)	-
Fund Balance - Beginning	239	317	\$ 2,291	\$ -	\$ -	239	-
Fund Balance - Ending	\$ 317	\$ 2,291	\$ -	\$ -	\$ -	\$ -	\$ -

Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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	\$ -	\$ -	\$ 1,615	\$ -
Net Increase/ (Decrease) in Fund Balance	53	1,339	\$ (1,552)	\$ -	\$ -	\$ (160)	-
Fund Balance - Beginning	160	213	\$ 1,552	\$ -	\$ -	160	-
Fund Balance - Ending	\$ 213	\$ 1,552	\$ -	\$ -	\$ -	\$ -	\$ -

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 February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
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	\$ -	\$ -	\$ 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	2,171	3,301	4,475	-	-	2,171	-
Fund Balance - Ending	\$ 3,301	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -