

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

AUGUST 17, 2023

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

August 10, 2023

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, August 17, 2023, 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=me20324f47c6d57098b0f03d82c46a3e6>

Phone: **408-418-9388** and enter the access code **2336 194 4050**, 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 of Minutes:
 - I. July 20, 2023 – Public Hearings and Regular Meeting. [Page 6]
4. Consideration of **Resolution 2023-10** a Resolution of the Board of Supervisors of the Flow Way Community Development District; Authorizing the Extension of the Maturity Date of the District's Taxable Revenue Note, Series 2022, from October 28, 2023 to May 1, 2024; Providing that the Payment of the Principal of and Interest on the Note will be further secured by the District's Operation and Maintenance Special Assessments for the District's Fiscal Year beginning October 1, 2023; Approving the Form of a First Amendment to Loan Agreement and an Allonge to Note; Authorizing the Execution of the First Amendment to Loan Agreement and Allonge to Note; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date. [Page 15]
5. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - a. Memo on Legislative updates. [Page 24]
 - II. Litigation Counsel – Woods, Weidenmiller, Michetti, & Rudnick
 - a. Status Report on Appeal.
 - III. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer's Report. [Page 29]

1. Strategic Operational Plan.
2. Prior Board Inquiries.
- IV. District Manager – JPWard & Associates, LLC.
 - a. Financial Statements for period ending July 31, 2023 (unaudited). [Page 45]
6. **Executive Session of the Board of Supervisor’s (Closed to the Public) – Estimated time for Session is one (1) hour, after which the Board of Supervisors will open the Regular Meeting and take up any actions that may be needed from the Executive Session.**

The sole purpose of the executive attorney/client session is to discuss a settlement proposal relative to the Flow Way Community Development District’s lawsuit, File Number: 20-CA-4147, and related appeal.

The executive session is expected to last approximately one (1) hour. At the conclusion of the executive session the Board of Supervisors will go back into Regular Session to conduct the balance of the regular agenda items.

The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla: District Attorney Greg Woods and Jessica Tolin, and District Manager James Ward.

The entire session shall be recorded by a certified court reporter and the transcript shall be filed with the District Attorney and shall remain sealed until the lawsuit has concluded.

At the close of the executive session, the Board will reopen the meeting for any additional items to be considered by the Board of Supervisors.

7. Supervisors Requests.
8. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
9. Announcement of Next Meeting – Regular Meeting on September 21, 2023.

Quorum Call for September 21, 2023.

- Zack Stamp
- Ronald Miller
- Tom Kleck
- Martinn Winters
- Bart Bhatla

10. 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 of the July 20, 2023, Public Hearings and Regular Meeting Minutes.

The fourth order of business is the consideration of **Resolution 2023-10** a Resolution of the Board of Supervisors of the Flow Way Community Development District; Authorizing the Extension of the Maturity Date of the District's Taxable Revenue Note, Series 2022, from October 28, 2023 to May 1, 2024; Providing that the Payment of the Principal of and Interest on the Note will be further secured by the District's Operation and Maintenance Special Assessments for the District's Fiscal Year beginning October 1, 2023; Approving the Form of a First Amendment to Loan Agreement and an Allonge to Note; Authorizing the Execution of the First Amendment to Loan Agreement and Allonge to Note; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date.

The District (the "Issuer"), pursuant to Resolution No. 2023-01 adopted on October 27, 2022 (the "Note Resolution"), previously issued its \$500,000 Taxable Revenue Note, Series 2022 (the "Note") on October 28, 2022, for the purpose of paying the routine operating and maintenance expenses of the Issuer for its Fiscal Year 2023 beginning October 1, 2022. The Note was purchased by and is currently registered to Truist Bank. The Note was issued in accordance with a Loan Agreement between the Issuer and the Bank dated October 28, 2022. The District has requested that the Bank agree to an extension of the Maturity Date of the Note from October 28, 2023 to May 1, 2024. The Bank has agreed to such request, subject to the District entering into a First Amendment to the Loan Agreement.

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

The sixth order of business is an Executive Session of the Board of Supervisors, which is closed to the Public. The sole purpose of the Executive Session is to discuss a settlement proposal in case number 20-CA-4147, and related appeal.


The discussion occurring at the private attorney-client session must be confined to settlement negotiations or strategy related to litigation expenditures. At the end of the attorney-client session, the Board will re-open the Regular Meeting and consider any actions that may be needed, as a result of the discussion at the attorney-client session.

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

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 at (954) 658-4900.

Yours sincerely,

Flow Way Community Development District



James P. Ward
District Manager

The Meetings for Fiscal Year 2024 are as follows:

October 19, 2023	November 16, 2023
December 21, 2023	January 18, 2024
February 15, 2024	March 21, 2024
April 18, 2024	May 16, 2024
June 20, 2024	July 18, 2024
August 15, 2024	September 19, 2024

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, July 20, 2023, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista
12 Lane, Naples, FL 34119.
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Present and constituting a quorum:

20 Zack Stamp	Chairperson
21 Ron Miller	Vice Chairperson
22 Bart Bhatla	Assistant Secretary
23 Martinn Winters	Assistant Secretary
24 Tom Kleck (by Phone)	Assistant Secretary

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Absent:

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Also present were:

32 James P. Ward	District Manager
33 James Messick	District Engineer
34 Greg Woods	District Counsel
35 Michael Pawelczyk	District Counsel

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Audience:

39 Lynn Hyduk	HOA Manager
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40 All residents' names were not included with the minutes. If a resident did not identify
41 themselves or the audio file did not pick up the name, the name was not recorded in these
42 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, with the exception of Supervisor Kleck, constituting a quorum. Tom Kleck joined by telephone and was muted until the executive session began and did not rejoin when the meeting recommenced.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearing

THIRD ORDER OF BUSINESS

Public Hearing

49 **FISCAL YEAR 2024 BUDGET**

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51 Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related
52 to the Budget itself. He stated the budget was consistent with the prior year, with the notable
53 exception that the assessment was being increased to \$1,679.74 for fiscal year 2024 which met the cap
54 rate and was intended to build the reserve account.

55

56 **I. FISCAL YEAR 2024 BUDGET**

57

58 **I. Public Comment and Testimony**

59

60 Mr. Ward called for a motion to open the Public Hearing.

61

**On MOTION made by Zack Stamp, seconded by Martinn Winters, and
with all in favor, the Public Hearing was opened.**

64

65 Mr. Ward asked if there were any members of the audience present in person or via audio or
66 video with questions regarding the fiscal year 2024 budget; hearing none, called for a motion to
67 close the Public Hearing.

68

69 Chairperson Stamp asked if there were any comments from the Board.

70

71 Mr. Ron Miller asked if the Budget would allow the CDD to retire the \$500,000 dollar note.

72

73 Mr. Ward explained the Budget anticipated retirement of the \$500,000 dollar note; however, the
74 CDD may need to extend the note or borrow another note depending on where it stood at year
75 end. He indicated the cash balance should be approximately \$200,000 dollars at the end of the
76 fiscal year which was almost enough to cover the first three months, but it depended upon what
77 happened over the next couple of months.

78

79 Mr. Bhatla asked when will it be paid off?

80

81 *Mr. Ward: We will pay it off in total if we can. I will know by late August, early September,*
82 *whether we can or not.*

83

84 Chairperson Stamp asked if there were any additional questions or comments; there were none.

85

86 **II. Board Comment and Consideration**

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88 **III. Consideration of Resolution 2023-7, a resolution of the Board of Supervisors adopting the
89 Annual Appropriation and Budget for Fiscal Year 2024 [page 10]**

90

91 Chairperson Stamp called for a motion.

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**On MOTION made Ron Miller, seconded by Martinn Winters, and with
all in favor, Resolution 2023-7 was adopted, and the Chair was
authorized to sign.**

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b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Chairperson Stamp indicated this public hearing was related to the imposition of assessments, the adoption of an assessment roll and approval of the methodology.

I. Public Comment and Testimony

Chairperson Stamp asked if there were any questions or comments from the public; there were none.

II. Board Comment and Consideration

Chairperson Stamp asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2023-8, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology

Chairperson Stamp called for a motion.

On MOTION made by Martinn Winters, seconded by Bart Bhatla, and with all in favor, Resolution 2023-8 was adopted, and the Chair was authorized to sign.

On MOTION made by Martinn Winters, seconded by Bart Bhatla, and with all in favor, the Public Hearing was closed.

FOURTH 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.

FIFTH ORDER OF BUSINESS Consideration of Minutes

June 29, 2023 – Regular Meeting Minutes

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

On MOTION made by Martinn Winters, seconded by Bart Bhatla, and with all in favor, the June 29, 2023, Regular Meeting Minutes were approved.

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SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-9****Consideration of Resolution 2023-9, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2024**

Chairperson Stamp indicated Resolution 2023-9 set the meeting dates for fiscal year 2024 on the third Thursday of each month at 1:00 p.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Miller, seconded by Bart Bhatla, and with all in favor, Resolution 2023-9 was adopted, and the Chair was authorized to sign.

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

Mr. Michael Pawelczyk: We are familiarizing ourselves with all of the conveyances necessary. Jim tasked me to do that. I'm almost ready to circulate some documents amongst Staff, so Jimmy and Jim can help me finalize those. I expect to be able to circulate stuff early next week on that. At your next meeting we should have a better update in terms of where we are in terms of easement interest, particularly with respect to irrigation from the lakes. The second item I have is, at your next meeting we will also include a legislative report which is just a memo we do for all of our Districts giving you an overview of any legislation which could be of interest to special districts like yourself. I will report ahead of time there is really not much in this legislative session, but you can expect to see that report in your next agenda package. The only thing that impacts you directly is the Ethics Training that you will need to complete by July 2024.

Chairperson Stamp asked about the Ethics Training.

Mr. Pawelczyk explained the Board Members would be required to click a specific link, watch approximately four hours of webinar type videos, and self-report that this was completed. He indicated he would circulate the link in December or January.

II. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick**a. Status Report on Litigation Appeal**

Chairperson Stamp: Greg is here, and I'm going to ask him to hold until we have the shade session.

III. District Engineer – Calvin, Giordano & Associates**a. Engineer's Report [page 158]**

- 1. Strategic Operational Plan**
- 2. Prior Board Inquiries**
- 3. External Preserve Brush Fire**

190 *Mr. Jimmy Messick: With regard to lake maintenance, we are continuing to treat lilies, the*
191 *algae, and shoreline weeds on a monthly basis. As vines and cord grass beds pop up, we are*
192 *having ecological services treat those as well. At the front entrance, we have new plantings in*
193 *the front berm, and annuals were replaced and treated with fertilizer, and we did re-mulch pine*
194 *straw in the median. The irrigation pump station, we have an installation date scheduled for*
195 *August 28. They will get that second backup pump filter installed. It's really critical that we have*
196 *both filtration systems functioning. Currently, it's raining every day so it's maybe not as*
197 *important, but certainly when we get into the dry season, if we don't have two and we only have*
198 *one, and that one goes down, we will be out of luck. We also have some news on the front*
199 *entrance. A couple of signs were replaced, the pedestrian crossing and the golf course sign. I do*
200 *have pictures of those signs in appendix C. Also, the photocell controlling the lights was replaced*
201 *due to lighting damage. I think one weekend we had the lights go out because of lightning, and*
202 *we had that photocell reinstalled. The projects, the capital improvement projects that are*
203 *ongoing or completed include 4,000 new littoral plants installed in littoral shelves along the lake*
204 *banks for lakes 18, 19, 20, 21 and 12. Those were installed per the original locations and*
205 *permitted plans. The lake bank restoration projects are completed. We did have some repairs to*
206 *the lake banks that are being covered. We do have a warranty as of June 17, substantial*
207 *completion date for one year, so if anything ever happens to the lake bank Geotubes, we can file*
208 *back to the contractor that did the original installation and he will cover it under warranty. That*
209 *doesn't cover any lake bank restoration or erosion project, it is just the tubes that were installed.*
210 *Lastly, the perimeter fence repair, as you know last month the nature trail on the east property*
211 *line was completed. The ped gate wasn't completed, but now we have an installation date of*
212 *August 22, so we are looking to next month to get that ped gate replaced. Nothing for Item*
213 *number two, prior board inquiries. Item 3, external preserve brush fire, we did have a 5 acre*
214 *brush fire located between Esplanade Golf and Country Club and Old Cypress Developments.*
215 *North Collier County broke out Monday afternoon, July 5, and apparently it had nothing to do*
216 *with fireworks, but there was some lighting that day and the incident was reported to the North*
217 *Collier County Fire Department and at first it was a 1 acre fire, slowly moving to the northeast.*
218 *They called Florida Forest Services to come plow a line for access and contained it to 5 acres.*
219 *They had an air rescue from Collier County Sherriff's office that had nine drops to make sure they*
220 *were hitting the hot spots and that helped stop the fire. They did contain the fire and it was*
221 *closed off by nighttime. Again, the cause of the fire was believed to be lightning discharge. I*
222 *have a map showing where the fire was located. He asked if there were any questions.*

223
224 *Mr. Miller: Is the cost of getting help from Collier County included in our property taxes?*

225
226 Mr. Messick indicated there was no charge from the Fire Department. He explained the Fire
227 Department was protecting the entire community and would not charge an individual property
228 owner for putting out a fire.

229
230 Chairperson Stamp asked if there were any additional Geotubes to be installed this season.

231
232 Mr. Messick responded in the negative; installation of Geotubes would begin again in January
233 2024.

234
235 Chairperson Stamp asked about the prior concerns from residents regarding the Geotubes.

236

237 *Mr. Messick: Adjacent to the Geotubes there was a little drop off on either side, and I think*
238 *they've gone out and should be correcting that issue. I think there were some rain delays, but*
239 *that should be corrected.*
240

241 **IV. District Manager – JPWard & Associates, LLC**

242 **a. Financial Statements for the period ending June 30, 2023 (unaudited) [Page 184]**
243

244 *Mr. Ward: I received a records request from an individual who does not live within Flow Way.*
245 *Periodically governments get them. Actually, I get them all the time, but mostly they are from*
246 *agencies that just want financial information. (Indecipherable) it was an outshoot from a lawsuit*
247 *that started probably six or seven years ago. This particular request was a rather extensive*
248 *request for documents, mostly related to the land outside of the boundaries of the CDD, roadways*
249 *or external preserves, wanted information on our conversations with the homeowner's*
250 *associations, any homeowner's associations, on specific parcels of property. We respond to it most*
251 *of the time and so all of the documents that are in the public records related to our litigation we*
252 *are sending them also. I don't know what he wants. I couldn't ask that question even if I wanted*
253 *to.*
254

255 *Mr. Bart Bhatla: Who was the party?*
256

257 *Mr. Ward: I don't know.*
258

259 *Chairperson Stamp: We know his name, but --.*
260

261 *Mr. Ward: He doesn't live within the boundaries of the CDD.*
262

263 *Mr. Bhatla: We don't ask that information? Who you are, etc.?*
264

265 *Mr. Ward: He sent a letter. I just don't know who (indecipherable).*
266

267 *Mr. Miller: Any speculation to why somebody who is not connected with any of this property*
268 *would be wanting that information?*
269

270 *Mr. Ward: I have no idea. We get public records requests in CDDs all the time for documents. A*
271 *good example is we get records request, and they want to know everything you spent in fiscal year*
272 *2022 or 2023 or they want to know how many employees you have; those are the standard*
273 *(indecipherable).*
274

275 *Mr. Winters: It could be a friend of someone in the community who does not want their name on*
276 *the request.*
277

278 *Mr. Ward: That happens too.*
279

280 *Chairperson Stamp: This is the guy who sought permission to enter our property to visit another*
281 *parcel and was told no, and then we found out he did not even need to cross our property because*
282 *the parcel he wanted to view was on the other side of the road, so I don't know if he's angry about*
283 *that, or what.*
284

285 *Mr. Bhatla: Do we charge them for the information?*

286

287 *Mr. Ward: The law provides a mechanism for us to do that, but I don't do it as a normal course*
288 *simply because of the time costs more to get the money than the money we would receive, so we*
289 *just provide it.*

290

291 *Chairperson Stamp: And most of it is provided electronically.*

292

293 *Mr. Ward: Yes.*

294

295 *Mr. Miller: It just seems interesting that the request was specific to the external preserve property*
296 *outside of the CDD boundaries. That kind of a rifle shot is not an accidental thing.*

297

298 *Mr. Ward: Well, there were probably eight or ten parcels of land that he asked questions about,*
299 *and that happened to be one of them. And if you recall, there is an outparcel in the middle of our*
300 *preserves that's owned by some other person. For example, that was included in the records*
301 *request, the external preserves, all of our actions with a number of homeowner's associations,*
302 *some roadway that's outside of our boundaries, another association outside of our boundaries. It*
303 *was a gunshot that went in a number of directions.*

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306 **EIGHTH ORDER OF BUSINESS**

Executive Session

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308 **Executive Session of the Board of Supervisor's (Closed to the Public) – Estimated time for Session is**
309 **one (1) hour, after which the Board of Supervisors will open the Regular Meeting and take up any**
310 **actions that may be needed from the Executive Session.**

311

312 **The sole purpose of the executive attorney/client session is to discuss a settlement proposal relative**
313 **to the Flow Way Community Development District's lawsuit, File Number: 20-CA-4147, and related**
314 **appeal.**

315

316 **The executive session is expected to last approximately one (1) hour. At the conclusion of the**
317 **executive session the Board of Supervisors will go back into Regular Session to conduct the balance of**
318 **the regular agenda items.**

319

320 **The attending parties shall be the following members of the Board of Supervisors, Zack Stamp,**
321 **Martinn Winters, Bart Bhatla: District Attorney Greg Woods and Jessica Tolin, and District Manager**
322 **James Ward.**

323

324 **The entire session shall be recorded by a certified court reporter and the transcript shall be filed with**
325 **the District Attorney and shall remain sealed until the lawsuit has concluded.**

326

327 **At the close of the executive session, the Board will reopen the meeting for any additional items to be**
328 **considered by the Board of Supervisors.**

329

330 **The entire session shall be recorded by a certified court reporter and the transcript shall be filed with**
331 **the District Attorney and shall remain sealed until the lawsuit has concluded.**

332

333 Chairperson Stamp announced the Board would now go into executive session. He indicated after the
334 executive session the meeting would reconvene and any public comment would be heard.

335

336 *Mr. Ward: The District will now go into an executive session. The time for the executive session is*
337 *estimated at one hour, after which time the Board will open the regular meeting and take up any actions*
338 *that may be needed from the executive session. The executive session is related to the lawsuit, file*
339 *number 20-CA-4147 and its related appeals. At the conclusion of the session, we will go back into*
340 *regular session. The members attending will be Zack Stamp, Martinn Winters, Bart Bhatla, myself Jim*
341 *Ward, and Greg Woods as the District Attorney. The entire session is being recorded by a court reporter*
342 *and shall be filed with the District Attorney and remain sealed until the termination of the lawsuit. We*
343 *are now going into the executive session. I will turn off the video for the moment and I will turn the video*
344 *back on as soon as we go back into regular session. Those Board Members who aren't present in person,*
345 *I will ask that you hit the stop video button.*

346

347 The recording stopped here and restarted following the executive session.

348

349 *Chairperson Stamp: Okay, we are back in open session. The time is 2:08 p.m. The executive session is*
350 *over.*

351

352 *Mr. Greg Woods: The Board wants to take additional time to consider the matters raised in the*
353 *proposed settlement agreement. I would like to call a shade session for the August board meeting.*
354 *Present at the meeting will be Board Members Winters, Kleck, Stamp, Miller, Bhatla and the District*
355 *Manager Jim Ward, and myself, or Jessica Tolin, as well as a court reporter. I anticipate the shade*
356 *session lasting about an hour.*

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359 **NINTH ORDER OF BUSINESS**

Supervisor's Requests

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361 Chairperson Stamp asked if there were any Supervisor's Requests; there were none.

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364 **TENTH ORDER OF BUSINESS**

Public Comments

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

370

371 Chairperson Stamp noted there were no members of the public present.

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373 **ELEVENTH ORDER OF BUSINESS**

Announcement of Next Meeting

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375 **Announcement of Next Meeting – Regular Meeting August 17, 2023**

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378 **TWELFTH ORDER OF BUSINESS**

Adjournment

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380 The meeting was adjourned at approximately 2:10 p.m.

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

DRAFT

RESOLUTION NO. 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE EXTENSION OF THE MATURITY DATE OF THE DISTRICT'S TAXABLE REVENUE NOTE, SERIES 2022, FROM OCTOBER 28, 2023 TO MAY 1, 2024; PROVIDING THAT THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE WILL BE FURTHER SECURED BY THE DISTRICT'S OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS FOR THE DISTRICT'S FISCAL YEAR BEGINNING OCTOBER 1, 2023; APPROVING THE FORM OF A FIRST AMENDMENT TO LOAN AGREEMENT AND AN ALLONGE TO NOTE; AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO LOAN AGREEMENT AND ALLONGE TO NOTE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Flow Way Community Development District (the "Issuer"), pursuant to Resolution No. 2023-01 adopted on October 27, 2022 (the "Note Resolution"), previously issued its \$500,000 Taxable Revenue Note, Series 2022 (the "Note") on October 28, 2022, for the purpose of paying the routine operating and maintenance expenses of the Issuer for its fiscal year beginning October 1, 2022; and

WHEREAS, the Note was purchased by and is currently registered to Truist Bank (the "Bank"); and

WHEREAS, the Note was issued in accordance with a Loan Agreement between the Issuer and the Bank dated October 28, 2022 (the "Loan Agreement"); and

WHEREAS, the Issuer has requested that the Bank agree to an extension of the Maturity Date of the Note from October 28, 2023, to May 1, 2024; and

WHEREAS, the Bank has agreed to such request, subject to the Issuer entering into a First Amendment to Loan Agreement in substantially the form attached hereto as Exhibit "A" (the "Amendment to Agreement") and to the Issuer executing an Allonge to Note in substantially the form attached as Exhibit "A" to the Amendment to Agreement (the "Allonge").

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

Section 1. Adoption of Representations. The foregoing "Whereas" Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes, Ordinance No. 02-09, enacted by the

Collier County Board of County Commissioners on February 26, 2002, as amended by Ordinance No. 2016-35, enacted on November 15, 2016 and by Ordinance No. 2020-30, enacted on October 13, 2020, and other applicable provisions of law.

Section 3. Amendment to Agreement. The Issuer hereby approves the Amendment to Agreement in substantially the form attached as Exhibit “A” hereto.

Section 4. Execution of Amendment to Agreement. The Amendment to Agreement shall be executed in same manner as provided in the Note Resolution for the execution of the Loan Agreement.

Section 5. Allonge. The Issuer hereby approves the Allonge in substantially the form attached as Exhibit “A” to the Amendment to Agreement.

Section 6. Execution of Allonge. The Allonge shall be executed in same manner as provided in the Note Resolution for the execution of the Note.

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

Section 8. Conflict. All Sections or parts of Sections of any resolutions, agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

Section 9. Applicable Provisions of Law. This Resolution shall be governed by and construed in accordance with the laws of the State.

Section 10. Captions. The captions and headings in this Resolution are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Resolution.

Section 11. Authorizations. The Chairman, the Secretary and any other Supervisor, and such other officials and employees of the Issuer as may be designated by the Chairman are each designated as agents of the Issuer in connection with the issuance and delivery of the Amendment to Agreement and the Allonge and are authorized and empowered, collectively or individually, to take all action and steps and to execute the Amendment to Agreement, the Allonge and all other instruments, documents, and contracts on behalf of the Issuer that are necessary or desirable in connection with the execution and delivery of the Amendment to Agreement and Allonge, and which are specifically authorized or are not inconsistent with the terms and provisions of this Resolution.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

PASSED AND ADOPTED on this 17th day of August 2023.

ATTEST:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairman

Exhibit A: Form of First Amendment to Loan Agreement

FIRST AMENDMENT TO LOAN AGREEMENT

This FIRST AMENDMENT TO LOAN AGREEMENT is made and entered into as of August 17, 2023, by and between the Flow Way Community Development District, an independent special district organized pursuant to and in accordance with Chapter 190, Florida Statutes (the “Issuer”) and Truist Bank (the “Bank”), and their respective successors and assigns, amending that certain Loan Agreement between the Issuer and the Bank dated October 28, 2023 (the “Loan Agreement”).

WHEREAS, the Bank and the Issuer previously entered into the Loan Agreement, pursuant to which the Issuer issued its \$500,000 Taxable Revenue Note, Series 2022 (the “Note”) to finance the “Project,” as defined in the Loan Agreement; and

WHEREAS, the Issuer has requested that the Bank consent to an extension of Maturity Date (as defined in the Loan Agreement) from October 28, 2023 to May 1, 2024, and the Bank has agreed to such request; and

WHEREAS, the Board of Supervisors of the Issuer, on August 17, 2023, adopted Resolution No. 2023-10 (the “Amending Resolution”), authorizing the Issuer to enter into this First Amendment to Loan Agreement (the “Amendment to Agreement”); and

WHEREAS, in connection therewith, the Issuer shall execute an Allonge to Note (the “Allonge”) in the form attached as Exhibit “A” hereto.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby and in consideration of the mutual covenants hereinafter contained, **DO HEREBY AGREE** as follows:

SECTION 1. AMENDMENTS TO LOAN AGREEMENT. The Loan Agreement is amended as follows:

A. The definition of “Maturity Date” is changed from October 28, 2023 to May 1, 2024.

B. The definition of “Project” is amended to read as follows:

“Project” means the routine operating and maintenance expenses of the Issuer for its fiscal years beginning October 1, 2022 and October 1, 2023 pending and in anticipation of the receipt of maintenance special assessments levied by the Issuer and related costs thereto, as set forth in the budgets adopted by the Issuer for such fiscal years including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Note.

C. The definition of “Special Assessments” is amended to read as follows:

“Special Assessments” means the operation and maintenance special assessments levied by the District for general fund operations for its fiscal year beginning October 1, 2022 and October 1, 2023, on all of the assessable real property in the District in accordance with the Act, exclusive of any assessments pledged to previously issued bonds of the District.

- D. Amendment to Section 3.08 of the Loan Agreement. Section 3.08 of the Loan Agreement is amended to read as follows:

Section 3.08. Special Assessments.

The Issuer will determine the amount of the Special Assessments necessary to pay the principal of and interest on the Note on the Maturity Date and will separately identify such amount in its operating budget for its fiscal year beginning October 1, 2022 and October 1, 2023, respectively.

The Issuer covenants that it will cause the Special Assessments to be levied and collected for the Issuer's fiscal year beginning October 1, 2022 and October 1, 2023, pursuant to the method provided for in Section 197.3632 and 197.3635, Florida Statutes, in such amounts as shall produce an amount at least sufficient to pay the principal of and interest on the Note on the Maturity Date, in addition to all other expenses payable out of the Special Assessments, and including amounts sufficient to cover any shortfall in Special Assessments from prior fiscal years. The Issuer represents to the Bank that the Issuer has taken all steps legally necessary to have been taken as of the date of issuance of the Note in order to impose the Special Assessments and the Issuer shall take all steps within its power as shall in the future be legally necessary to impose the Special Assessments in such amount. The Issuer covenants that if any of the Special Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make any such assessment when it might have done so, the Issuer covenants that it will take all necessary steps to cause new Special Assessments to be made in the manner provided by law and in any case any such second Special Assessment or an initial Special Assessment for one that shall have been omitted, shall either in whole or in part be annulled, vacated or set aside, or be unenforceable or uncollectible by reason of defect or irregularity, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

- E. Amendment to Section 3.09 of the Loan Agreement. Section 3.09 of the Loan Agreement is amended to read as follows:

Section 3.09. Special Assessment Records. The Issuer shall maintain records with respect to the Special Assessments which shall be updated as Special Assessments are collected. The records shall detail Special Assessments (i) levied on a parcel-by-parcel basis and (ii) the aggregate amount of Special Assessments collected to date. A report setting forth the foregoing information as of December 31, 2022 and the last day of each month thereafter will be provided to the Bank by the 20th day of the following month. Also, the Issuer shall provide the Bank with a copy of the certified assessment roll detailing the Special Assessments to be imposed for its fiscal year beginning October 1, 2022 and October 1, 2023, respectively, within thirty (30) days of the date such roll becomes available, but in no event later than December 1, 2022 for the fiscal year beginning October 1, 2022, and in no event later than December 1, 2023 for the fiscal year beginning October 1, 2023.

- F. Amendment to Section 5.03 of the Loan Agreement. The first paragraph of Section 5.03 of the Loan Agreement is amended to read as follows:

Section 5.03 Description and Payment Terms of the Note. To evidence the Loan, the Issuer shall issue and deliver to the Bank the Note in the form attached as Exhibit “A” hereto. The Note shall be issued in one (1) typewritten certificate, shall be dated the date of issuance thereof, shall be in the principal amount of \$500,000 and shall mature on the Maturity Date. The Note shall bear interest at a fixed rate of 4.92%, calculated on the basis of a 360-day year consisting of twelve (12) thirty (30) day months. All principal of and accrued interest on the Note shall be payable as provided in the Note, as amended by the Allonge. The Note may be prepaid at the times, and in the manner set forth in the Note. Notwithstanding anything herein or in the Note to the contrary, the Bank shall not be required to surrender or mark the Note “canceled” or “paid in full” until the Bank has been paid all amounts due and owing hereunder and under the Note.

SECTION 2. APPROVAL OF ALLONGE. The Issuer approves and authorizes the execution of the Allonge in substantially the form attached hereto as Exhibit “A.” The Allonge shall extend the Maturity Date of the Note from October 28, 2023 to May 1, 2024. The Allonge shall be executed in the manner provided in Section 6 of the Amending Resolution and shall be affixed to the Note.

SECTION 3. BUDGET. The Issuer shall provide the Bank with a copy of its annual operating budget for its fiscal year beginning October 1, 2023, within forty-five (45) days of its adoption.

SECTION 4. AGREEMENT AND NOTE TO REMAIN IN FULL FORCE AND EFFECT. The Loan Agreement and Note shall remain in full force and effect, as amended hereby.

SECTION 5. BANK CONSENT TO AMENDMENT OF RESOLUTION NO. 2023-01. By entering into this First Amendment to Loan Agreement, the Bank expresses its consent to the amendment of the Issuer’s Resolution No. 2023-01 by the Amending Resolution.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement to be effective between them as of the date first set forth above.

[Remainder of page intentionally left blank]

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

Zach Stamp, Chairperson

ATTEST:

James P. Ward, Secretary

TRUIST BANK

By: _____

Name: _____

Title: _____

EXHIBIT A

FORM OF ALLONGE TO NOTE

ALLONGE TO NOTE

REGISTERED

REGISTERED

No. R- 1

\$500,000

UNITED STATES OF AMERICA
STATE OF FLORIDA
FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
TAXABLE REVENUE NOTE, SERIES 2022

The Taxable Revenue Note, Series 2022 (the “Note”) issued by the Flow Way Community Development District (the “Issuer”) and held by Truist Bank (the “Bank”), is modified as follows:

1. The Maturity Date is extended from October 28, 2023 to May 1, 2024.
2. Accrued interest from October 28, 2022, through August __, 2023, is due and payable on August __, 2023. Accrued interest from August __, 2023 through the Maturity Date is due and payable on the Maturity Date. Principal shall be due and payable on the Maturity Date.

IN WITNESS WHEREOF, Flow Way Community Development District has caused this Allonge to Note to be executed in its name by the manual signature of its Chairman and attested by the manual signature of its Secretary, and its seal to be impressed hereon, all this ____ day of August, 2023.

FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Zach Stamp, Chairperson

Attest:

James P. Ward, Secretary

Consented to this 17th day of August 2023

TRUIST BANK

By: _____
Name: _____
Title: _____

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 20, 2023

RE: 2023 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer’s records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS’ publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People’s Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People’s Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People’s Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ “Foreign principal” means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
August 2023**

**Board Meeting
August 17th, 2023**

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
August 17th, 2023

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF APPENDICES

APPNEDIX A	LOCATION MAP
APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	ASSET IMPROVEMENTS PICTURES

I. PURPOSE

The purpose of this report is to provide the Board of Supervisors an update of 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. Strategic Operational Plan
2. Prior Board Meeting Inquiries

1. Strategic Operational Plan

Current Assets

- Lake Maintenance
 - Eco-Logic Services (aquatic lake and wetland plant maintenance) – Lilies targeted as needed. Torpedo grass removed from littoral shelves around lakes. Cordgrass beds recovered with little broadleaf weeds and vines present. Rising water levels are helping balance the ecosystem and dissipate algae growth.
 - Solitude Lake Management Quarterly Report – Next scheduled report Aug. 2023
 - GHD Services, Inc. (Water Quality Sampling) – Next schedule report June 2023
- Landscape Maintenance
 - New annuals (7,000 plants) and mulch installed at front entrance.
 - Palm Trees scheduled for trimming in Aug.
 - Everglades Pine straw (mulching) – median Installed in June.
- Irrigation Pump Station
 - Two cameras along with wifi router installed inside pump house for security purposes.
 - MRI Underground Services (chemical treatment for re-use irrigation) – no needed treatment needed.
- Entrance Features
 - Two solar cameras installed at each fountain for security purposes.
 - Pedestrian sidewalk along Immokalee pressure washed.
 - Breaker at east fountain scheduled to be replaced first week of August.

Projects

- 28 “No Trespassing” signs installed at critical areas surrounding preserves to prevent unwanted visitors. Within first several weeks of installation, Collier County Sheriff’s Office
- Perimeter Fence Repair at nature trail (east) completed and ped gate removal (west) scheduled for August 22nd.



- Metro Pumping Systems (preventative pump maintenance) – Filter installation started August 3rd (before schedule) and completed 8/7/23 (operational phase).

2. Prior Board Meeting Inquiries

None

3. **External Preserve Brush Fire**

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, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Application Withdrawn/Closed for Uploads
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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Esplanade G&CC of Naples Ph 1 Amenity Center - Utility Acceptance	PL20140000736	11/28/17	11/28/18	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021; Was submitted originally as a Site Improvement Plan (SIP) under PL20130002186. The Final Utility Conveyance was approved on 7/13/21. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples Amenity Center Phase 2B -- Utility Acceptance	PL20160000757	11/02/16	11/02/17	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000757 Esplanade Golf & Country Club Amenity Site was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$7,061.41 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000600 Esplanade Golf & Country Club SDP 2 Golf Course Maintenance Facility was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$5,122.27 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade Golf and Country Club of Naples - Phase 5 (SDPA)	PL20190002869	12/16/19	03/26/23	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Esplanade Golf 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
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

*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

APPENDIX A

LOCATION MAP



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

APPENDIX B

LEGAL DESCRIPTION

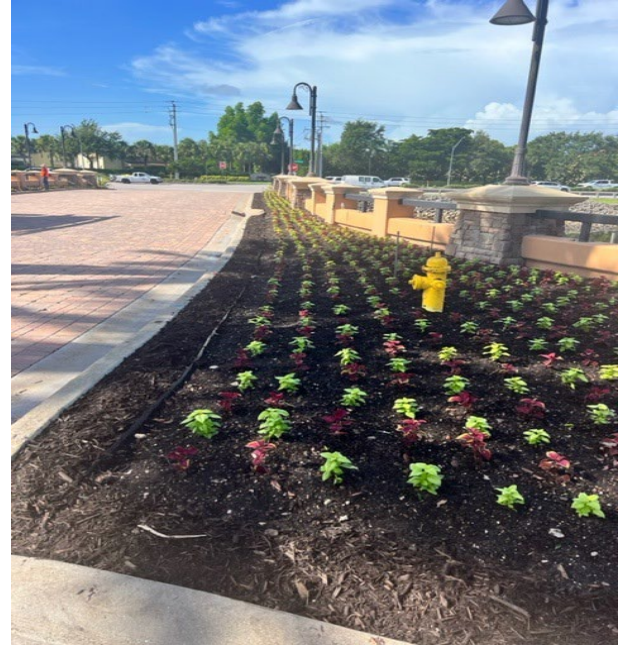
All of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PLAT, according to the plat thereof, as recorded in Plat Book 53, Pages 1 through 64, include all subsequent plat revisions and amendments in the Public Records of Collier County, Florida.

APPENDIX C

ASSET IMPROVEMENT PICTURES



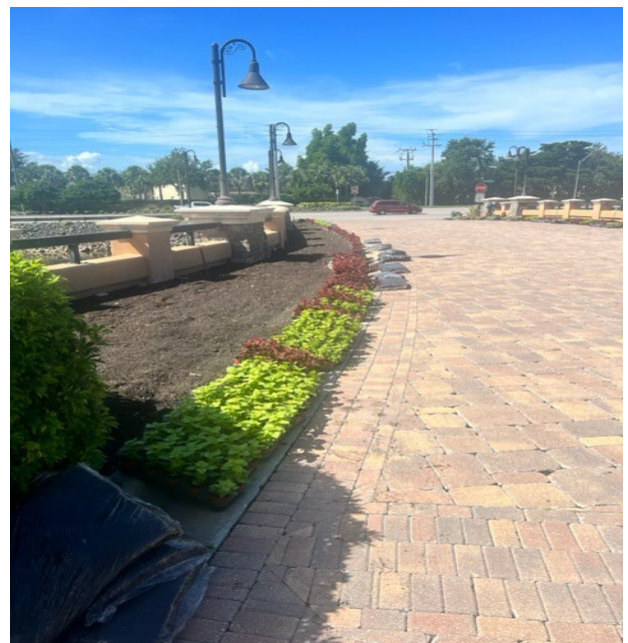
New trespassing sign in the preserve.



New annuals at front entrance.



Palm trees that require trimming at front entrance.



New annuals at front entrance.



Camera installation in the pump house.



Camera installation in the pump house.



Camera installation at the fountain.

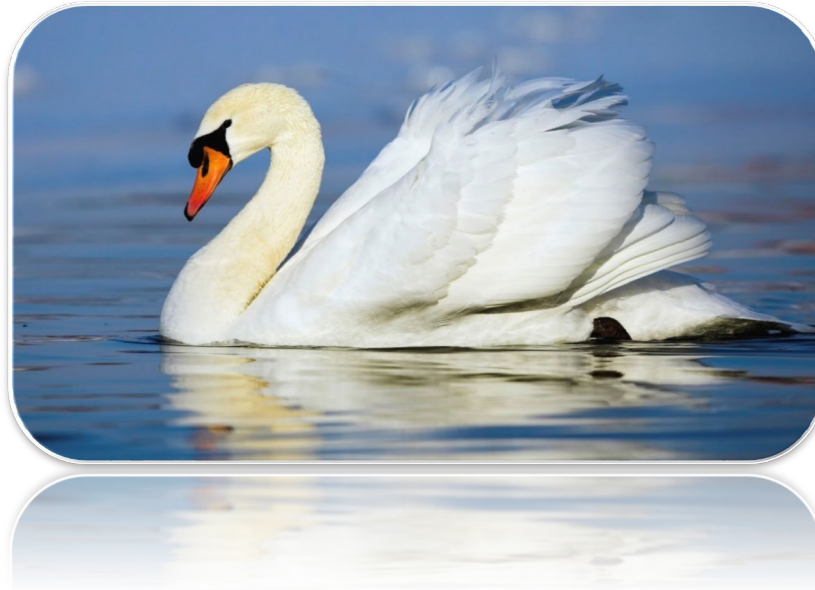


Camera installation at the fountain.



Sidewalk before it was pressure cleaned.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2023

FISCAL YEAR 2023

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	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	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 1,113,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,113,599
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	-	485,272	300,939	181,781	276,028	179,623	410,213	-	-	-	-	1,833,855
Prepayment Account	-	-	432	192	-	-	1,507	-	-	-	-	2,131
General Redemption Account	-	-	-	2,506	-	-	-	-	-	-	-	2,506
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	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,330,762	3,330,762
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,119,238	25,119,238
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 1,596,094	\$ 1,024,272	\$ 546,252	\$ 344,927	\$ 450,562	\$ 297,998	\$ 666,751	\$ -	\$ -	\$ -	\$ 28,450,000	\$ 33,376,856

**Flow Way Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	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	(Memorandum Only)
Liabilities												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
Bonds Payable												
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,450,000	\$ 28,922,420
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance												
Restricted												
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	297,998	653,990	25,623	16,785	34,296	-	3,331,998
Results from Current Operations	-	27,155	20,113	7,130	8,308	-	12,761	(25,623)	(16,785)	(34,296)	-	(1,237)
Unassigned												
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,188,819	-	-	-	-	-	-	-	-	-	-	1,188,819
Total Fund Equity and Other Credits	\$ 1,123,675	\$ 1,024,272	\$ 546,252	\$ 344,927	\$ 450,562	\$ 297,998	\$ 666,751	\$ (0)	\$ -	\$ -	\$ -	\$ 4,454,437
Total Liabilities, Fund Equity and Other Credits	\$ 1,596,094	\$ 1,024,272	\$ 546,252	\$ 344,927	\$ 450,562	\$ 297,998	\$ 666,751	\$ (0)	\$ -	\$ -	\$ 28,450,000	\$ 33,376,856

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	58,264	28,698	38,518	11,863	6,820	87	1,600,174	1,594,494	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	500,000										500,000	500,000	N/A
Contributions Private Sources	-										-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 512,295	\$ 407,003	\$ 985,271	\$ 51,356	\$ 58,264	\$ 28,698	\$ 38,518	\$ 11,863	\$ 6,820	\$ 87	2,100,174	\$ 2,009,241	105%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	1,800	-	800	2,000	9,400	12,000	78%
Executive													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	-	5,600	-	-	-	-	-	-	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Arbitrage Rebate Services	-	-	500	1,500	500	-	-	-	500	-	3,000	3,000	100%
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	280	-	-	-	1,638	2,468	3,500	71%
Trustee Services	-	3,950	-	8,573	-	-	-	8,654	-	-	21,177	26,665	79%
Dissemination Agent Services	-	-	-	-	-	5,500	-	350	-	-	5,850	5,500	106%
Property Appraiser Fees	2,750	-	-	296	-	-	-	24	-	-	3,070	10,000	31%
Bank Services	15	11	-	-	-	-	-	115	-	-	141	300	47%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services													
Postage, Freight & Messenger	-	229	-	-	-	-	-	40	57	-	326	250	130%
Rentals & Leases													
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Insurance	-	11,196	-	-	-	-	-	-	-	-	11,196	15,000	75%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	250	0%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	1,967	4,659	1,845	-	-	-	2,005	-	1,751	12,226	20,000	61%
SFWMD - Permit Objection										45	45		
Special Counsel - Litigation	-	35,667	22,705	-	-	11,317	-	16,321	-	23,034	109,045	175,000	62%
Special Counsel - Court Reporter/Arbitrator	-	-	4,005	-	-	945	725	300	-	-	5,975	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	3,953	-	8,948	-	12,276	25,177	-	N/A
Truist Loan - Legal Fees	20,000	-	-	-	-	-	-	-	-	-	20,000	19,000	105%
Other General Government Services													
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	8,744	-	10,933	5,045	4,575	40,961	55,000	74%
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	-	938	938	938	-	1,875	-	1,875	938	938	8,438	11,250	75%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services													
Electric - Pump Station	-	3,014	-	-	-	21,042	-	9,249	3,839	-	37,144	32,000	116%
Electric - Recharge Pumps	-	112	-	932	2,466	3,076	28	2,686	1,081	-	10,382	8,000	130%
Repairs and Maintenance													
Pump Station and Wells	410	155	572	410	1,960	965	1,246	-	-	-	5,718	30,000	19%
Recharge Pumps	-	-	-	-	-	-	-	-	-	115	115	8,500	1%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	1,500	1,500	6,600	23%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	5,957	0%
Capital Outlay													
New Meter and Backup Pump/Motor	-	-	-	150	-	3,161	-	-	-	-	3,311	28,000	12%
Stormwater Management Services													
Preserve Area Maintenance													
Environmental Engineering Consultant													
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	10,350	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	700	1,245	1,945	1,000	195%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance													
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	-	3,334	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay													
Capital Outlay - Stormwater Mgmt										27,092	27,092		
Internal and External	-	-	-	-	-	-	-	-	-	-	-	55,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance													
Professional Services													
Asset Management	-	1,800	1,800	1,800	-	3,600	-	3,600	1,800	1,800	16,200	21,600	75%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance													
Aquatic Weed Control	-	5,100	5,100	7,500	-	36,175	-	12,000	12,000	15,800	93,675	104,000	90%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	-	-	12,000	-	995	23,095	66,000	35%
Lake Bank Maintenance	-	-	-	-	-	1,990	1,990	400	1,250	-	5,630	15,000	38%
Water Quality Testing	-	-	-	-	-	-	-	7,850	3,925	-	11,775	14,500	81%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	2,907	900	500	-	4,307	12,000	36%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	15,505	0%
Capital Outlay													
Fountain Installations	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	400	-	54,105	10,700	700	69,945	183,128	38%
Water Control Structures	-	-	-	-	-	6,400	-	22,893	7,500	-	36,793	31,000	119%
Contingencies	-	-	-	450	-	-	-	-	2,833	-	3,283	-	N/A
Landscaping Services													
Professional Services													

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Asset Management	-	771	771	771	-	1,542	-	1,542	771	771	6,937	9,250	75%
Utility Services													
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	-	1,543	-	3,737	5,281	2,400	220%
Community Entrance (Landscaping)													
Repairs and Maintenance													
Landscaping Maintenance	-	7,930	7,930	-	-	23,790	7,930	7,930	-	7,930	63,440	95,000	67%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,905	5,396	-	-	4,680	20,981	10,000	210%
Mulch Installation	-	-	8,686	-	-	-	-	-	-	-	8,686	12,500	69%
Annuals	-	-	-	15,200	-	-	-	-	-	-	15,200	32,000	N/A
Annual Holiday Decorations	-	5,650	5,650	-	-	-	-	-	-	-	11,300	18,000	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	767	767	3,600	N/A
Landscape Monuments	-	-	-	-	-	-	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	805	6,599	25,270	-	750	1,365	36,879	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	3,845	-	-	31,260	-	35,105	13,500	260%
Miscellaneous Repairs	-	-	-	-	-	1,037	-	-	-	2,825	3,862	3,000	N/A
Capital Outlay - Landscaping	-	-	-	-	-	-	-	-	-	4,013	4,013	-	N/A
Contingencies	-	-	-	-	-	2,725	-	-	-	-	2,725	15,491	18%
Debt Service													
Principal	-	-	-	-	-	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	-	-	-	-	-	12,200	N/A
Reserves and Overall Contingencies													
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	68,800	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	29,176	96,329	77,562	59,214	17,014	166,666	53,292	192,263	92,248	127,592	911,355	2,009,241	45%
Total Expenditures and Other Uses:	\$ 29,176	\$ 96,329	\$ 77,562	\$ 59,214	\$ 17,014	\$ 166,666	\$ 53,292	\$ 192,263	\$ 92,248	\$ 127,592	\$ 911,355	\$ 2,009,241	45%
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	907,710	(7,857)	41,250	(137,968)	(14,773)	(180,401)	(85,428)	(127,505)	1,188,819	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,636,358	1,628,500	1,669,751	1,531,782	1,517,009	1,336,608	1,251,180	(65,145)	-	
Fund Balance - Ending	\$ 417,974	\$ 728,648	\$ 1,636,358	\$ 1,628,500	\$ 1,669,751	\$ 1,531,782	\$ 1,517,009	\$ 1,336,608	\$ 1,251,180	\$ 1,123,675	1,123,675	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	-	-	-	-	-	0	-	-	0	-	#DIV/0!
Sinking Fund	-	0	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	97	136	5,913	171	168	12,340	11,000	112%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,534	1,783	1,444	1,501	7,437	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	13,031	4,013	2,307	29	541,334	539,344	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,006	\$ 137,690	\$ 333,315	\$ 17,375	\$ 19,798	\$ 10,896	\$ 14,701	\$ 11,710	\$ 3,922	\$ 1,699	561,111	\$ 550,344	N/A
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	930.45	-	-	-	-	-	-	-	-	-	930	\$ -	N/A
Debt Service													
Principal Debt Service - Mandatory													
Series 2013 Bonds	-	130,000	-	-	-	-	-	-	-	-	130,000	\$ 130,000	100%
Principal Debt Service - Early Redemptions													
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2013 Bonds	-	203,463	-	-	-	-	-	199,563	-	-	403,025	410,525	98%
Operating Transfers Out (To Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$930	\$333,463	\$0	\$0	\$0	\$0	\$0	\$199,563	\$0	\$0	\$533,955	\$540,525	N/A
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	10,896	14,701	(187,853)	3,922	1,699	27,155	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	1,191,803	1,206,504	1,018,651	1,022,573	997,116		
Fund Balance - Ending	\$ 1,006,192	\$ 810,420	\$ 1,143,735	\$ 1,161,110	\$ 1,180,907	\$ 1,191,803	\$ 1,206,504	\$ 1,018,651	\$ 1,022,573	\$ 1,024,272	1,024,272	\$ 9,819	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	-	-	-	-	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	3	43	60	2,698	75	74	5,623	5,300	106%
Prepayment Account	-	-	-	-	0	2	2	4	0	1	9	-	N/A
Revenue Account	1	1	1	1	46	629	884	1,037	906	932	4,437	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	6,184	1,904	1,095	14	256,892	255,873	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,645	\$ 65,342	\$ 158,176	\$ 8,245	\$ 9,403	\$ 5,280	\$ 7,130	\$ 5,643	\$ 2,076	\$ 1,020	266,961	\$ 261,173	N/A
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	442	-	-	-	-	-	-	-	-	-	442	\$ -	N/A
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds (Phase 3)	-	75,000	-	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	5,000	-	-	5,000	-	N/A
Interest Expense													
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	-	-	82,406	-	-	166,406	166,406	100%
Operating Transfers Out (To Other Funds)													
Total Expenditures and Other Uses:	\$442	\$159,000	\$0	\$0	\$0	\$0	\$0	\$87,406	\$0	\$0	\$246,848	\$241,406	N/A
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	5,280	7,130	(81,763)	2,076	1,020	20,113	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	617,788	624,919	543,156	545,232	526,139	-	
Fund Balance - Ending	\$ 530,342	\$ 436,684	\$ 594,859	\$ 603,105	\$ 612,508	\$ 617,788	\$ 624,919	\$ 543,156	\$ 545,232	\$ 546,252	546,252	\$ 19,767	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	-	-	-	-	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	2	27	38	1,772	47	46	3,689	3,500	105%
Prepayment Account	-	-	-	-	0	0	1	2	-	0	4	-	N/A
Revenue Account	1	1	0	0	30	415	583	677	540	562	2,809	8	35114%
General Redemption Account	0	0	0	0	0	4	6	8	8	8	34	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	5,225	1,609	925	12	217,055	216,342	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)													
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,424	\$ 55,209	\$ 133,647	\$ 6,966	\$ 7,936	\$ 4,339	\$ 5,853	\$ 4,069	\$ 1,519	\$ 628	223,591	\$ 219,850	N/A
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	373.07	-	-	-	-	-	-	-	-	-	373	\$ -	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)	-	-	-	-	-	-	-	5,000	-	-	5,000	-	N/A
Interest Expense													
Series 2015 Bonds (Phase 4)	-	76,313	-	-	-	-	-	74,775	-	-	151,088	151,356	100%
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$373	\$136,313	\$0	\$0	\$0	\$0	\$0	\$79,775	\$0	\$0	\$216,461	\$211,356	N/A
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	4,339	5,853	(75,706)	1,519	628	7,130	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	412,633	418,486	342,780	344,299	337,797		
Fund Balance - Ending	\$ 340,849	\$ 259,745	\$ 393,392	\$ 400,358	\$ 408,294	\$ 412,633	\$ 418,486	\$ 342,780	\$ 344,299	\$ 344,927	344,927	\$ 8,494	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	-	-	-	-	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	31	44	1,915	55	54	3,997	3,700	108%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	878	1,019	818	853	4,240	12	35329%
Special Assessment Revenue													
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	8,460	2,605	1,498	19	351,458	350,060	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Operating Transfers In (To Other Funds)	-	-	-	-	-	54	-	-	-	-	54	-	N/A
Total Revenue and Other Sources:	\$ 4,595	\$ 89,394	\$ 216,402	\$ 11,280	\$ 12,845	\$ 7,013	\$ 9,382	\$ 5,540	\$ 2,371	\$ 927	359,748	\$ 353,772	N/A
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	604.09	-	-	-	-	-	-	-	-	-	604	\$ -	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)	-	119,589	-	-	-	-	-	117,196	-	-	236,785	236,785	100%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	31	44	1,915	110	54	4,051	-	N/A
Total Expenditures and Other Uses:	\$604	\$231,482	\$0	\$0	\$2	\$31	\$44	\$119,112	\$110	\$54	\$351,440	\$346,785	N/A
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	9,338	(113,572)	2,261	872	8,308	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	551,663	561,000	447,429	449,690	442,254		
Fund Balance - Ending	\$ 446,245	\$ 304,157	\$ 520,559	\$ 531,839	\$ 544,682	\$ 551,663	\$ 561,000	\$ 447,429	\$ 449,690	\$ 450,562	450,562	\$ 6,987	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	-	-	-	-	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	2	21	30	1,299	37	37	2,710	2,200	123%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	578	670	531	555	2,777	8	34711%
Special Assessment Revenue													
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	5,745	1,769	1,017	13	238,649	237,599	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,118	\$ 60,701	\$ 146,943	\$ 7,659	\$ 8,721	\$ 4,712	\$ 6,353	\$ 3,738	\$ 1,585	\$ 605	244,135	\$ 239,807	N/A
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	410.19	-	-	-	-	-	-	-	-	-	410	\$ -	N/A
Debt Service													
Principal Debt Service - Mandatory													
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	-	-	-	-	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions													
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2017 Bonds (Phase 6)	-	81,488	-	-	-	-	-	80,263	-	-	161,750	161,750	100%
Debt Service-Other Costs													
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	21	30	1,299	37	37	2,710	-	N/A
Total Expenditures and Other Uses:	\$410	\$152,771	\$0	\$0	\$2	\$21	\$30	\$81,561	\$37	\$37	\$234,870	\$231,750	N/A
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	6,323	(77,823)	1,548	568	9,265	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	367,383	373,705	295,882	297,430	288,733		
Fund Balance - Ending	\$ 291,441	\$ 199,370	\$ 346,313	\$ 353,972	\$ 362,692	\$ 367,383	\$ 373,705	\$ 295,882	\$ 297,430	\$ 297,998	297,998	\$ 8,057	

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 July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	462	649	778	806	799	3,533	15	23551%
Prepayment Account	-	-	-	-	-	0	23	90	0	3	116	-	N/A
Revenue Account	2	2	0	0	67	919	1,293	1,502	1,216	1,268	6,268	15	41787%
Special Assessment Revenue													
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	9,281	-	3,836	2,205	28	505,049	515,479	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	29,502	12,457	-	-	-	41,959	-	N/A
Debt Proceeds													
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,979	\$ 131,630	\$ 318,644	\$ 16,610	\$ 18,944	\$ 40,164	\$ 14,422	\$ 6,207	\$ 4,227	\$ 2,097	556,925	\$ 515,509	N/A
Expenditures and Other Uses													
Property Appraiser & Tax Collection Fees	889.49	-	-	-	-	-	-	-	-	-	889	\$ -	N/A
Debt Service													
Principal Debt Service - Mandatory													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	-	-	-	-	170,000	\$ 170,000	100%
Principal Debt Service - Early Redemptions													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	30,000	-	-	30,000	-	N/A
Interest Expense													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	-	-	-	168,448	-	-	339,743	339,743	100%
Debt Service-Other Costs													
Operating Transfers Out (To Other Funds)	1	1	1	1	34	462	649	778	806	799	3,533	-	N/A
Total Expenditures and Other Uses:	\$891	\$341,296	\$1	\$1	\$34	\$462	\$649	\$199,226	\$806	\$799	\$544,165	\$509,743	N/A
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	13,773	(193,019)	3,422	1,299	12,761	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	841,276	855,049	662,030	665,452	653,990		
Fund Balance - Ending	\$ 657,078	\$ 447,412	\$ 766,055	\$ 782,664	\$ 801,574	\$ 841,276	\$ 855,049	\$ 662,030	\$ 665,452	\$ 666,751	666,751	\$ 5,766	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Income													
Construction Account	0	0	0	0	4	50	70	84	92	93	393	-	
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Proceeds													
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	44	1,915	110	54	4,051	-	
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 6	\$ 81	\$ 114	\$ 1,999	\$ 202	\$ 148	\$ 4,444	\$ -	
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	-	-	-	-	-	-	-	-	-	30,013	\$ 30,013	\$ -	
Construction in Progress	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	
Cost of Issuance													
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	\$ -	
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ 55	\$ -	
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ -	\$ 30,013	\$ 30,067	\$ -	
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 6	\$ 27	\$ 114	\$ 1,999	\$ 202	\$ (29,865)	\$ (25,623)	-	
Fund Balance - Beginning	25,623	25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,550	\$ 27,664	\$ 29,663	\$ 29,865	25,623	-	
Fund Balance - Ending	\$ 25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,550	\$ 27,664	\$ 29,663	\$ 29,865	\$ -	\$ (0)	\$ -	

**Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	0	0	0	0	2	33	46	55	61	61	259	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds												
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	30	1,299	37	37	2,710	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 76	\$ 1,354	\$ 99	\$ 98	\$ 2,969	\$ -
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	-	-	-	-	-	-	-	-	-	19,754	\$ 19,754	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,754	\$ 19,754	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 76	\$ 1,354	\$ 99	\$ (19,655)	\$ (16,785)	-
Fund Balance - Beginning	16,785	16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	\$ 18,127	\$ 18,203	\$ 19,557	\$ 19,655	16,785	-
Fund Balance - Ending	\$ 16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	\$ 18,127	\$ 18,203	\$ 19,557	\$ 19,655	\$ -	\$ -	\$ -

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 July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	0	0	0	0	5	62	88	108	115	117	494	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds												
Contributions from Private Sources												
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	649	778	806	799	3,533	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 886	\$ 920	\$ 915	\$ 4,027	\$ -
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	-	-	-	-	-	-	-	-	-	38,323	\$ 38,323	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,323	\$ 38,323	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 886	\$ 920	\$ (37,407)	\$ (34,296)	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,863	35,600	36,487	37,407	34,296	-
Fund Balance - Ending	\$ 34,297	\$ 34,298	\$ 34,299	\$ 34,300	\$ 34,339	\$ 34,863	\$ 35,600	\$ 36,487	\$ 37,407	\$ -	\$ -	\$ -