



# **AGENDA**

## **REGULAR MEETING**



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**April 16, 2020**

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

April 8, 2020

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 will be held on **Thursday, April 16, 2020 at 1:00 p.m. via telecommunication and can be accessed through the Web address below.**

### Event address for attendees

<https://districts.webex.com/districts/onstage/g.php?MTID=e83a5ca1e4d009c37788b00ac0ca4b79a>

**Event password: flowway**

**Audio conference:** To receive a call back, use the https: address above (you may also use the District's web site at [www.FlowWaycdd.org](http://www.FlowWaycdd.org) – from the information page, and click on the link and provide participants **Name**, and **Email** when you join the event. To participant by phone dial: **407-418-9388** and enter the **access code 716 377 678** to join the meeting.

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**Please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus. Those with weakened immune systems may want to avoid the District's meeting in order to avoid a potential exposure to the virus.**

**With the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's web site [www.FlowWaycdd.org](http://www.FlowWaycdd.org).**

1. Call to Order & Roll Call.
2. Public Comments. (Full procedure follows the Agenda Index)
  - I. The Public comment period is for items NOT listed on the Agenda, and individuals are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
  - II. Individuals are permitted to speak on items on the Agenda in accordance with the procedure in I above.
3. Consideration of Resolution 2020-2 Re-Designating the Officers and consideration of Replacement Member for Seat 3.
  - I. Consideration of Replacement Member for Seat 3
  - II. Oath of Office
  - III. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - IV. Form 1 – Statement of Financial Interest

*Previous actions of the Board for this seat did not pass, and is carried on the Agenda, until the earlier of a consensus of the Board or the scheduled election for this Seat in November, 2020.*
4. Consideration of Minutes.
  - I. February 20, 2020 Regular Meeting Minutes
5. Consideration of **Resolution 2020-3** of The Board of Supervisors of Flow Way Community Development District approving a proposed Budget for Fiscal Year 2021 and setting a Public Hearing Thereon pursuant to Florida Law.
6. Consideration of **Resolution 2020-4** of the Board of Supervisors of Flow Way Community Development District Authorizing the District Manager to Notify Esplanade Golf and Country Club of Naples, Inc. of the Termination of that certain agreement between Flow Way Community Development District and the Esplanade Golf and Country Club, Inc.
7. Staff Reports
  - I. District Attorney
  - II. District Engineer/Environmental Consultatnnt
    - a) District Asset Report (Waldrop Engineering)
    - b) Preserve Maintenance Report (Turrell & Associates)
  - III. District Manager
    - a) Financial Statements January 31, 2020 (Unaudited)
    - b) Financial Statements February 29, 2020 (Unaudited)
    - c) Financial Statements March 31, 2020 (Unaudited)

8. Supervisor's Requests

- I. Supervisor Ron Miller:
  - a) Palmer Letter dated March 3, 2020

9. Adjournment

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors despite the current public health emergency, the District fully encourages public participation in a safe and efficient manner.

Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically by clicking on the following web Address:

<https://districts.webex.com/districts/onstage/g.php?MTID=e83a5ca1e4d009c37788b00ae0ca4b79a>

Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com) to facilitate the Board's consideration of such questions and comments during the meeting.

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This item is carried on the Agenda until the earlier of a Board consensus for the replacement member or this Seat is filled by a qualified elector at the November, 2020 election.

Once the Board appoints an individual to fill the seats, I will take the opportunity to swear those individuals into office.

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The Fourth order of Business is the consideration of the February 20, 2020 Regular Meeting Minutes.

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Items 5 & 6 are companion items and deal with the Proposed Budget for the District for Fiscal Year 2021. The largest portion of those assets are related to the Water Management system for the District, including, but not limited to, the lakes, lake banks, and littoral plantings. Additionally, the District owns landscaping along the perimeter of the Community and the residential irrigation system.

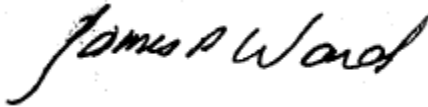
The District Engineer is finalizing the appropriate maps/list of assets for the meeting and will be presented to the Board during the meeting. The attached budget includes a preliminary cost estimate for the District to assume the responsibility for the operations of the District's assets during the ensuing Fiscal Year.



If the Board chooses to move forward with this plan, there are two essential elements to be considered. First, the Esplanade Golf and Country Club of Naples, Inc. (The "HOA") must be notified of the District's intent to terminate the agreement for the maintenance of the District's assets. This is item 6 on the Agenda. Secondly, the estimates in the Budget, are based on the costs in the HOA budget for these items, and it is recommended that the District Manager be authorized to retain a firm to evaluate the operating program and provide recommendations for the operations plan for Fiscal Year 2020.

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

Your Sincerely,  
**Flow Way Community Development District**



James P. Ward  
District Manager

**The Fiscal Year 2020 schedule is as follows**

October 17, 2019	November 21, 2019
December 19, 2019	January 16, 2020
February 20, 2020	March 19, 2020
April 16, 2020	May 21, 2020
June 18, 2020	July 16, 2020
August 20, 2020	September 17, 2020

Flow Way Community Development District  
Opportunity to be Heard for Board Meetings

**PUBLIC COMMENT PERIODS.** The Chair, his or her designee, or such other person conducting a District Meeting ("Presiding Officer"), shall ensure that there is at least one period of time ("Public Comment Period") in the meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

a. The Public Comment Period shall be provided at the start of each District Meeting before consideration of items scheduled on the Agenda for consideration. In the event there is an item that comes before the Board that is not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such item prior to voting on the proposition.

b. Speakers shall be permitted to address any agenda item or non-agenda matter(s) of concern to the District, during the Public Comment Period.

c. To the extent the agenda for the District Meeting includes a specific public hearing that is required by Florida law, all public comments on the agenda item that is the subject to the public hearing will be taken following the opening of the public hearing for said agenda item.

d. Individuals wishing to make a public comment are limited to three (3) minutes per person. A potential speaker may not assign his/her three (3) minutes to extend another speaker's time.

e. The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business; provided, however, that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, Florida Statutes. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

**DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD.** Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board at a District Meeting shall identify themselves at the beginning of each Public Comment Period in the manner announced by the Presiding Officer. In the event that public attendance is high and/or if otherwise deemed necessary in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards which will request the following information: (a) the individual's name, address and telephone number; (b) the proposition on which the person desires to be heard; (c) the individual's position on the proposition (i.e., "for," "against," or "undecided"); and (d) if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group.

**PUBLIC DECORUM.** The following policies govern public decorum at District Meetings:

a. Each person addressing the Board shall proceed to the place designated assigned for speaking, if any, and should state his or her name and address in an audible tone of voice for the public record.

b. All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a member of the Board or a District staff member shall be

Flow Way Community Development District  
Opportunity to be Heard for Board Meetings

permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.

c. Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any member of the Board, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.

d. In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

1. The Presiding Officer may declare a recess.
2. The Presiding Officer may contact the local law enforcement authority.
3. In the event a person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.

**EXCEPTIONS.**

a. The Board recognizes, and the Board or may apply, all applicable exceptions to Section 286.0114, including those set forth in Section 286.0114(3), Florida Statutes and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

b. This Resolution is being adopted in accordance with Section 286.0114, Florida Statutes existing as of the date of this Resolution. After this Resolution becomes effective, it may be repealed or amended only by subsequent resolution of the Board. Notwithstanding the foregoing, the District may immediately suspend the application of this Resolution, in whole or in part, if the District determines that the Resolution conflicts with Florida law. In the event that the Resolution conflicts with Florida law and its application has not been suspended by the District, this Resolution should be interpreted in the manner that best effectuates the intent of the Resolution while also complying with Florida law. If the intent of the Resolution absolutely cannot be effectuated while complying with Florida law, the Resolution shall be automatically suspended.

**RESOLUTION 2020-2**

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

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

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

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

Chairman	<u>Andrew Miller</u>
Vice Chairman	<u>John Wollard</u>
Secretary	<u>James P. Ward</u>
Treasurer	<u>James P. Ward</u>
Assistant Secretary	<u>Ronald Miller</u>
Assistant Secretary	_____
Assistant Secretary	<u>Tom Kleck</u>

**SECTION 2: SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.



**RESOLUTION 2020-2**

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

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

**SECTION 4: PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of March, 2020

**ATTEST:**

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Andrew Miller, Chairman

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

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, February 20, 2020 at 1:00 p.m. at the Esplanade Golf and Country Club Naples, 8918 Torre Vista Lane, Naples, Florida 34119.

**Present and constituting a quorum:**

Drew Miller	Chairperson
John Wollard	Vice Chairperson
Ronald Miller	Assistant Secretary
Tom Kleck	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Counsel
Jeremy Fireline	District Engineer

**Audience:**

Charles Cook	Taylor Morrison
Ed Staley	
Martin Winters	
David Boguslawski	
Tom Coffey	
Zack Stany	

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

District Manager James P. Ward called the meeting to order at approximately 1:00 p.m. and all members of the Board were present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

- I. The Public comment period is for items NOT listed on the Agenda, and individuals are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
- II. Individuals are permitted to speak on items on the Agenda in accordance with the procedure in I. above.

Mr. Ward stated a number of months ago the rules for participation were amended to include a Public Comment section to enable residents to ask questions and make comments on an item not on the Agenda. He noted the Board had no obligation to respond to the comments or to answer the questions asked but could choose to address questions or comments. He noted public questions or comments regarding Agenda Items could be made after Board discussion of, and prior to the vote for, said Item. He asked for comments to be limited to three minutes per person.

Mr. Ward asked if there were any Public Comments regarding Items not on today's Agenda. He asked those speaking to state their name for the record.

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

*Mr. Ed Staley: Pretty simple question. I would have thought with the passage of time that we haven't had a meeting that Tim Hall might be at this meeting to give us an update on the status of kind of where we are on various mitigation, monitoring, all those kinds of things, like where we are on the timeline and those kinds of ideas with the passage of time. Is that not appropriate or --?*

*Mr. Ward: He is not normally asked to be at our Board Meetings. Our District Engineer is. Tim is really just a consultant on the environmental side, but our District Engineer is usually at all the meetings. If the Board would like Mr. Hall at a future meeting it doesn't bother me one way or another. We certainly could ask him to do that if you would like.*

*Mr. Ed Staley: I just assumed he was part of the meeting process, but I am obviously wrong on that. Okay.*

*An Audience Member: Will there be an opportunity later in the meeting for public comment and questions or is this the only opportunity?*

*An Audience Member: Just to clarify, we can do comments this way. Technically our resolution is public comment on things on the Agenda and then if we were to add anything we would add additional public comment periods, but we certainly can do it the way you have structured on the Agenda, but the initial period is, we usually do it for Agenda Items, but we can definitely do it the way you have it structured today. It's fine.*

*Mr. Ward: Okay. So, to answer his question, are we going to do it twice: at the beginning of the meeting and the end of the meeting?*

*An Audience Member: I don't think you have another period for that.*

*Mr. Ward: I didn't because I put it at the beginning of the meeting.*

*An Board Member: Then I would do it now for anything that's not on the Agenda if there is a public comment reasonably related to our business. I would do it now.*

*An Audience Member: Well, I don't know if this is on the Agenda, but I just want to make a comment about Director Indemnification. My understanding of Director Indemnification, and we have lawyers in the room who can correct me if I'm wrong, is that Director Indemnification applies when the*

*Directors are behaving in a fiduciary capacity and in my view this Board has acted in a fashion that is not representing the fiduciary interests of the residents of Esplanade, that Taylor Morrison is not in compliance with it's court order or the settlement agreement, that premature transfer was alluded to in the outside legal opinion that was obtained, that the success criteria has not been met, that 90% turnover hasn't been met. The Army Corp of Engineers states that Taylor Morrison is not in compliance with the success criteria that the outside reserves were supposed to be transferred to a land management agency like CREW with perpetual escrow fund, and the responsibilities of Taylor Morrison have been transferred to the CDD and the Esplanade homeowners with complicity of the CDD Board acting in Taylor Morrison's interest and not in the homeowners interest; thus, I believe this Board is not acting in a fiduciary capacity and the case can be made that Director Indemnity does not apply and there is personal liability amongst these Directors.*

*Mr. Ward: Any other questions or comments from the audience? Okay, we will move on to the next Item.*

### **THIRD ORDER OF BUSINESS**

### **Acceptance of Resignation**

#### **Acceptance of Resignation of Tim Martin from Seat 3 and consideration of Replacement Member for Seat 3.**

##### **I. Acceptance of Resignation of Mr. Martin.**

Mr. Ward indicated Mr. Tim Martin resigned from his position as a member of the Board of Supervisors. He called for a motion to accept the resignation for inclusion in the record. He noted the resignation became a matter of law as of the date of resignation which was January 29, 2020.

**On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, the Resignation of Mr. Tim Martin was accepted for purposes of inclusion in the record.**

##### **II. Consideration of Replacement Member for Seat 3**

Mr. Ward reported Statute indicated the Board had the ability to appoint an individual to fill the unexpired term for Seat 3 (Mr. Martin's vacated seat) by a simple motion and second. He stated the term for Seat 3 would expire in November 2020. He stated Supervisors were required to be a Citizen of the United States, a resident of the State of Florida and not a convicted felon who had their civil rights removed.

Mr. Ron Miller nominated Mr. Martin Winters to fill Seat 3. He indicated he believed Mr. Winters fulfilled the necessary criteria.

Mr. Drew Miller asked if all nominations should be made now or if the current nomination needed to be voted upon prior to an additional nomination being made. Mr. Ward responded all nominations could be made now. Mr. Drew Miller nominated Charles Cook to fill Seat 3. He reported Mr. Cook was assisting with the permitting, was knowledgeable about the upcoming Hatcher annexation and would be a good fit for the Board.



**On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, with two in favor (Ron Miller, Tom Kleck) and two opposed (Drew Miller, John Wollard), the nomination of Mr. Martin Winters to fill Seat 3 on the Board of Supervisors failed.**

**On MOTION made by Mr. Drew Miller, seconded by Mr. John Wollard, with two in favor (Drew Miller, John Wollard) and two opposed (Ron Miller, Tom Kleck), the nomination of Mr. Charles Cook to fill Seat 3 on the Board of Supervisors failed.**

Mr. Ward noted the Board could continue to nominate candidates or could choose to move on to the next Agenda Item. The Board decided to move on to the next Agenda Item for today.

**III. Oath of Office (to be administered during the meeting)**

- a. **Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- b. **Form 1 – Statement of Financial Interest**

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes**

**August 22, 2019 Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections or deletions for the August 22, 2019 Regular Meeting Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. Drew Miller, seconded by Mr. John Wollard, and with all in favor, the August 22, 2019 Regular Meeting Minutes were approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-1**

**Consideration of Resolution 2020-1 of The Board Of Supervisors Of Flow Way Community Development District Authorizing The Filing Of A Petition With The Board Of County Commissioners Of Collier County For A Modification Of The District’s Boundaries And The Jurisdiction Of The District Through Expansion; Providing For Certain Requirements Implementing Section 190.046(1) in agreement with Taylor Morrison Esplanade, LLC to fund the expansion (commonly known as the Hatcher expansion)**

**I. Boundary Amendment Funding Agreement**

Mr. Ward reported Resolution 2020-1 authorized the filing of a petition to modify the District’s boundaries to include what was commonly known as the Hatcher piece. He stated when the District issued its last series of bonds in 2019 there were funds put into a construction account, just over \$1 million dollars, to build the infrastructure required for the Hatcher piece pending annexation of the land into the CDD and completion of land assessment for the bond issue. He explained Section 190.46(1) labeled the Board of Supervisors as the petitioner for the amendment to the boundaries of

the CDD; therefore, resolution by the Board was required. He stated the CDD had an agreement with the property owner to pay the cost of the annexation through Collier County. He noted processing of the annexation through Collier County could cost \$25,000 dollars to over \$30,000 dollars.

*An Audience Member: Does the CDD currently hold \$1 million dollars cash?*

*Mr. Ward: Yes, we hold it in what we call a reserve construction account, or a sub-construction account I think it might be termed.*

*An Audience Member: And that money would ultimately be used for --?*

*Mr. Ward: Infrastructure, construction in the Hatcher area; utilities –*

*An Audience Member: Well, I didn't know the CDD actually did construction.*

*Mr. Ward: Well, or acquisition from Taylor Morrison, whichever the case may be.*

*An Audience Member \_ : And who provided the million?*

*Mr. Ward: The bond series, when we issue bonds, the District obviously borrowed that money, large investors buy that, whoever that may be. They are generally large mutual funds that you see around the country.*

*An Audience Member: Just help me understand. How did this motion or this Agenda Item actually arrive in today's meeting? Who put it there and how did it get --?*

*Mr. Ward: It came to my attention actually when I was doing the audit this year and remembered that we had this Item out there and that money expires on a certain date. January of 2021 sticks in my head. After which it then reverts to a bondholder. It goes to redeem bonds I should say is the way the process works. The process to get through a petition and go through a special assessment process is at least 6 months or so, so in order to meet that deadline date I just basically had it to clear in my file to include it on an Agenda for you in case we could proceed forward.*

*An Audience Member: Okay. Thank you for that. I've got a distinct thought on this. This is perhaps jumping ahead to some things I wish to get into which I think is at the end of the Agenda, but I think that one thing the Board Members here can agree on is that we have some pretty big disagreements over the preserves and Taylor Morrison's obligations. I think we would agree that we disagree on that. To me those are some huge issues out there and those issues at this point are no where near resolution. To do anything further with the CDD at this point I think would only exacerbate those issues. I think this whole thing should be tabled until such time as the bigger issues are resolved because this will exacerbate it. So, I would suggest that this thing be tabled or if somebody wants to have a motion on it, I would just tell you I'm going to vote no. I do not wish to expand the boundaries of the CDD.*

*Mr. Drew Miller: I would like to just let you guys know that will exacerbate the issue for sure because timing wise if Taylor Morrison is not able to sell the infrastructure to the CDD all of the other initiatives that we talked about, everything that was discussed as far as going in when we decided to bring the Hatcher piece into the property, all those conversations will come back up. The other side of this is, if Hatcher doesn't get annexed and we don't move forward with this, the existing costs and every it of*

*cost will just sit on the existing homeowners and those homeowners will have every benefit of Esplanade but without being a part of the CDD because those homes are going to come in and whether they are part of the CDD or not, especially if we have to make up additional funds, so I think we can continue having the conversation of the CDD and the preserves, but I don't think kind like poking TM in the eye so to speak is probably the right move on this particular issue. And I don't think it serves you guys the best interest in the long run either. At the end of the day there is additional 34 homes that are going to share whatever costs because there are costs associated with the CDD and associated with maintaining this community that you are going to not bring them in. They are not going to have to share that cost.*

*Mr. \_\_\_\_\_ 14:31: I think you are confusing the HOA with the CDD and this is the CDD Board. It is not an HOA Board. If Taylor Morrison brings those homes into the community, if they can do that with Collier County, that's one issue. And how they will share in the cost of the HOA which is not the business of this Board, is that issue.*

*Mr. Drew Miller: But you pay a CDD fee now, both the ONM and the debt so the ONM will only be shared by the homeowners in the existing community. They will not be shared with these 34 homeowners.*

*An Audience Member: The CDD residents pay their share distinctly for the bonds that have been issued for their debt portion and the operating and maintenance expenses on the overall CDD, the difference between 1,184 homes and 1,150 is totally insignificant as compared to the major issue that we have which can be – we can throw out numbers of 5, 10, 12 million with respect to the preserves. Totally insignificant. I do not think it is in the interest of the CDD to exacerbate that issue by expanding the boundaries and bringing in other people and other homes into it. I'm standing on, sitting on it I guess, that this item should be tabled until the bigger issues get resolved or if we wish to have a motion on it, I'll just tell you I'm voting no.*

*An Audience Member: I've also got concerns about the compounding of the problem like Mr. Winters brought up, is who is going to be responsible for this when CREW originally was offering to take over that expense and now we are kind of sloughing it off onto the homeowners and the HOA and the CDD combined. So, I don't think we need to compound it any further.*

*Mr. Drew Miller: So, CREW has voted unanimously not to accept the preserves just so you know. Both their board –*

*An Audience Member: May I ask a question? You may not know the answer to this because this is a CDD meeting. It's not a Taylor Morrison meeting. Has Taylor Morrison made an offer?*

*Mr. Drew Miller: It was presented and voted that they don't want it. They are trying to get rid of existing properties.*

*An Audience Member: I was at that meeting when they had a presentation. There was no offer made by Taylor Morrison.*

*Mr. Drew Miller: Okay. But anyway, the – I believe it's my opinion, and it will be proven that the Army Corp does see us in compliance and that we have been fiduciarily responsible. The CDD Board had the opportunity to sell additional bond to finance any of this stuff. There are many ways that it could have*

*financed this. The CDD is in place to do so. Again, I'll just reiterate that I still feel like it's to the best benefit of the community that the preserves stay within the control of the community. I would like to end with a motion to approve resolution 2020-1.*

*Mr. John Wollard: Wollard, second.*

*Mr. Ward: All those in favor?*

*Mr. Greg Urbancic: Public comment?*

*Mr. Ward: Okay, any public comment on this particular item? Sorry about that. Could you put your name on record?*

*Mr. Tom Coffey: I disagree it's in the best interest to keep the preserves in the community. The economic issue relative to perpetual maintenance is one issue which, and due respect to Ron, we don't know what that number is. Usually it's in the number of 7, 8, 12 million. I have no idea what that number could be. Tim Hall has a report that says long term maintenance plan is to do periodic burns and that's the way you control all these in the future. We don't know what the controlled burn will be, how much Collier County will assist in that, the Army Corp will assist in that, Fish and Wildlife will assist in that, could be very expensive. I bet you they don't let 1,000 acres burn at one time. That would be an ongoing thing and we just don't know what that cost is. We have no professional guidance yet. We would like to see that professional guidance. Over and above the economic aspect of it there is a significant liability aspect of it in my opinion. Because right now we have two separate legal entities. There is the CDD and the HOA. They have different, under different statutes of the Florida code, so they have different requirements. Right now, the way Taylor Morrison has it there is a contract that the HOA is responsible for everything on that CDD property. Compliance, maintenance, everything else, so they assume that liability. I mean somebody might argue it is the alter ego of the CDD now. And because of that I believe there is significant liability that goes along with that piece of property. We already heard several meetings ago people entering that property from the other end on 4 wheelers, kids and everything else, and having a couple of them go in and get severely injured or something even worse like death occurs. What happens if there is a forest fire in there that burns down some structures on adjoining community or even our own community? Our HOA could be held significantly liability. The HOA I think is only liable for up to \$200,000 dollars because it's a government entity, so it sort of skirts that liability. I'm not sure about that.*

*Mr. Ward: The HOA?*

*Mr. Tom Coffey: No, the CDD. So, if the CDD is separate and we don't have any linkage. I'm afraid there is a linkage. To me, when it's just with an outside agency, completely a land conservation agency, and their entire purpose in the world is to do these types of things, it protects the homeowners. So, with all due respect, I disagree with your statement.*

*Mr. Ward: Any other public comment? Mr. Ward asked those present to please state their names for the record.*

*Mr. Martin Winters: As a homeowner I view this not as an amenity. I don't view it as a good thing, I view it as a liability and I think there are many, many homeowners who agree with that. Taylor*



*Morrison has dumped its liability on the homeowners of Esplanade through this CDD Board with the complicity of this CDD Board.*

Mr. Ward asked if there were any other comments; hearing none he called for a vote. He noted the motion was to approve Resolution 2020-1 which authorized the petition to annex the Hatcher piece.

**On MOTION made by Mr. Drew Miller, seconded by Mr. John Wollard, and with two in favor (Drew Miller, John Wollard) and two opposed (Ron Miller, Tom Kleck), to approve Resolution 2020-1 failed.**

## SIXTH ORDER OF BUSINESS

## Staff Reports

### Staff Reports

#### a) District Attorney

No report.

#### b) District Engineer

Mr. Ward indicated a couple of months ago he was asked to put together maps of the District's assets and preserves. He stated a very preliminary map of the assets of the District was prepared by Jeremy Fireline. He asked Mr. Fireline to review the map.

District Engineer Jeremy Fireline displayed and discussed the preliminary map of the District's assets which included preserve areas owned by the District, preserve areas to be transferred to the District, drainage access easements, future drainage easements and open space. He noted the preserve areas owned by the District were in yellow.

Discussion ensued regarding where Collier Blvd. was located on the map, where the back entrance was located, the access easement, and who owned the properties along the boundaries to the CDD's property.

*Mr. Dave Boguslawski: A couple of meetings ago there was a neighbor to the north that came to this body and tried to get approval of supporting something to eliminate access because it was bothering them. Was that that open block up there?*

Discussion ensued regarding the location of the property in question on the map.

*Mr. Dave Boguslawski: What I heard in that meeting was a discussion around the width of various easements that sort of cut through to these holes if you will, or these other properties, and some of them were very narrow easements and some of them were incredibly wide easements. So, there are also some easements that run through here. Are they marked on the map?*

*Mr. Fireline: No.*

*Mr. Ward: They are on another map that Tim Hall is preparing for us.*

*Mr. Tom Coffey: If we could get the ownership so we know in case something happens. When somebody comes and complains to the CDD because you all won't be here too much – maybe – we need to at least know that I think. Is this just me?*

*Mr. Fireline: The survey would have that.*

*Mr. Tom Coffey: A pictorial would help. The map is good on the boundaries, but I'm confused also because of that – so, under that contract in 2014, the HOA is responsible to maintain all the assets, but there is no list of assets, so what is it exactly – for instance, this is the whole footprint. Some of this is owned by the HOA, some is technically owned by the CDD, but the HOA has assumed that liability to maintain. I would like two separate lists as to what are those specific things that the HOA is responsible for and under that contract responsible for making sure we stay in compliance with it. What are the things in the HOA budget? We are responsible for our own assets. I'm not trying to complicate things, and I don't need it right now, but at some point in time we need to have that clarity, I think.*

*Mr. Ward: That's on the list of things to do.*

*Mr. David Boguslawski: Were there any other lands that are not shown on this map, be it another county, another part of Collier County, that will become the obligation of either this CDD or this HOA as a result of this entire transaction?*

*Mr. Ward: I can't answer for an HOA, but the CDD, this is it.*

*Mr. David Boguslawski: So, there is no other preserves, like 25 acres 200 miles away that we need to pay for?*

*Mr. Ward: No. I'm not aware of any.*

Mr. Fireline summarized: The Board wished to know the easements, widths, and beneficial parties of each. Mr. Ward stated Mr. Tim Hall had started the process of mapping these out. He recommended Mr. Fireline collaborate with Mr. Hall. Mr. Fireline noted the Board also wished to learn who owned the adjoining properties with a map of the property lines. He noted this information was readily available on the Property Appraiser's website; however, he would be happy to collect this information for the Board.

*Mr. Boguslawski: If we could have something, either on this document or another document, that said that. I've been to several seminars recently about turnovers and there is a lot of homeowner's associations and CDDs that have been burned by remote properties without knowing, so an early representation of that would be helpful.*

*Mr. Ron Miller: If somebody would allow me, I would like to build on what Mr. Coffey just said because it actually was on my mind as well, my Agenda, this contract that we have with the HOA later on today if I'm allowed to. I forgot to ask you to put that on the Agenda today, but it's on my notes to cover today. But one of the things, and Jim you might look at me and say, "Well, you should know." But I really don't. I would like to get a specific list of the CDD assets, so that as a Board*

*Member I know what my responsibilities are for. I have generalities. I know we got the preserves, this, that, the lakes, ponds, whatever, but I don't know specifically what is ours, where we have governance and management responsibilities for. So, if we can just put that on kind of an agenda to followup in the future?*

*Mr. Ward: We will get that too. I know what he wants, so just add that to your list.*

*Mr. Fireline: Okay.*

*Mr. Tom Coffey: Let me give you a couple examples, because I think Jim and I talked a little with email. I know there are somethings in the documents that say something about the landscape area on the front of the development is part of the CDD, but I don't know where that boundaries end. Are the walls it or the guard house? And there was something in there, and I think Jim was surprised by it too, something about the homeowner's irrigation system. Does the HOA own that or the CDD? Because in one place it says it's the CDD and another place I think you thought it was HOA. I think it's going to matter in the future. We just need to know who owns what even for insurance purposes.*

### **c) District Manager**

#### **I. Financial Statements December 31, 2019 (Unaudited)**

Mr. Ward stated he had no report. He asked if there were questions regarding the financial statements. He noted the audits were approximately 98% finished and would be included on one of the next Agendas for acceptance.

## **SEVENTH ORDER OF BUSINESS**

## **Supervisor's Requests and Audience Comments**

Mr. Ward indicated Mr. Ron Miller had a list of discussion items.

### **Supervisor Ron Miller:**

- a) FY 2020 – Meeting Schedule**
- b) Preserve – Permit Obligations**
- c) Army Corps – Permit Modification for Preserves**
- d) District Expenses for Mitigation Maintenance**
- e) Request of Board to Approve request for Counsel to draft letter regarding various preserve items.**

Mr. Ron Miller indicated he had many items to discuss and this would take some time.

Mr. Drew Miller indicated his family had left for vacation and he was short on time. He noted he would gladly make himself available for in-depth discussion at a future date but asked for Mr. Ron Miller to be respectful of his time.

Mr. Ron Miller reported a great deal had happened since the last Board Meeting in August 2019. He stated there was a long history with respect to the preserves. He reviewed the history of the preserves beginning with the court case: *That court case succinctly talks about the CREW and turning the land over and the fund to go along with it; that's sunk into the court case. The reason I want to start there*

*as a history lesson is even if the Corp would have modified the permit at the request of Taylor Morrison, that still would not have changed that court case. There would still have been a huge issue for Taylor Morrison to deal with. Moving right along, in addition to that court case, there are, to my knowledge three significant permits out there: The Corp, US Fish and Wildlife, and South Florida Water Management District. All of which have this requirement in there. Biological things that we meet success criteria, about turning it over to CREW or some other land conservation agency, and there's timelines and all that. We know all that. But up to last August when we had those kinds of discussions. Essentially it was kind of a future tense, what's going to happen? We don't know what's going to happen. We heard I think in two separate board meetings Taylor Morrison intended to modify the permit language so that the CDD would become the permanent owner without funding. Now, a number of things have happened and maybe start with that because these now are factual past tense events which have not occurred at the last. Taylor Morrison did in fact apply for permit modification with the Corp and the Corp rejected it in totality and even their rejection letter specified sections that pertain to the success criteria and also to the funding. So, that's been rejected. That's a subsequent event. But in the lead up to that there were some interesting things as well because prior to that modification request being final, Mr. Kirby (ph) enforcement office of the Corp, had asked Tim Hall some questions and in Tim Hall's responses to those questions Tim Hall acknowledged that success criteria had not been met. That was an acknowledgement by Taylor Morrison's representative. Then in the actual application for the modification request, Tim Hall again acknowledged that the success criteria had not been made. Then further that, and if I need to Mr. Ed Staley is present here behind me, the two of us were given the opportunity to make a presentation to the Executive Committee of CREW in December. I made that presentation which was, I will categorize it as they understood that this was not a Board presentation by the CDD it was my presentation, but I will kind of summarize it by saying my presentation was an encouragement for them to consider taking ownership of the preserves with the fund at such time as Taylor Morrison could make that offer. There was significant discussion that went on for a while, and in that discussion process Tim Hall represented Taylor Morrison at that meeting, and Tim Hall also made a presentation. His was just an oral presentation. He had nothing to share, but in discussion questions came from the Executive Committee Members of CREW. Among them "Well, tell us about the success criteria" and some things like that, and Tim Hall mentioned in 2018 a portion of the preserves had met the success criteria, but it was a small portion, (I'm paraphrasing now), but the vast majority of the preserves have not yet met success criteria (this would be December of 2019, just a few months ago). When he made that statement, I asked him what has met the success criteria. What area? How much? I didn't really get a good answer to that. I didn't get an answer that may be fully understood. Maybe it was a good one and maybe I didn't understand it well, but I came away with a takeaway that the preserves which have met the success criteria in 2018 is a smaller wooded area over in this area here. That's my belief. I wouldn't take an oath on that because it is confusing, but if that's the case – we did not get into it at that meeting, but I would like to share it with Board Members – if that's the case, that particular section of the preserves was conveyed to the CDD in 2015 with a substantial \$400,000 dollar plus mitigation bill, and we have been paying maintenance on it ever since. And Mr. Hall stated that with the balance of the majority of the preserves, as of December, they still have not met the success criteria, yet those preserves were conveyed to the CDD in 2018 when Taylor Morrison had all five seats on the Board. These are factual subsequent events which have occurred. Another question that came out from one of the Executive Committee Member was "What do you think this fund would be? How much do you think it would be?" and Mr. Hall replied "Oh, I think it would be in the area of \$3 to \$4 million dollars." That came as kind of a surprise that Taylor Morrison would go in there and even acknowledge that there was a funding requirement of any amount. But many of that, with a further few questions of that \$3 to \$4 million dollar arena that he presented, he said was based upon his view of the future annual*

*maintenance cost and a 5% interest rate. Let me tell you 30-year treasury bills are at 2% and so even if his cost estimate is correct it is 2.5 times more than what he is suggesting based upon interest rates. So, we're talking about large sums of money here. But again, those are subsequent actual events that have occurred that are on the table with all this. Another matter, this will be somewhat repetitive, the permits require Taylor Morrison to receive approval for the transfer of ownership of the preserves. Whether it be to the CDD or CREW approval is required and transfer of them to the CDD has not had an approval. That was part of – I think that had discussion characteristics in the modification request.*

*So, when we think about the past, and then we think about these factual events that have occurred since we've last met, and the evidence is so clear that these things exist, and the Corp of Engineers has totally rejected the modification request, which incidentally brings a thought which I left out, is that if there was actually no problem with respect to these preserves and the funding of the preserves, why did Taylor Morrison even need a modification request. Why didn't Taylor Morrison simply say, "No. There's no obligation here." I think the fact that they even requested the modification is an acknowledgement that there is an issue. Having gone through all of that, I would like to repeat some motions I have made in the past based upon this new factual evidence. I take note of what Mr. Winters had said earlier that Board Members do have an obligation to vote fiducially in the best interests of the CDD. It has nothing to do with Taylor Morrison. That's something that maybe has some sympathy for because of the awkward position that the Taylor Morrison employees are in because the paycheck comes from Taylor Morrison, but they have a fiduciary obligation to vote in the best interests of the CDD which is not in the best interests of Taylor Morrison. It's an awful position to be in. I recognize that, but I didn't create it and I do think the Taylor Morrison folks here should think about that because their – get the time to look at some statutes. You might want to take a look at 190.007 and 112.311 in the Florida Statutes. That's pretty much on point. It's interesting in fact that the 190 Statute which deals specifically with CDDs has a section which addresses conflict of interest. The Statute is saying that there is a conflict of interest for a developer employee to be on the Board. We recognize that there is a conflict of interest, so therefore, in order for the CDD to operate, we are granting a waiver of conflict of interest. Otherwise, Taylor Morrison employees couldn't be on the Board to begin with. However, if you go to the Code of Ethics section, a totally non-CDD section, that does not forgive a Taylor Morrison employee from following the Florida Code of Ethics on conflicts of interest. It only allows you to be the Board where otherwise you couldn't be. So, having said all that, I am making a motion for the Board to seek reimbursement from Taylor Morrison for all past mitigation and maintenance expenses incurred by the CDD to date.*

*Mr. Ward: Any comments from the public?*

*Mr. Tom Coffey: I tend to agree with the comments that the CDD has a responsibility to evaluate all assets that are acquired or transferred to it. And in that they have to do their appropriate due diligence. Understand that. That goes along with any organization, corporate organization or otherwise. I would think that professional consultants and counsel should advise when they see something that is maybe not in accordance with proper business form, and in this case it was very specific that the mitigation wasn't completed, and that it didn't meet the success criteria. This should have been questioned by the Board and documented by the Board, why in their judgment they thought it was appropriate to acquire these preserves or accept transfer of the preserves. Secondly, the provision where it was mathematics were – I think it was around \$8 million dollars in that proposal when it was transferred over, and that was the fair value of the property, and that was supposed to be a consideration. That's bogus. I mean the whole property had to be acquired for Taylor Morrison to make a profit. They acquired that property knowing it was a liability. That was just the cost of*

*doing business. That was factored into their profitability model when they decided how many homes they were going to build. That land is a liability. It is not an asset to anybody other than the conservation groups and the general population of Collier County protected preserves. It is not an asset to anybody that is associated with that property. It is a liability. So, for somebody to put that mathematics on that piece of paper is to me, inappropriate, and it doesn't meet appropriate valuation methodologies. That's the end of my comments.*

*Mr. Ward: Are there any other comments?*

*Mr. Drew Miller: I wanted to respond to yours because you pointed out the fact that we went into amend this points to something, but I want to remind you the reason we went in was because you initially asked it and brought it up in the meeting and at that time we actually agreed –*

*Mr. Ron Miller: I did? I don't think so.*

*Mr. Drew Miller: You asked about, at that time, what it was and the risk. And I had described that we had done all of the initial – Taylor Morrison at that time had done all of the initial exotic removal, and that your concern at that time was if CREW or somebody else were to come and take the property from you guys and then ask for the money would you be liable for it. So, I agreed at that time that we would amend the permit so that it was 100% clear. So that is what triggered this. At that time Taylor Morrison believed, and still believes, that the CDD was the intended long term maintenance entity for this and that the reason we did was because we wanted to be perfectly clear when we left we left you guys in a good spot to where you felt comfortable with it. That was why we went to it. We disclosed it in the sales contract. We disclosed it when we had the meeting and the CDD took over the maintenance. I did a presentation at one of the meetings with all of the – like all the neighborhood meetings. There wasn't a big uprising at that point. It wasn't until you guys got on the Board, started looking at the permits, and had made some decisions along the way that you've kind of changed your mind. Even the attorney that the CDD hired – I mean, I voted for – to have the CDD give the opinion to the CDD Board of what the liability was on these permits, to make it sound like we are not following our fiduciary responsibility or we're not being transparent or working with you, I'm kind of offended by that. We hired the CDD attorney. They came back and said that it wasn't – forgive me – the attorney at that time stated that he did not see an issue. There wasn't an issue with that. I wanted to note that Tim Hall, and we can have him back at the next meeting, he also states that the CDD, and believes that the CDD, that the permit allows the CDD to own the property, or the property be transferred to the CDD prior to meeting success criteria, that the permit specifically states that. That's his belief. We can ask him certainly at the next meeting.*

*An Audience Member: Is he a lawyer?*

*Mr. Drew Miller: No, but he's not a financial guy either, a capitalist. So, you are going to rely on him to make the point that he should know how much money should be in an escrow fund. What he is, is the permitting entity. He is the environmentalist that did this, that knows this. So, if there were two things that he should be asked about, this would be the one thing. Not how much money in an escrow account would fund something. Now, he would be the guy to say how much money is it going to cost us every year to maintain. That's probably in his world of expertise, but not the financial and all that to it. I think that's kind of the thing. That's pretty much what it is. The asset and the liability comment. I agree if you're a CPA it's a liability, but if you're in the community most things – everything that you're benefiting from in that community is a liability. Most of what we enjoy is technically a liability, so I*

*still believe it's the right thing for the community to maintain and own this property. This was a big win with the environmentalist and with what it is I think it makes a big statement about this community and keeping that in the community says a lot about the people that live there and about the community itself. I think to that end, it's an asset.*

*An Audience Member: Can I ask a question? What is the reasoning, or the downfall, for CREW to do what we're doing? Why couldn't CREW do what we're doing?*

*Mr. Drew Miller: They don't have the same funding abilities as a CDD for one. They don't have the same – it's the same reason why I don't think, in my personal opinion, any of these entities are the right ones. I believe that in the long term, mark this, in the long-term maintenance entities, any of these nonprofits only survive if they have funding, and the CDD has a taxable benefit. If this preserve is truly something worth saving, which I feel like was should agree, a CDD is probably the best way, in my opinion the best way, to ensure that it does remain native preserve in perpetuity. It's the only one. Otherwise, you're trusting Wall Street, some finance guys, to figure it out, and a group of people that may not be interested in the long run in actually preserving that. What the CDD does it makes sure that preserve – it's the biggest thing that the CDD is going to manage. It ensures that will be maintained in perpetuity what is was intended to be.*

*Mr. Ron Miller: Lets get back to the basics. CDD gets it and wants the CDD to pay for it instead of Taylor Morrison paying for it. That's the basics. Are we ready to vote?*

Mr. Ward asked if there were any additional comments; hearing none he called for a vote

**The MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, with two in favor (Ron Miller, Tom Kleck) and two opposed (Drew Miller, John Wollard), for the Board to seek reimbursement from Taylor Morrison for all past mitigation and maintenance expenses incurred by the CDD to date failed.**

*Mr. Ron Miller: Move to have the CDD discontinue future funding of the preserves.*

Mr. Ward asked if there were any questions or comments; hearing none, he called for a vote.

**The MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, with two in favor (Ron Miller, Tom Kleck) and two opposed (Drew Miller, John Wollard), for the Board to discontinue future funding of the preserves failed.**

*Mr. Ron Miller: Third motion: That the Board take whatever action is necessary to return preserve ownership to Taylor Morrison.*

*Mr. Ward: That one I'll tell you you can't do. There is no legal authority for us to transfer this asset back to a private corporation. No government can do that. Correct?*

*An Audience Member: I mean to unwind it – it would be difficult to do and I'm not even sure that would be in compliance with the permit.*

*Mr. Ward: Governments in Florida generally can't just give back something to somebody, or transfer it to a private –*

*Mr. Ron Miller: Let me try to state this differently. Since Taylor Morrison has conveyed ownership prematurely and has no legal right to do that, it is in error, I make a motion that we take whatever action is necessary to correct that error and to return ownership to Taylor Morrison.*

*Mr. Drew Miller: We have been told by every profession that we have asked that question to that we were – the premature side, I don't believe is what anybody has indicated is the case, so Nay.*

*Mr. Ron Miller: Let me clarify that to taking legal action to void the transaction so that the transaction doesn't exist essentially. Whatever action is necessary to do so.*

**The MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, with two in favor (Ron Miller, Tom Kleck) and two opposed (Drew Miller, John Wollard), for the Board to take whatever action is necessary to void the transaction with Taylor Morrison regarding ownership of the preserves failed.**

*Mr. Ron Miller: I have one more item, and we have already pretty much beat it up for today, so I'll just get it on the table and maybe Jim can work on this. Just get back to the contract that the CDD has with the HOA. It does seem to be an odd contract. My concern, which I expressed some time ago, probably a year ago now, and really shame on me for not having followed up on it. It's an operational thing. In some respects, for the CDD to engage the HOA to do this maintenance makes some sense because maybe the HOA can get some economies of scale and it might be cheaper overall for the Esplanade residents. I'm not trying to draw a conclusion on that. I'm just tossing that out, but it seems to have some other issues surrounding it because as I mentioned a year ago or so, that just having this contract in place doesn't forgive the CDD from its governance. The CDD does have responsibility for the maintenance; it's just using the HOA as a subcontractor is all. And as I sit here on the CDD Board, I'm just going to be perfectly honest, I have no idea what maintenance is necessary. Personally speaking, I don't have any expertise to know what maintenance is necessary, and even if I did, I don't know what maintenance is actually being done. So that bothers me. We need to get to the bottom of it. The assets that the CDD owns and the maintenance that should be done, and the maintenance which is being done. We need to get into that. And so, I'm going to follow up on that in the following meeting, but just to put that on the table for now so that we know that's coming. And I guess that I would end that by saying that, and this is just getting feedback from people in the community, various feedback, I don't think that some people, particularly if you're on the other side of this, the HOA, the HOA people, are particularly happy with this contract and it would take Board approval on both ends probably in order to cancel the contract. So, just toss that out there, I think –*

*Mr. Drew Miller: If there is a way we can clarify a contract with the HOA, I don't hear anything that you guys have said about trying to make sure that we know where the lines are, and the contracts are in order. I think that's something, if it's reasonable, that the Board would be –*



*Mr. Ward: That’s fine. The District does have the ability to unilaterally cancel that if it wants to. Actually, it would do that roughly in the next couple months because we have to do – actually I’m going to start budgets next month or April, so we would need to take action on that.*

*Mr. Drew Miller: I would say maybe if you guys don’t mind working with Nathan a little bit, and Jim, and Waldrop can really help with that too as far as trying to identify maybe what should stay with the CDD and what maintenance items need to be held up, so that we can kind of firm that up and make it make sense to you guys going forward. So, if we are going to take the time to do it, lets just go ahead and take the time to do it right and get the agreements in place that the Board and HOA want.*

*An Audience Member: If I could see a list, and Ron could see a list, of things that we are responsible for.*

*An Audience Member: Yeah, we’ll start that and work with Nathan to provide some of those things as well on the HOA end. And your input will be important for that.*

*Mr. Dave Boguslawski: I am on the HOA Board and it is unclear to me what value added there is putting somebody else in the middle of somebody’s obligation. So, a discussion when this is all had later around this issue would be very helpful. I also am sitting here just confused to death as to why the HOA would ever want to be in the middle of this. We don’t need an answer now, but it’s a disaster waiting to happen and it seems to me that a separation of the CDD Board responsibilities including the oversight from the HOA responsibilities including their oversight should be based on the assets that each one holds at the time. That would be cleaner. It would be easier to manage. But with that said, I’m open to listening to whenever you all discuss it. But it does seem to be twisted all around and a backwards way of managing things.*

*Mr. Drew Miller: One point. I wasn’t there, and I don’t now where the lines are specifically on the – like on the landscape at the front entry – that’s just one item that like if we start to put into a list might make more sense just to keep in the HOA, or have an agreement to maintain the entry landscaping just because you are already maintaining the rest of the community. There might be some of those things that you kind of look at, but I’m open to helping facilitate that, however you guys work through it. We will start with the list that we were all kind of staring at it. And then I think working with Nathan on the rest of that too would be helpful on how you guys want to go forward.*

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 2:02 p.m.

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

**Attest:**

**Flow Way Community Development District**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Drew Miller, Chairperson

**RESOLUTION 2020-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board"), a proposed Budget for Fiscal Year 2020 and

**WHEREAS**, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

**Section 1.** There is hereby declared a public hearing to be held on **Thursday, June 18, 2020** at 1:00 p.m., at the **Esplanade Golf & Country Club Naples, 8918 Torre Vista Ln, Naples, FL 3411** for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property.

**As of the date of adoption of this resolution, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus. Those with weakened immune systems may want to avoid the District's meeting in order to avoid a potential exposure to the virus.**

**With the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's web site [www.Flowwaycdd.org](http://www.Flowwaycdd.org).**

**Affected parties may appear at that hearing subject to the limitation noted above or affected parties are encouraged to submit their comments in writing prior to the meeting and submit same to the office of the District Manager at JPWard & Associates LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 or by email to [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com).**

**Section 2.** That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**Section 3.** The proposed Budget submitted by the District Manager for Fiscal Year 2021 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**RESOLUTION 2020-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section 4.** A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

**DATE:** Thursday, June 18, 2020  
**HOUR:** 1:00 P.M.  
**LOCATION:** Esplanade Golf & Country Club Naples  
8918 Torre Vista Ln  
Naples, FL 34119

**Section 5.** The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above.

**Section 6.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**Section 7.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**Section 8.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**Section 9.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of April, 2020.

**ATTEST:**

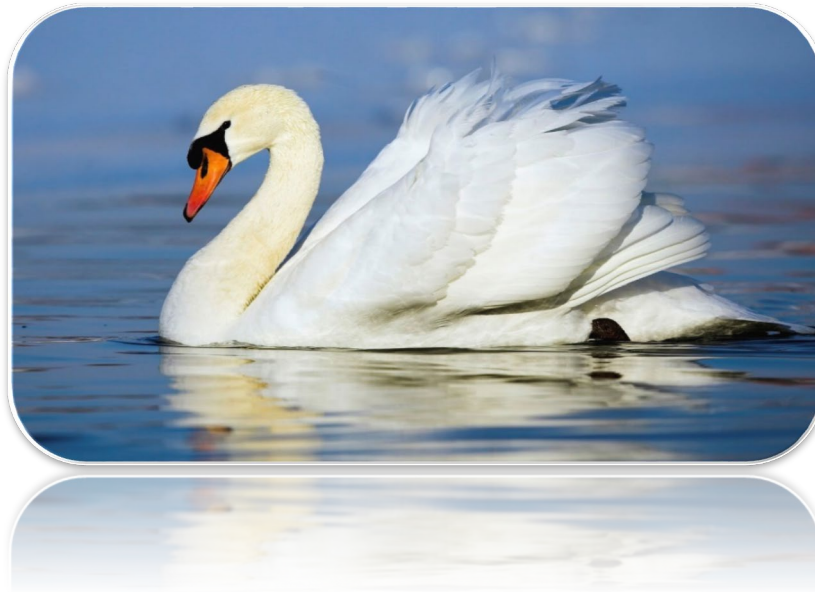
**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Andrew Miller, Chairman

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Flow Way Community Development District**

**General Fund - Budget**

**Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash from prior years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 560,823	\$ 530,332	\$ 560,823	\$ 603,844	Assessment from Owner's
Assessments - Off-Roll		\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 560,823</b>	<b>\$ 530,332</b>	<b>\$ 560,823</b>	<b>\$ 603,844</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 40,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,400	\$ -	\$ 4,300	\$ 4,400	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 5,000	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 2,667	\$ 16,000	\$ 16,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 1,000	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 7,500	\$ 672	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 21,400	\$ 11,486	\$ 21,400	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 17,000	\$ 6,167	\$ 8,000	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 4,000	\$ 15,610	\$ 15,610	\$ 16,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 400	\$ 2	\$ 400	\$ 400	Fees Required to maintain a Governmental Bank Account
Travel and Per Diem	\$ -			\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 340	\$ 600	\$ 600	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>					
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 3,000	\$ 250	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
<b>Insurance</b>					
	\$ 6,100	\$ 6,193	\$ 6,193	\$ 6,300	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>					
	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
<b>Printing and Binding</b>					
	\$ 750	\$ 479	\$ 750	\$ 750	Agenda books and copies
<b>Office Supplies</b>					
	\$ -		\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 10,000	\$ 1,008	\$ 6,500	\$ 10,000	District Attorney
<b>Sub-Total:</b>	<b>\$ 152,725</b>	<b>\$ 67,714</b>	<b>\$ 146,028</b>	<b>\$ 152,475</b>	
<b>Other General Government Services</b>					
Engineering Services	\$ 2,000	\$ -	\$ 2,000	\$ 5,000	District Engineer (General Services)
<b>Sub-Total:</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ 2,000</b>	<b>\$ 5,000</b>	
<b>Stormwater Management Services</b>					
<b>Preserve Area Maintenance</b>					
<b>Environmental Engineering Consultant</b>					
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	
Task 2 Monthly site visits	\$ 13,350	\$ -	\$ 13,350	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ -	\$ 10,350	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ -	\$ -	\$ 750	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ 2,000	\$ -	\$ -	\$ -	Environmental Consultant

**Flow Way Community Development District**

**General Fund - Budget**

**Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget	Notes
Contingencies	\$ 3,000	\$ -	\$ -	\$ -	Environmental Consultant
<b>Repairs and Maintenance</b>					
Wading Bird Foraging Areas	\$ 1,523	\$ -	\$ 1,523	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ -	\$ 6,598	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ -	\$ 37,960	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ 14,560	\$ 64,560	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ -	\$ 113,120	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ -	\$ -	\$ 2,500	Preserves Maintenance
<b>Sub-Total:</b>	<b>\$ 264,216</b>	<b>\$ 14,560</b>	<b>\$ 259,710</b>	<b>\$ 260,215</b>	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 15,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ 35,000	Periodic Spraying of Lakes
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ -	\$ -	\$ -	\$ 5,000	Reporting of water quality in Water Management System
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -		Aeration (Fountains) or below water aeration
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	- New Installations
Littoral Shelf Replanting	\$ -	\$ -	\$ -	\$ -	- New Installations
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	- New Installations
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Cost Restorations (Multi Year Program Cost)
Contingencies	\$ -	\$ -	\$ -	\$ 1,600	
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,600</b>	
<b>Lanscaping Services</b>					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 5,000	Field Operations Manager
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ 2,400	Electric for Irrigation system
Irrigation Water	\$ -	\$ -	\$ -	\$ 3,000	Estimated from HOA Budget
Repairs & Maintenance					
Pubic Area Landscaping	\$ -	\$ -	\$ -	\$ 30,000	Estimated from HOA Budget
Irrigaton System	\$ -	\$ -	\$ -	\$ 25,000	Estimated from HOA Budget
Well System	\$ -	\$ -	\$ -	\$ 10,000	Estimated from HOA Budget
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Operating Supplies					
Mulch	\$ -	\$ -	\$ -	\$ 5,000	Estimate ONLY
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,400</b>	
<b>Reserves for Future Operations</b>					
Future Operations/Restorations	\$ 119,450	\$ -	\$ -	\$ -	
<b>Other Fees and Charges</b>					
Discounts	\$ 22,433	\$ -	\$ 22,433	\$ 24,154	
<b>Total Appropriations</b>	<b>\$ 560,824</b>	<b>\$ 82,274</b>	<b>\$ 430,171</b>	<b>\$ 603,844</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ (1)</b>	<b>\$ 448,058</b>	<b>\$ 130,652</b>	<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 196,047</b>	<b>\$ 196,047</b>	<b>\$ 196,047</b>	<b>\$ 326,699</b>	
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 196,046</b>	<b>\$ 644,105</b>	<b>\$ 326,699</b>	<b>\$ 326,699</b>	
<b>Assessment Rate:</b>	<b>\$ 487.67</b>			<b>\$ 525.08</b>	
<b>CAP Rate - Adopted by Resolutoion 2018-11</b>	<b>\$ 525.10</b>			<b>\$ 525.10</b>	Maximum Rate without sending mailed notices
<b>Total Units Subject to Assessment:</b>	<b>1150</b>			<b>1150</b>	

**Flow Way Community Development District**

**Debt Service Fund - Series 2013 Bonds - Budget**

**Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 975	\$ 1,477	\$ 1,800	\$ 975
Reserve Account	\$ 1,600	\$ 5,227	\$ 6,000	\$ 1,600
Interest Account	\$ 8	\$ 9	\$ 8	\$ 8
<b>Special Assessment Revenue</b>	-	-	-	-
Special Assessment - On-Roll	\$ 577,069	\$ 530,332	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 579,652</b>	<b>\$ 537,044</b>	<b>\$ 584,877</b>	<b>\$ 579,652</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 110,000	\$ 110,000	\$ 110,000	\$ 115,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 424,325	\$ 213,813	\$ 424,325	\$ 417,575
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
<b>Total Expenditures and Other Uses</b>	<b>\$ 572,050</b>	<b>\$ 323,813</b>	<b>\$ 572,050</b>	<b>\$ 570,300</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 213,232	\$ 12,827	\$ 9,353
<b>Fund Balance - Beginning</b>	\$ 934,631	\$ 934,631	\$ 934,631	\$ 947,458
<b>Fund Balance - Ending</b>	<b>\$ 934,631</b>	<b>\$ 1,147,863</b>	<b>\$ 947,458</b>	<b>\$ 956,811</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 539,000	
Restricted for November 1, 2020 Principal & Interest Payment			\$ 325,513	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 864,513</b>	

**Assessment Comparison**

Description	Number of Units	Fiscal Year 2020	Fiscal Year 2021
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
<b>Total:</b>	<b>316</b>		

**Flow Way Community Development District**

**Debt Service Fund - Series 2013 Bonds - Budget**

<b>Description</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
<b>Par Amount Issued:</b>	<b>\$ 7,050,000</b>	<b>6.00%</b>		
11/1/2014			\$ 225,062.50	
5/1/2015			\$ 225,062.50	\$ 450,125
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50	
5/1/2016			\$ 222,512.50	\$ 532,575
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50	
5/1/2017			\$ 219,812.50	\$ 532,325
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50	
5/1/2018			\$ 216,962.50	\$ 531,775
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50	
5/1/2019			\$ 213,812.50	\$ 535,775
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50	
5/1/2020			\$ 210,512.50	\$ 534,325
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50	
5/1/2021			\$ 207,062.50	\$ 532,575
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50	
5/1/2022			\$ 203,462.50	\$ 530,525
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50	
5/1/2023			\$ 199,562.50	\$ 533,025
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50	
5/1/2024			\$ 195,512.50	\$ 530,075
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50	
5/1/2025			\$ 191,162.50	\$ 531,675
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50	
5/1/2026			\$ 186,512.50	\$ 532,675
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50	
5/1/2027			\$ 181,562.50	\$ 533,075
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50	
5/1/2028			\$ 176,312.50	\$ 532,875
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50	
5/1/2029			\$ 170,300.00	\$ 531,613
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00	
5/1/2030			\$ 163,962.50	\$ 529,263
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50	
5/1/2031			\$ 157,137.50	\$ 531,100
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50	
5/1/2032			\$ 149,987.50	\$ 527,125
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50	
5/1/2033			\$ 142,350.00	\$ 527,338
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00	
5/1/2034			\$ 134,225.00	\$ 526,575
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00	
5/1/2035			\$ 125,450.00	\$ 529,675
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00	
5/1/2036			\$ 116,187.50	\$ 526,638
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50	



**Flow Way Community Development District**

**Debt Service Fund - Series 2013 Bonds - Budget**

<b>Description</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
<b>5/1/2037</b>			\$ 106,275.00	\$ 527,463
<b>11/1/2037</b>	\$ 325,000	6.50%	\$ 106,275.00	
<b>5/1/2038</b>			\$ 95,712.50	\$ 526,988
<b>11/1/2038</b>	\$ 345,000	6.50%	\$ 95,712.50	
<b>5/1/2039</b>			\$ 84,500.00	\$ 525,213
<b>11/1/2039</b>	\$ 370,000	6.50%	\$ 84,500.00	
<b>5/1/2040</b>			\$ 72,475.00	\$ 526,975
<b>11/1/2040</b>	\$ 390,000	6.50%	\$ 72,475.00	
<b>5/1/2041</b>			\$ 59,800.00	\$ 522,275
<b>11/1/2041</b>	\$ 415,000	6.50%	\$ 59,800.00	
<b>5/1/2042</b>			\$ 46,312.50	\$ 521,113
<b>11/1/2042</b>	\$ 445,000	6.50%	\$ 46,312.50	
<b>5/1/2043</b>			\$ 31,850.00	\$ 523,163
<b>11/1/2043</b>	\$ 475,000	6.50%	\$ 31,850.00	
<b>5/1/2044</b>			\$ 16,412.50	\$ 523,263
<b>11/1/2044</b>	\$ 505,000	6.50%	\$ 16,412.50	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget  
Fiscal Year 2021

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 300	\$ 836	\$ 1,600	\$ 300
Reserve Account	\$ 550	\$ 2,387	\$ 4,500	\$ 550
Interest Account	\$ -	\$ 4	\$ 8	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 273,784	\$ 251,801	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 274,634</b>	<b>\$ 255,029</b>	<b>\$ 279,892</b>	<b>\$ 274,634</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 175,438	\$ 88,463	\$ 175,438	\$ 172,463
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 263,349</b>	<b>\$ 158,463</b>	<b>\$ 263,349</b>	<b>\$ 260,374</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 96,567	\$ 16,543	\$ 14,260
<b>Fund Balance - Beginning</b>	<b>\$ 466,536</b>	<b>\$ 466,536</b>	<b>\$ 466,536</b>	<b>\$ 483,079</b>
<b>Fund Balance - Ending</b>	<b>\$ 427,716</b>	<b>\$ 563,103</b>	<b>\$ 483,079</b>	<b>\$ 497,339</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 246,188	
Restricted for November 1, 2021 Debt Service				
Principal			\$ 70,000	
Interest			\$ 85,488	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 401,675</b>	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget  
Fiscal Year 2021

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
<b>SF - 52'</b>			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
<b>Total:</b>	<b>32</b>		
<b>SF - 76'</b>			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
<b>Total:</b>	<b>23</b>		
<b>SF - 90'</b>	18	\$ 3,866.11	\$ 3,866.11
<b>SF - 100'</b>	17	\$ 4,066.15	\$ 4,066.15
<b>Total: All Lots</b>	<b>90</b>		N/A

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase III Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,950,000			
11/1/2015				\$ 111,776.84	
5/1/2016				\$ 99,603.13	\$ 211,380
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13	
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13	
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25	
5/1/2019				\$ 88,462.50	\$ 238,219
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50	
5/1/2020				\$ 86,975.00	\$ 245,438
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00	
5/1/2021				\$ 85,487.50	\$ 242,463
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50	
5/1/2022				\$ 84,000.00	\$ 239,488
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00	
5/1/2023				\$ 82,406.25	\$ 241,406
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25	
5/1/2024				\$ 80,706.25	\$ 243,113
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25	
5/1/2025				\$ 79,006.25	\$ 239,713
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25	
5/1/2026				\$ 77,200.00	\$ 241,206
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00	
5/1/2027				\$ 74,950.00	\$ 242,150
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00	
5/1/2028				\$ 72,575.00	\$ 242,525
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00	
5/1/2029				\$ 70,200.00	\$ 237,775
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00	
5/1/2030				\$ 67,700.00	\$ 237,900
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00	
5/1/2031				\$ 65,075.00	\$ 237,775
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00	
5/1/2032				\$ 62,200.00	\$ 242,275
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00	
5/1/2033				\$ 59,200.00	\$ 241,400
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00	
5/1/2034				\$ 56,075.00	\$ 240,275
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00	
5/1/2035				\$ 52,825.00	\$ 238,900
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00	
5/1/2036				\$ 49,450.00	\$ 237,275
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00	
5/1/2037				\$ 45,553.13	\$ 240,003
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13	

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase III Bonds - Budget**

<b>Description</b>	<b>Prepayment</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
<b>5/1/2038</b>				\$ 41,521.88	\$ 237,075
<b>11/1/2038</b>		\$ 160,000	5.375%	\$ 41,521.88	
<b>5/1/2039</b>				\$ 37,221.88	\$ 238,744
<b>11/1/2039</b>		\$ 170,000	5.375%	\$ 37,221.88	
<b>5/1/2040</b>				\$ 32,653.13	\$ 239,875
<b>11/1/2040</b>		\$ 180,000	5.375%	\$ 32,653.13	
<b>5/1/2041</b>				\$ 27,815.63	\$ 240,469
<b>11/1/2041</b>		\$ 185,000	5.375%	\$ 27,815.63	
<b>5/1/2042</b>				\$ 22,843.75	\$ 235,659
<b>11/1/2042</b>		\$ 195,000	5.375%	\$ 22,843.75	
<b>5/1/2043</b>				\$ 17,603.13	\$ 235,447
<b>11/1/2043</b>		\$ 205,000	5.375%	\$ 17,603.13	
<b>5/1/2044</b>				\$ 12,093.75	\$ 234,697
<b>11/1/2043</b>		\$ 220,000	5.375%	\$ 12,093.75	
<b>5/1/2044</b>				\$ 6,181.25	\$ 238,275
<b>11/1/2044</b>		\$ 230,000	5.375%	\$ 6,181.25	

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

**Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>		\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ 400	\$ 558	\$ 1,000	\$ 400
Reserve Account	\$ 500	\$ 1,570	\$ 3,000	\$ 500
Interest Account	\$ -	\$ 5	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 231,388	\$ 212,775	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 232,288</b>	<b>\$ 214,908</b>	<b>\$ 235,388</b>	<b>\$ 232,288</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 159,456	\$ 80,278	\$ 159,456	\$ 157,256
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 15,138	\$ -	\$ 15,138	\$ 15,138
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 229,594</b>	<b>\$ 135,278</b>	<b>\$ 229,594</b>	<b>\$ 227,394</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 2,694	\$ 79,630	\$ 5,794	\$ 4,894
<b>Fund Balance - Beginning</b>	\$ 318,860	\$ 318,860	\$ 318,860	\$ 324,654
<b>Fund Balance - Ending</b>	<b>\$ 294,468</b>	<b>\$ 398,491</b>	<b>\$ 324,654</b>	<b>\$ 329,549</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 161,930
Restricted for November 1, 2021 Debt Service	
Principal	\$ 55,000
Interest	\$ 78,078
<b>Total - Restricted Fund Balance:</b>	<b>\$ 295,008</b>

**Assessment Comparison**

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
SF - 52'	51	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
<b>Total:</b>	<b>168</b>		

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 3,190,000			
5/1/2016			\$ 65,365.40	
11/1/2016			\$ 82,278.13	\$ 147,644
5/1/2017		5.375%	\$ 82,278.13	
11/1/2017	\$ 50,000		\$ 82,278.13	\$ 214,556
5/1/2018		5.375%	\$ 81,278.13	
11/1/2018	\$ 50,000		\$ 81,278.13	\$ 212,556
5/1/2019		5.375%	\$ 80,278.13	
11/1/2019	\$ 55,000		\$ 80,278.13	\$ 215,556
5/1/2020		5.375%	\$ 79,178.13	
11/1/2020	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021		5.375%	\$ 78,078.13	
11/1/2021	\$ 55,000		\$ 78,078.13	\$ 211,156
5/1/2022		5.375%	\$ 76,978.13	
11/1/2022	\$ 60,000		\$ 79,978.13	\$ 216,956
5/1/2023		5.375%	\$ 75,440.63	
11/1/2023	\$ 60,000		\$ 75,440.63	\$ 210,881
5/1/2024		5.375%	\$ 73,903.13	
11/1/2024	\$ 65,000		\$ 73,903.13	\$ 212,806
5/1/2025		5.375%	\$ 72,237.50	
11/1/2025	\$ 70,000		\$ 72,237.50	\$ 214,475
5/1/2026		5.375%	\$ 70,443.75	
11/1/2026	\$ 75,000		\$ 70,443.75	\$ 215,888
5/1/2027		5.375%	\$ 68,521.88	
11/1/2027	\$ 75,000		\$ 68,521.88	\$ 212,044
5/1/2028		5.375%	\$ 66,600.00	
11/1/2028	\$ 80,000		\$ 66,600.00	\$ 213,200
5/1/2029		5.375%	\$ 64,550.00	
11/1/2029	\$ 85,000		\$ 64,550.00	\$ 214,100
5/1/2030		5.375%	\$ 62,371.88	
11/1/2030	\$ 90,000		\$ 62,371.88	\$ 214,744
5/1/2031		5.375%	\$ 60,065.63	
11/1/2031	\$ 95,000		\$ 60,065.63	\$ 215,131
5/1/2032		5.375%	\$ 57,631.25	
11/1/2032	\$ 100,000		\$ 57,631.25	\$ 215,263
5/1/2033		5.375%	\$ 55,068.75	
11/1/2033	\$ 105,000		\$ 55,068.75	\$ 215,138
5/1/2034		5.375%	\$ 52,378.13	
11/1/2034	\$ 110,000		\$ 52,378.13	\$ 214,756
5/1/2035		5.375%	\$ 49,559.38	
11/1/2035	\$ 115,000		\$ 49,559.38	\$ 214,119
5/1/2036		5.375%	\$ 46,612.50	
11/1/2036	\$ 120,000		\$ 46,612.50	\$ 213,225
5/1/2037		5.375%	\$ 43,537.50	
11/1/2037	\$ 125,000		\$ 43,537.50	\$ 212,075
5/1/2038		5.375%	\$ 40,178.13	

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

<b>Description</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
11/1/2038	\$ 135,000		\$ 40,178.13	\$ 215,356
5/1/2039		5.375%	\$ 36,550.00	
11/1/2039	\$ 140,000		\$ 36,550.00	\$ 213,100
5/1/2040		5.375%	\$ 32,787.50	
11/1/2040	\$ 150,000		\$ 32,787.50	\$ 215,575
5/1/2041		5.375%	\$ 28,756.25	
11/1/2041	\$ 155,000		\$ 28,756.25	\$ 212,513
5/1/2042		5.375%	\$ 24,590.63	
11/1/2042	\$ 165,000		\$ 24,590.63	\$ 214,181
5/1/2043		5.375%	\$ 20,156.25	
11/1/2043	\$ 175,000		\$ 20,156.25	\$ 215,313
5/1/2044		5.375%	\$ 15,463.13	
11/1/2044	\$ 185,000		\$ 15,463.13	\$ 215,926
5/1/2045		5.375%	\$ 10,481.25	
11/1/2045	\$ 190,000		\$ 10,481.25	\$ 210,963
5/1/2046		5.375%	\$ 5,375.00	
11/1/2046	\$ 200,000		\$ 5,375.00	\$ 210,750

**Principal Balance - September 30, 2017     \$ 3,190,000**



**Flow Way Community Development District**

**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget  
Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ 220	\$ 288	\$ 220	\$ 220
Reserve Account	\$ 345	\$ 260	\$ 345	\$ 345
Interest Account	\$ 2	\$ -	\$ 2	\$ 2
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 376,599	\$ 349,092	\$ 376,599	\$ 376,599
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 377,166</b>	<b>\$ 349,639</b>	<b>\$ 377,166</b>	<b>\$ 377,166</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 247,763	\$ 124,689	\$ 247,763	\$ 247,763
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 24,637	\$ -	\$ 24,637	\$ 24,637
Interfund Transfer Out		\$ 1,693	\$ 1,693	
<b>Total Expenditures and Other Uses</b>	<b>\$ 367,399</b>	<b>\$ 221,382</b>	<b>\$ 369,093</b>	<b>\$ 367,400</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 9,767</b>	<b>\$ 128,257</b>	<b>\$ 8,073</b>	<b>\$ 9,767</b>
<b>Fund Balance - Beginning</b>	<b>\$ 420,515</b>	<b>\$ 420,515</b>	<b>\$ 420,515</b>	<b>\$ 428,588</b>
<b>Fund Balance - Ending</b>	<b>\$ 430,282</b>	<b>\$ 548,773</b>	<b>\$ 428,588</b>	<b>\$ 438,355</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2020 Debt Service	
Principal	\$ 100,000
Interest	\$ 123,074
<b>Total - Restricted Fund Balance:</b>	<b>\$ 397,663</b>

**Assessment Comparison**

Description	Number of Units	Fiscal Year	
		2019	Fiscal Year 2020
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	48	\$ 1,017.51	\$ 1,017.51
<b>Total:</b>	<b>214</b>	<b>N/A</b>	<b>N/A</b>

**Flow Way Community Development District**

**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
<b>Par Amount Issued:</b>	<b>\$ 5,425,000</b>			
5/1/2017		3.400%	\$ 108,235.61	
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409
5/1/2018		3.400%	\$ 126,303.75	
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608
5/1/2019		3.400%	\$ 124,688.75	
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378
5/1/2020		3.400%	\$ 123,073.75	
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148
5/1/2021		3.400%	\$ 121,373.75	
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748
5/1/2022		3.400%	\$ 119,588.75	
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178
5/1/2023		4.350%	\$ 117,196.25	
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393
5/1/2024		4.350%	\$ 114,803.75	
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608
5/1/2025		4.350%	\$ 112,302.50	
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605
5/1/2026		4.350%	\$ 109,692.50	
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385
5/1/2027		4.350%	\$ 106,973.75	
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948
5/1/2028		4.350%	\$ 104,037.50	
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075
5/1/2029		4.875%	\$ 100,625.00	
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250
5/1/2030		4.875%	\$ 97,090.63	
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181
5/1/2031		4.875%	\$ 93,434.38	
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869
5/1/2032		4.875%	\$ 89,534.38	
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069
5/1/2033		4.875%	\$ 85,390.63	
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781
5/1/2034		4.875%	\$ 81,125.00	
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250
5/1/2035		4.875%	\$ 76,615.63	
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231
5/1/2036		4.875%	\$ 71,862.50	
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725
5/1/2037		4.875%	\$ 66,865.63	
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731
5/1/2038		4.875%	\$ 61,625.00	
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250
5/1/2039		5.000%	\$ 56,000.00	

**Flow Way Community Development District**

**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

<b>Description</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
5/1/2046		5.000%	\$ 8,250.00	
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget  
Fiscal Year 2021

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 545	\$ 1,100	\$ 1,100
Reserve Account	\$ -	\$ 1,148	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ 4	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 252,357	\$ 233,090	\$ 252,357	\$ 252,357
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 252,357</b>	<b>\$ 234,786</b>	<b>\$ 255,657</b>	<b>\$ 255,657</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 168,838	\$ 84,988	\$ 168,838	\$ 166,563
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 16,509	\$ -	\$ 16,509	\$ 16,509
Interfund Transfer Out		\$ 1,148	\$ 1,148	
<b>Total Expenditures and Other Uses</b>	<b>\$ 250,347</b>	<b>\$ 151,135</b>	<b>\$ 251,495</b>	<b>\$ 248,072</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 2,010</b>	<b>\$ 83,651</b>	<b>\$ 4,162</b>	<b>\$ 7,585</b>
<b>Fund Balance - Beginning</b>	<b>\$ 274,845</b>	<b>\$ 274,845</b>	<b>\$ 274,845</b>	<b>\$ 279,008</b>
<b>Fund Balance - Ending</b>	<b>\$ 276,855</b>	<b>\$ 358,496</b>	<b>\$ 279,008</b>	<b>\$ 286,593</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2021 Debt Service	
Principal	\$ 70,000
Interest	\$ 82,713
<b>Total - Restricted Fund Balance:</b>	<b>\$ 271,088</b>

**Assessment Comparison**

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	0	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	16	\$ 1,236.39	\$ 1,236.39
<b>Total:</b>	<b>87</b>		

**Flow Way Community Development District**

**Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
5/1/2018				\$ 70,069.86		
11/1/2018		\$ 80,000	3.500%	\$ 86,387.50	\$ 236,457	\$ 3,585,000
5/1/2019				\$ 84,987.50		\$ 3,585,000
11/1/2019		\$ 65,000	3.500%	\$ 84,987.50	\$ 234,975	\$ 3,520,000
5/1/2020				\$ 83,850.00		\$ 3,520,000
11/1/2020		\$ 65,000	3.500%	\$ 83,850.00	\$ 232,700	\$ 3,455,000
5/1/2021				\$ 82,712.50		\$ 3,455,000
11/1/2021		\$ 70,000	3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		\$ 3,385,000
11/1/2022		\$ 70,000	3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		\$ 3,315,000
11/1/2023		\$ 75,000	3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		\$ 3,240,000
11/1/2024		\$ 75,000	4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		\$ 3,165,000
11/1/2025		\$ 80,000	4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		\$ 3,085,000
11/1/2026		\$ 80,000	4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		\$ 3,005,000
11/1/2027		\$ 85,000	4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		\$ 2,920,000
11/1/2028		\$ 90,000	4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		\$ 2,830,000
11/1/2029		\$ 95,000	5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		\$ 2,735,000
11/1/2030		\$ 95,000	5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		\$ 2,640,000
11/1/2031		\$ 100,000	5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		\$ 2,540,000
11/1/2032		\$ 105,000	5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		\$ 2,435,000
11/1/2033		\$ 115,000	5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		\$ 2,320,000
11/1/2034		\$ 120,000	5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		\$ 2,200,000
11/1/2035		\$ 125,000	5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		\$ 2,075,000
11/1/2036		\$ 130,000	5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		\$ 1,945,000
11/1/2037		\$ 135,000	5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		\$ 1,810,000
11/1/2038		\$ 145,000	5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		\$ 1,665,000
11/1/2039		\$ 150,000	5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2040				\$ 37,875.00		\$ 1,515,000
11/1/2040	\$ 160,000		5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		\$ 1,355,000
11/1/2041	\$ 165,000		5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		\$ 1,190,000
11/1/2042	\$ 175,000		5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		\$ 1,015,000
11/1/2043	\$ 185,000		5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		\$ 830,000
11/1/2044	\$ 195,000		5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		\$ 635,000
11/1/2045	\$ 200,000		5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		\$ 435,000
11/1/2046	\$ 210,000		5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		\$ 225,000
11/1/2047	\$ 225,000		5.000%	\$ 5,625.00	\$ 236,250	\$ -

Flow Way Community Development District

Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 and Hatcher Bonds - Budget  
Fiscal Year 2021

Description	Fiscal Year 2020 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 516	\$ 1,100	\$ 1,100
Reserve Account	\$ -	\$ 1,312	\$ 2,700	\$ 2,700
Interest Account	\$ -	\$ 720	\$ 1,500	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 616,521	\$ 562,201	\$ 616,521	\$ 616,521
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds - Deposit to DSF Accounts	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 616,521</b>	<b>\$ 564,749</b>	<b>\$ 621,821</b>	<b>\$ 620,321</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ 180,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 300,188	\$ 100,801	\$ 300,188	\$ 395,759
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 40,333	\$ -	\$ 40,333	\$ 40,333
Interfund Transfer Out	\$ -	\$ 1,312	\$ 1,312	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 340,521</b>	<b>\$ 102,113</b>	<b>\$ 341,833</b>	<b>\$ 616,092</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 276,000</b>	<b>\$ 462,635</b>	<b>\$ 279,988</b>	<b>\$ 4,229</b>
<b>Fund Balance - Beginning</b>	<b>\$ 390,312</b>	<b>\$ 390,312</b>	<b>\$ 390,312</b>	<b>\$ 670,300</b>
<b>Fund Balance - Ending</b>	<b>\$ 666,312</b>	<b>\$ 852,947</b>	<b>\$ 670,300</b>	<b>\$ 674,529</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 289,387
Restricted for November 1, 2021 Debt Service	
Principal	\$ 185,000
Interest	\$ 196,372
<b>Total - Restricted Fund Balance:</b>	<b>\$ 670,759</b>

**Assessment Comparison**

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
SF - 52'	87	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	34	\$ 1,388.23	\$ 1,383.23
<b>Total:</b>	<b>309</b>		

**Flow Way Community Development District**

**Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 and Hatcher Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020	\$ 180,000	3.350%	\$ 199,386.88			\$ 9,505,000
5/1/2021			\$ 196,371.88	\$ 575,759		\$ 9,505,000
11/1/2021	\$ 185,000	3.350%	\$ 196,371.88			\$ 9,320,000
5/1/2022			\$ 193,273.13	\$ 574,645		\$ 9,320,000
11/1/2022	\$ 190,000	3.350%	\$ 193,273.13			\$ 9,130,000
5/1/2023			\$ 190,090.63	\$ 573,364		\$ 9,130,000
11/1/2023	\$ 195,000	3.350%	\$ 190,090.63			\$ 8,935,000
5/1/2024			\$ 186,824.38	\$ 571,915		\$ 8,935,000
11/1/2024	\$ 205,000	3.350%	\$ 186,824.38			\$ 8,730,000
5/1/2025			\$ 183,390.63	\$ 575,215		\$ 8,730,000
11/1/2025	\$ 210,000	3.700%	\$ 183,390.63			\$ 8,520,000
5/1/2026			\$ 179,505.63	\$ 572,896		\$ 8,520,000
11/1/2026	\$ 215,000	3.700%	\$ 179,505.63			\$ 8,305,000
5/1/2027			\$ 175,528.13	\$ 570,034		\$ 8,305,000
11/1/2027	\$ 225,000	3.700%	\$ 175,528.13			\$ 8,080,000
5/1/2028			\$ 171,365.63	\$ 571,894		\$ 8,080,000
11/1/2028	\$ 235,000	3.700%	\$ 171,365.63			\$ 7,845,000
5/1/2029			\$ 167,018.13	\$ 573,384		\$ 7,845,000
11/1/2029	\$ 240,000	3.700%	\$ 167,018.13			\$ 7,605,000
5/1/2030			\$ 162,578.13	\$ 569,596		\$ 7,605,000
11/1/2030	\$ 250,000	4.125%	\$ 162,578.13			\$ 7,355,000
5/1/2031			\$ 157,421.88	\$ 570,000		\$ 7,355,000
11/1/2031	\$ 260,000	4.125%	\$ 157,421.88			\$ 7,095,000
5/1/2032			\$ 152,059.38	\$ 569,481		\$ 7,095,000
11/1/2032	\$ 270,000	4.125%	\$ 152,059.38			\$ 6,825,000
5/1/2033			\$ 146,490.63	\$ 568,550		\$ 6,825,000
11/1/2033	\$ 285,000	4.125%	\$ 146,490.63			\$ 6,540,000
5/1/2034			\$ 140,612.50	\$ 572,103		\$ 6,540,000
11/1/2034	\$ 295,000	4.125%	\$ 140,612.50			\$ 6,245,000
5/1/2035			\$ 134,528.13	\$ 570,141		\$ 6,245,000
11/1/2035	\$ 305,000	4.125%	\$ 134,528.13			\$ 5,940,000
5/1/2036			\$ 128,237.50	\$ 567,766		\$ 5,940,000
11/1/2036	\$ 320,000	4.125%	\$ 128,237.50			\$ 5,620,000
5/1/2037			\$ 121,637.50	\$ 569,875		\$ 5,620,000
11/1/2037	\$ 335,000	4.125%	\$ 121,637.50			\$ 5,285,000
5/1/2038			\$ 114,728.13	\$ 571,366		\$ 5,285,000
11/1/2038	\$ 345,000	4.125%	\$ 114,728.13			\$ 4,940,000
5/1/2039			\$ 107,612.50	\$ 567,341		\$ 4,940,000
11/1/2039	\$ 360,000	4.125%	\$ 107,612.50			\$ 4,580,000
5/1/2040			\$ 100,187.50	\$ 567,800		\$ 4,580,000
11/1/2040	\$ 375,000	4.375%	\$ 100,187.50			\$ 4,205,000
5/1/2041			\$ 91,984.38	\$ 567,172		\$ 4,205,000
11/1/2041	\$ 390,000	4.375%	\$ 91,984.38			\$ 3,815,000
5/1/2042			\$ 83,453.13	\$ 565,438		\$ 3,815,000
11/1/2042	\$ 410,000	4.375%	\$ 83,453.13			\$ 3,405,000



<b>5/1/2043</b>				\$	74,484.38	\$	567,938	\$	3,405,000
<b>11/1/2043</b>	\$	425,000	4.375%	\$	74,484.38			\$	2,980,000
<b>5/1/2044</b>				\$	65,187.50	\$	564,672	\$	2,980,000
<b>11/1/2044</b>	\$	445,000	4.375%	\$	65,187.50			\$	2,535,000
<b>5/1/2045</b>				\$	55,453.13	\$	565,641	\$	2,535,000
<b>11/1/2045</b>	\$	465,000	4.375%	\$	55,453.13			\$	2,070,000
<b>5/1/2046</b>				\$	45,281.25	\$	565,734	\$	2,070,000
<b>11/1/2046</b>	\$	485,000	4.375%	\$	45,281.25			\$	1,585,000
<b>5/1/2047</b>				\$	34,671.88	\$	564,953	\$	1,585,000
<b>11/1/2047</b>	\$	505,000	4.375%	\$	34,671.88			\$	1,080,000
<b>5/1/2048</b>				\$	23,625.00	\$	563,297	\$	1,080,000
<b>11/1/2048</b>	\$	530,000	4.375%	\$	23,625.00			\$	550,000
<b>5/1/2049</b>				\$	12,031.25	\$	565,656	\$	550,000
<b>11/1/2049</b>	\$	550,000	4.375%	\$	12,031.25			\$	-

**Flow Way Community Development District**

**Assessment Comparison - Budget  
Fiscal Year 2021**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2020	FY 2021	FY 2020	FY 2021	FY 2020	FY 2021
<b>Series 2013 Bonds - Phase 1 and 2</b>							
SF - 52'	69	\$ 487.67	\$ 525.08	\$ 1,229.38	\$ 1,229.38	\$ 1,717.05	\$ 1,754.46
SF - 62'	82	\$ 487.67	\$ 525.08	\$ 1,992.82	\$ 1,992.82	\$ 2,480.49	\$ 2,517.90
SF - 76'	62	\$ 487.67	\$ 525.08	\$ 3,282.90	\$ 3,282.90	\$ 3,770.57	\$ 3,807.98
SF - 90'	7	\$ 487.67	\$ 525.08	\$ 3,198.48	\$ 3,198.48	\$ 3,686.15	\$ 3,723.56
Multi-Family	96	\$ 487.67	\$ 525.08	\$ 1,071.89	\$ 1,071.89	\$ 1,559.56	\$ 1,596.97
<b>Total:</b>	<b>316</b>						
<b>Series 2015 Bonds - Phase 3</b>							
SF - 52'							
Partial Phase buydown	4	\$ 487.67	\$ 525.08	\$ 1,313.66	\$ 1,313.66	\$ 1,801.33	\$ 1,838.74
Partial Phase buydown	28	\$ 487.67	\$ 525.08	\$ 1,492.80	\$ 1,492.80	\$ 1,980.47	\$ 2,017.88
SF - 76'							
Partial Phase buydown	11	\$ 487.67	\$ 525.08	\$ 3,745.36	\$ 3,745.36	\$ 4,233.03	\$ 4,270.45
Partial Phase buydown	12	\$ 487.67	\$ 525.08	\$ 3,901.42	\$ 3,901.42	\$ 4,389.09	\$ 4,426.50
SF - 90'	18	\$ 487.67	\$ 525.08	\$ 3,866.11	\$ 3,866.11	\$ 4,353.78	\$ 4,391.19
SF - 100'	17	\$ 487.67	\$ 525.08	\$ 4,066.15	\$ 4,066.15	\$ 4,553.82	\$ 4,591.23
<b>Total:</b>	<b>90</b>						
<b>Series 2015 Bonds - Phase 4</b>							
SF - 52'	51	\$ 487.67	\$ 525.08	\$ 1,396.98	\$ 1,398.88	\$ 1,884.65	\$ 1,923.96
SF - 62'	31	\$ 487.67	\$ 525.08	\$ 2,181.28	\$ 2,184.02	\$ 2,668.95	\$ 2,709.10
MF - Esplanade	30	\$ 487.67	\$ 525.08	\$ 1,016.34	\$ 1,017.51	\$ 1,504.01	\$ 1,542.59
MF - Vercelli	56	\$ 487.67	\$ 525.08	\$ 1,017.51	\$ 1,017.51	\$ 1,505.18	\$ 1,542.59
<b>Total:</b>	<b>168</b>						
<b>Series 2016 Bonds - Phase 5</b>							
SF - 52'	90	\$ 487.67	\$ 525.08	\$ 1,440.78	\$ 1,440.78	\$ 1,928.45	\$ 1,965.86
SF - 62'	52	\$ 487.67	\$ 525.08	\$ 2,176.05	\$ 2,176.05	\$ 2,663.72	\$ 2,701.13
SF - 76'	24	\$ 487.67	\$ 525.08	\$ 3,535.95	\$ 3,538.95	\$ 4,023.62	\$ 4,064.03
MF - Vercelli	48	\$ 487.67	\$ 525.08	\$ 1,017.51	\$ 1,017.51	\$ 1,505.18	\$ 1,542.59
<b>Total:</b>	<b>214</b>						
<b>Series 2017 Bonds - Phase 6</b>							
SF - 52'	2	\$ 487.67	\$ 525.08	\$ 1,782.60	\$ 1,782.60	\$ 2,270.27	\$ 2,307.68
SF - 62'	44	\$ 487.67	\$ 525.08	\$ 2,690.48	\$ 2,690.48	\$ 3,178.15	\$ 3,215.56
SF - 76'	25	\$ 487.67	\$ 525.08	\$ 4,425.12	\$ 4,425.12	\$ 4,912.79	\$ 4,950.21
MF - Esplanade	0	\$ 487.67	\$ 525.08	\$ 1,370.23	\$ 1,370.23	\$ 1,857.90	\$ 1,895.31
MF - Vercelli	16	\$ 487.67	\$ 525.08	\$ 1,236.39	\$ 1,236.39	\$ 1,724.06	\$ 1,761.47
<b>Total:</b>	<b>87</b>						
<b>Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher Annexed</b>							
SF - 52'	87	\$ 487.67	\$ 487.67	\$ -	\$ 1,991.94	\$ 487.67	\$ 2,479.61
SF - 62'	29	\$ 487.67	\$ 487.67	\$ -	\$ 2,925.95	\$ 487.67	\$ 3,413.62
SF - 76'	23	\$ 487.67	\$ 487.67	\$ -	\$ 4,673.82	\$ 487.67	\$ 5,161.49
MF - Esplanade (Phase 8)	72	\$ 487.67	\$ 487.67	\$ -	\$ 1,571.81	\$ 487.67	\$ 2,059.48
MF - Vercelli	64	\$ 487.67	\$ 487.67	\$ -	\$ 1,416.74	\$ 487.67	\$ 1,904.41
MF - Esplanade (phase 7)	34	\$ 487.67	\$ 487.67	\$ -	\$ 1,383.23	\$ 487.67	\$ 1,870.90
<b>Total:</b>	<b>309</b>						
<b>Total Debt Units</b>	<b>1184</b>						
<b>Total Units subject to General Fund Assessment:</b>	<b>1150</b>						

**Note: - the Series 2019 bonds include 34 units for Hatcher Annexation land - not included in GF - and in the Series 2019 Bonds - the assessment will only be on property owned by TM until such time as it is annexed into the CDD.**

## RESOLUTION 2020-4

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO NOTIFY ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, INC. OF THE TERMINATION OF THAT CERTAIN AGREEMENT BETWEEN FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AND THE ESPLANADE GOLF AND COUNTRY CLUB, INC. DATED AS OF AUGUST 19, 2014; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Flow Way Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated within Collier County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

**WHEREAS**, the District and Esplanade Golf and Country Club of Naples, Inc., a Florida not-for-profit corporation (the "Association") are parties to that certain Agreement Between Flow Way Community Development District and The Esplanade Golf And Country Club, Inc. for Inspection and Maintenance Services dated as of August 19, 2014 (the "Agreement") relating to the maintenance by the Association of certain assets of the District, a copy of which is attached hereto as Exhibit "A"; and

**WHEREAS**, Section 6 of the Agreement provides that the District may terminate the Agreement upon thirty (30) days' written notice to the Association; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") desires to terminate the Agreement as of \_\_\_\_\_, 2020 (the "Termination Date").

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

**SECTION 1. INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

**SECTION 2. DELEGATION OF AUTHORITY.** The Board desires to terminate the Agreement as of the Termination Date. The District Manager is hereby authorized and directed to provide written notice to the Association of the District's termination of the Agreement as of the Termination Date.

**SECTION 3. SEVERABILITY.** Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**SECTION 4. CONFLICT.** All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of April, 2020.

**FLOW WAY COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Andrew Miller, Chairman

Exhibit "A"  
Agreement

**AGREEMENT BETWEEN FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AND THE  
ESPLANADE GOLF AND COUNTRY CLUB, INC.  
FOR INSPECTION AND MAINTENANCE SERVICES**

This agreement (the "Agreement") is entered into to be effective as of the 19 day of August, 2014 by and between:

**Flow Way Community Development District**, an independent special district established pursuant to Chapter 190, Florida Statutes ("District"), having its place of business at 513 Northeast 13<sup>th</sup> Avenue, Fort Lauderdale, Florida 33301; and

**Esplanade Golf and Country Club of Naples, Inc.**, a Florida not-for-profit corporation, ("Association"), having its place of business at 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232.

**RECITALS**

A. The Association is a private not-for-profit corporation formed pursuant to Chapter 720, Florida Statutes to serve as an association of the homeowners within the District; its purpose is to manage private common areas and amenities.

B. The District is a local unit of special-purpose government established by ordinance adopted by the Board of County Commissioners of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and is validly existing under the Constitution and laws of the State of Florida. The District has the authority to, among other things, plan, finance, construct, operate, and maintain certain community infrastructure, including, but not limited to, stormwater management improvements; roadways; entrance, landscape and irrigation improvements; water and sewer improvements; and wetland mitigation within or without the boundaries of the District (the "District Improvements").

C. For ease of administration, potential cost savings to property owners and residents and the benefits of full time on-site inspection, operation and maintenance personnel, the District desires to contract with the Association to conduct the routine inspection, maintenance and repair of District Improvements.

D. The residents within the community that is served by both the Association and the District benefit from the District Improvements and may be required to pay for the cost of maintaining such improvements, regardless whether such maintenance is conducted by the Association or the District.

E. The Association is able and willing to perform the daily routine maintenance of the District Improvements for the District as provided herein and provide the certification specified herein.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the District and Association (collectively, the “Parties”), the Parties agree as follows:

1. The foregoing recitals are incorporated herein by reference and made a material and dispositive part of this Agreement.

2. The Association shall provide the day-to-day maintenance of the District Improvements in accordance with the scope of services set forth expressly in Exhibit “A” attached hereto and incorporated herein (the “Scope of Services”). All such maintenance shall be performed by the Association in full compliance with all applicable laws, statutes, ordinances, administrative rules and regulations, District rules, and applicable permit requirements. The Scope of Services may be modified from time to time in writing upon the mutual agreement of the Parties. The District shall be responsible for capital renewal and replacement of the components of the District Improvements which shall be subject to the approval of the District Manager (as defined below). Also, under the supervision of the District Manager and using forms and procedures provided by or agreed to by the District Manager, the Association shall certify, in writing, annually, to the District Manager with copies to the Chair of the Board of Supervisors of the District (the “Board”) and the District counsel, its compliance specifically with its duties under this Agreement.

3. The District shall designate in writing a person to act as the District’s representative with respect to the services to be performed under this Agreement. The District’s representative shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Association’s services. The District hereby designates James P. Ward (“District Manager”), to act as its representative. The Association agrees to meet with the District’s representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

4. As directed under the supervision of the District Manager, the Association shall perform regular on-site inspections of the District Improvements to determine their condition as well as perform the maintenance of such District Improvements as outlined in the Scope of Services . Such inspections and maintenance shall be in compliance with all applicable federal, state, regional, local and district charter rules and regulations, and permits and other approvals, and the Association shall make a representative available to provide reporting at the regular meetings of the District’s Board.

5. To the extent required by law, the District shall let all contracts necessary for the services and that exceed the limits established by law for public bidding in order to comply with the competitive procurement requirements of Florida law; otherwise, the Association shall let all such contracts in order to provide the services contemplated hereunder.

6. This Agreement shall automatically renew on an annual basis unless terminated by either party as provided for herein. The District may terminate the Agreement for any or no reason upon thirty (30) days written notice to the Association. The Association may terminate the Agreement on September 30<sup>th</sup> of each calendar year provided the Association provides the District written notice of termination no later than May 30<sup>th</sup> of each calendar year. If written notice of termination is provided by the Association after May 30<sup>th</sup> of each year, then the effective date of termination shall be September 30<sup>th</sup> of the following calendar year.

7. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

8. Association agrees to indemnify, defend and hold harmless the District and its Board members, officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, contractors, or subcontractors including litigation or any appellate proceedings with respect thereto. Association further agrees to require by written contract any contractor or subcontractors hired in connection with this Agreement to indemnify, defend and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors or subcontractors, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, fines, penalties, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

9. The Association shall procure appropriate replacement property insurance, general and automobile liability insurance, and such other coverage as may be necessary or desirable to carry out its duties under this Agreement regarding the District Improvements, at minimum levels of coverage of \$1,000,000.00 per person and \$2,000,000.00 per occurrence. A



certificate of insurance will be provided to the District annually. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

10. The District shall pay Association the sum of Ten Dollars (\$10.00) per year for the provision of management and maintenance services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of the Association's obligations and responsibilities under this Agreement. The Association shall be solely responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc., necessary to perform the Association's obligations and responsibilities set forth in this Agreement.

11. This Agreement shall be governed under the laws of the State of Florida, including expressly the charter of the District in Chapter 190, Florida Statutes. If any party hereto is required to enforce its rights hereunder the successful party shall be entitled to recover from the other party costs incurred, including reasonable attorney's fees.

12. The Association recognizes, acknowledges and agrees that any records and materials associated with the provisions of the services under this Agreement may constitute public records under the laws of the State of Florida and the Association agrees to maintain such records in accordance with the provisions of the law governing public records.

13. A waiver by either party of any provision of this Agreement shall not act as a waiver of any other provision of this Agreement. If any provision of this Agreement is for any reason declared invalid, illegal, or unenforceable, that declaration shall not affect the remainder of the provisions of this Agreement.

14. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

15. This Agreement embraced the entire Agreement between the parties. No oral Agreement or representation concerning this Agreement shall be binding.

16. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Collier County, Florida.

17. The Association agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

18. This Agreement may not be assigned by the Association without the prior written specific consent of the District, which consent may be withheld in the District's sole and absolute discretion.

19. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other parties pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and either (i) delivered personally to the other parties; (ii) sent by commercial overnight courier or delivery service; (iii) certified mail of the United States Postal Service, postage prepaid and return receipt requested; or (iv) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel may deliver notice on behalf of the party represented. Initial addresses for the Parties include:

**Flow Way Community Development District**

2041 NE 6<sup>th</sup> Terrace

Wilton Manors, Florida 33305

Attention: James P. Ward, District Manager

[Ward9490@comcast.net](mailto:Ward9490@comcast.net)

With a copy to:

Coleman, Yovanovich & Koester

4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

Attention: Greg Urbancic

[gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

**Esplanade Golf and Country Club of Naples, Inc.**

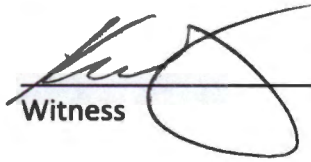
551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232

Attention: John Asher, President

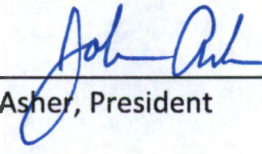
[JAsher@taylormorrison.com](mailto:JAsher@taylormorrison.com)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

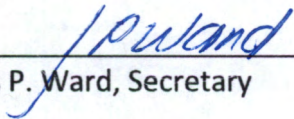
ATTEST:

  
\_\_\_\_\_  
Witness

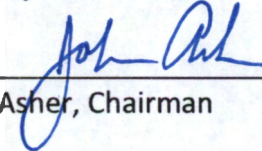
**Esplanade Golf and Country Club of  
Naples, Inc.**

  
\_\_\_\_\_  
John Asher, President

ATTEST:

  
\_\_\_\_\_  
James P. Ward, Secretary

**Flow Way Community  
Development District**

  
\_\_\_\_\_  
John Asher, Chairman



Flow Way CDD  
Facility Maintenance

**Surface Water Management System**

The project's surface water management system shall be maintained in accordance with the requirements outlined in SFWMD ERP No. 11-02031-P.

**Lakes** – Per ERP No. 11-02031-P, Exhibit 2.2- Construction Pollution Prevention Plan, Lakes shall be inspected annually. During each annual inspection, the following items will be reviewed and corrected as necessary:

- A. Inspect the outfall structure and orifices to ensure free-flowing conditions and overall engineering stability of the outfall structure.
- B. Review the banks of the lakes to ensure proposed side slope stabilization and inspect for signs of excessive seepage that may indicate areas of excessive groundwater flow and possible subsurface channeling.
- C. Physically evaluate each lake for evidence of excessing sediment accumulation or erosion.
- D. Inspect the planted aquatic vegetation in the littoral zone to ensure that the desired vegetation species, percent coverage, and density maintained.

At the completion of the inspection, a written inspection report will be prepared, listing any deficiencies that need to be addressed or corrected by the owner. The owner will then fix each deficiency.

**Dry Detention** – Per ERP No. 11-02031-P, Exhibit 2.2 – Construction Pollution Prevention Plan, dry detention areas (aka, grassed storage areas)

- A. Regularly mowed.
- B. Visually inspected annually for erosion, sedimentation and debris. Erosion repairs and sediment/debris removal should be completed as needed.
- C. Healthy vegetation should be maintained on side slopes and bottom.
- D. Inspect the outfall structure and orifices to ensure free-flowing conditions and overall engineering stability of the outfall structure.

**Irrigation Pump Station and Irrigation Mains**

**Pump Station** – Perform inspections on mechanical components as recommend by the manufacturer.

**Irrigation Mains** – Irrigation mains are subsurface systems that have a service life of 30 or more years. It is recommended that visual observations be made in areas where mains exist for the presence of excessive moisture that may indicate pipe leaks.

**Mitigation Areas**

**Mitigation Areas** – Mitigation areas (also called preserves or conservation areas) must be maintained per the approved USACE (SAJ-2000-01929) and SFWMD ERP (11-02031-P). This generally requires a minimum of two exotic and nuisance plant removal events per year. However, based on the large size

of these mitigation areas the exotic and nuisance plant maintenance may need to occur on a continuous basis to cover all the areas.

The USACE permit requires annual monitoring reports that outline the conditions within the mitigation areas to be prepared. Specific requirements of the report are outlined under the Reporting Format section of the permit. These reports are required until a mitigation release is obtained. The requirements for mitigation release are also outlined within the permit.

The SFWMD permit requirements for the mitigation area are described within Exhibit Nos. 3.5 and 3.6 of the approved permit. Maintenance will be conducted in perpetuity to ensure conservation areas are maintained free from Category 1 and 2 exotic vegetation immediately following maintenance activities. Coverage of exotic and nuisance plant species shall not exceed 4% total cover in the internal preserve and 5% total cover in the external preserve, or 2% cover of any one stratum in all preserves between maintenance activities.

Mitigation monitoring shall also be performed in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for 5 years, or until monitoring requirements are released by the SFWMD and USACE, with annual reports submitted to the District.

All permits should be reviewed to determine the exact maintenance requirements.



# TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

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3584 Exchange Avenue • Naples, Florida 34104-3732 • 239-643-0166 • Fax (239) 643-6632 • tuna@THAnaples.com

## MEMORANDUM

TO: Flow Way CDD Board c/o Jim Ward

FROM: Tim Hall

DATE: April 9, 2020

RE: Current Status of Preserve Maintenance

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**STATUS OF PRESERVES** - Preserves are broken up into 5 different areas as depicted on the enclosed map. This was done to differentiate between different work efforts and locations to help with final agency sign-offs and bonding requirements. The five areas are; Wading bird Foraging Areas, Internal Preserves, Western Preserve, Northern Preserve, Section 11 Preserve. The below is a summary of the current status of each preserve area along with a little history where appropriate.

AREA 1 – Wading Bird Foraging Areas - These two preserve areas are located in the south western portion of the property. They comprise approximately 31.86 acres and were created to improve wood stork and other wading bird foraging habitat by scraping down the areas to create a contoured wetland habitat. The different depths created serve to concentrate prey (small fish and crayfish) from November through February which is an important time frame for wood stork reproduction. The intent of these preserve areas was to create a mixed marsh and prairie habitat with scattered open water areas. Wood stork foraging has been documented within these preserves in every year since construction except for 2015.

These two preserves were cleared and contoured in late 2013. Plantings were installed in January and February 2014. Torpedo grass and cattails infestations impacted some of the initial plantings so that annual reporting did not start until July 2017. Exotic and nuisance plants are currently being controlled through the annual maintenance work and preserves are looking good. These areas were last treated in March of this year for exotic grasses. An additional treatment may be conducted in June if necessary. July 2020 will be the fourth year's annual monitoring report with one more successful year required in order to get final agency signoff in August 2021.

The annual maintenance cost for these two preserve areas is about \$1,525.

AREA 2 – Internal Preserves - The internal preserves are made up of 5 distinct areas spread throughout the development area. All together, they comprise about 38 acres and are maintained to be a mixture of forested and prairie habitat.

These preserves were initially cleared of exotics in late 2013 and have been maintained and monitored since then. The SFWMD recently conducted their final sign-off site visit and determined that the preserves met the success criteria and future reporting to the District would not be required. The last maintenance treatment event was in March of 2020. Future maintenance will

be ongoing on an annual basis and status reports will be provided to the Flow Way Board.

The annual maintenance cost for these five preserve areas is about \$6,600.

An additional preserve area may be added to the internal preserves when/if the Hatcher parcel addition is incorporated into the overall Esplanade development. Approximately 1 acre of native habitat preserve may be included with the addition that will require long-term maintenance. The annual maintenance cost to add this area to the Internal Preserves is estimated to be about \$175, which would increase the annual Internal Preserve cost to \$6,775.

AREA 3 – Western Preserve – The Western preserve runs along the west border of the development adjacent to the flow-way and around the wading bird foraging areas. This preserve is approximately 167 acres in size and is being maintained as a mixed forested and prairie habitat. All exotic removal from this preserve was done by hand with chainsaws only and the cut debris was stacked within the preserve where it could decay in place.

These preserves were initially cleared of exotics in April and May of 2013. Maintenance was not done in 2015 or 16 so annual reporting was extended an additional year into 2020. Maintenance has been conducted annually with the latest treatment in March of 2020. This Preserve area is in good shape. Sign-off by the regulatory agencies is expected in late 2020.

The annual maintenance cost for this preserve area will be decreasing over the next few years as exotics are eliminated and controlled and the maintenance becomes more routine. Current cost of this area is about \$33,500 and is expected to decrease to around \$28,500 in 2022.

AREA 4 – Northern Preserve – The Northern preserve encompasses the lands north of the development between the development and the County line. This is the largest of the development's preserve areas encompassing approximately 730 acres. This preserve has a 20 acre outparcel located roughly in the center of the preserve. During the permitting of the development, a small access easement was left from the 951 extension corridor to the outparcel. Allowances in the conservation easement were also made for the potential future extension of CR 951 to the north should the County ever decide to pursue that extension and connect CR 951 with Logan Blvd on the west side of the preserve.

Exotic removal from this preserve was accomplished over a period of several years (from 2014 to 2017). Hand clearing of exotics occurred over approximately 570 acres of this preserve while mechanical clearing was done over the remainder. The mechanical clearing helped to remove the dense Brazilian pepper and melaleuca infestation in the northern portions of this preserve area. Maintenance was conducted in 2018 and 2019 and a targeted grass treatment was done in December of 2019. The overall maintenance is scheduled to be undertaken in mid-April of 2020. The Preserve still has some infestations of exotic grasses and limited regeneration of melaleuca and Brazilian pepper seedlings, but these are much reduced from the previous year. This year (2020) will constitute the third annual monitoring event and an analysis of the tree density is being conducted to determine if any supplemental plantings will be required within the mechanical removal areas. This analysis has been biased due to the loss of trees associated with Hurricane Irma in 2017 so some additional coordination will be undertaken with the SFWMD to try and get an additional year extension before any supplemental plantings have to be considered. Agency sign-off is expected in 2023 as long as diligent maintenance is continued.

As with the Western preserve, the annual maintenance cost for this preserve area will be decreasing over the next few years as exotics are eliminated and controlled and the maintenance becomes more routine. Current cost of this area is about \$145,700 and is expected to decrease to around \$109,300 by 2022.

If supplemental plantings are deemed necessary after the 2020 annual report, locations and costs for the plantings will be determined and a work plan put forth to the regulatory agencies.

AREA 5 - Section 11 Preserve - The Section 11 preserve encompasses lands north of the development and east of the Northern Preserve along the County line. This preserve area encompasses approximately 160 acres. Exotic removal from this preserve was difficult due to access as well as the extensive infestation and was accomplished over a period of two years (from 2016 to 2017).

Hand clearing of exotics occurred over approximately 70 acres of this preserve while mechanical clearing was done over the remaining 90 acres. The mechanical removal was necessary to eliminate the dense Brazilian pepper and melaleuca infestation in the northern and western portions of this preserve area. Maintenance was conducted in 2018 and 2019. Maintenance for 2020 is scheduled to occur in mid-May. The Preserve still has limited infestations of exotic grasses but this gradually being brought under control through the ongoing maintenance and the exhaustion of seed resources remaining. The Preserve is in relatively good shape but needs continued active maintenance for another year or so to make sure the exotic regeneration is under control. This year (2020) will constitute the third annual monitoring event so at least two more are required to meet the agency success criteria. After this year's monitoring, an analysis of the tree density will be conducted to determine if any supplemental plantings will be required within the mechanical removal areas. Agency sign-off is expected in 2023 as long as diligent maintenance is continued.

The annual maintenance cost for this preserve area will be decreasing over the next few years as exotics are eliminated and controlled and the maintenance becomes more routine. Current cost of this area is about \$32,000 and is expected to decrease to around \$24,000 by 2022.

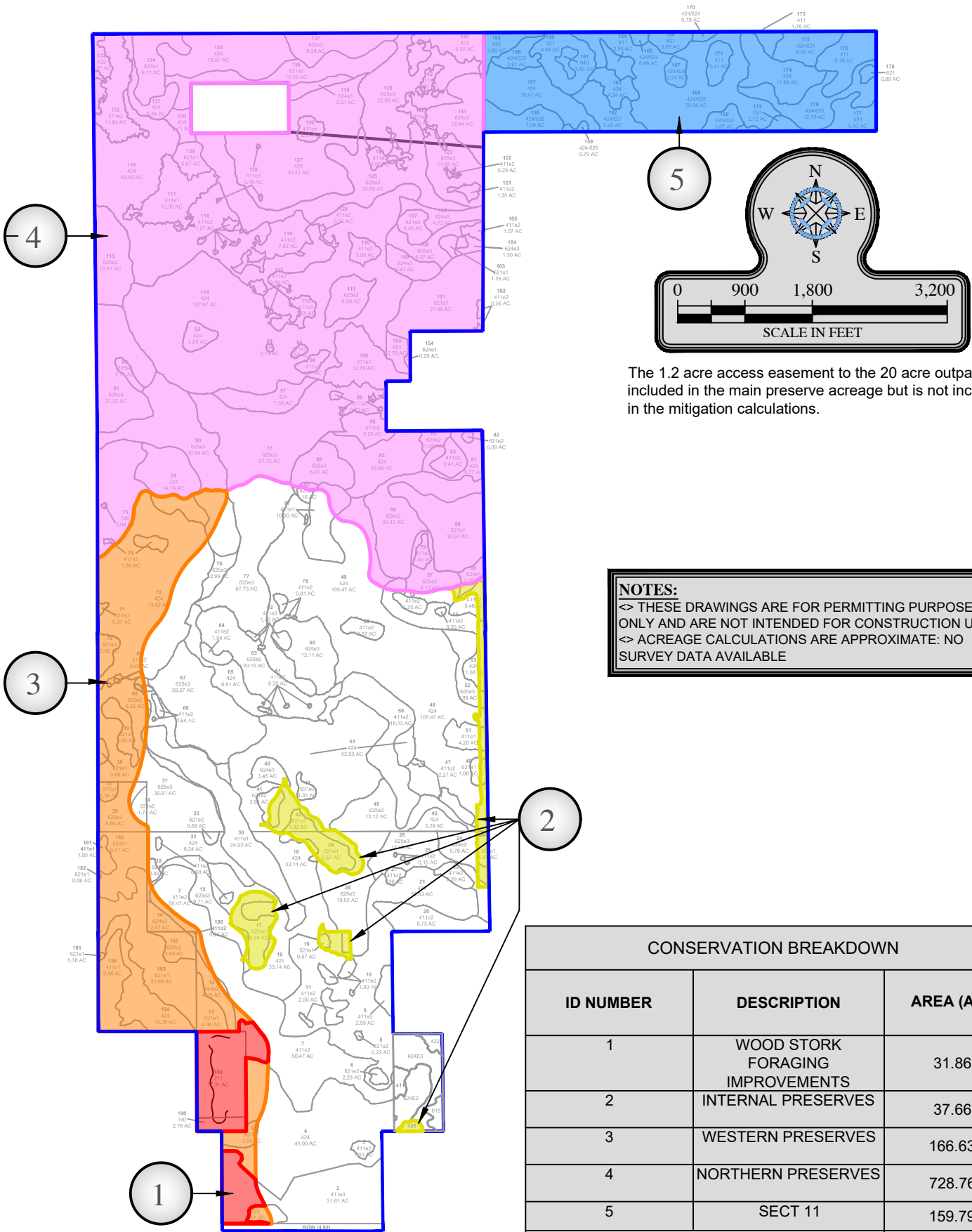
If supplemental plantings are deemed necessary after the 2020 annual report, locations and costs for the plantings will be determined and a work plan put forth to the regulatory agencies.

Please don't hesitate to contact me if there are any further questions or clarifications needed. I should be attending the April 16 CCD call in meeting and can respond to any questions there as well.



Tim Hall  
Senior Ecologist  
Turrell, Hall & Associates

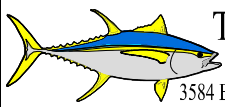




The 1.2 acre access easement to the 20 acre outparcel is included in the main preserve acreage but is not included in the mitigation calculations.

**NOTES:**  
 <> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.  
 <> ACREAGE CALCULATIONS ARE APPROXIMATE: NO SURVEY DATA AVAILABLE

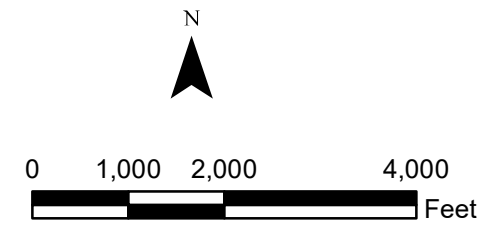
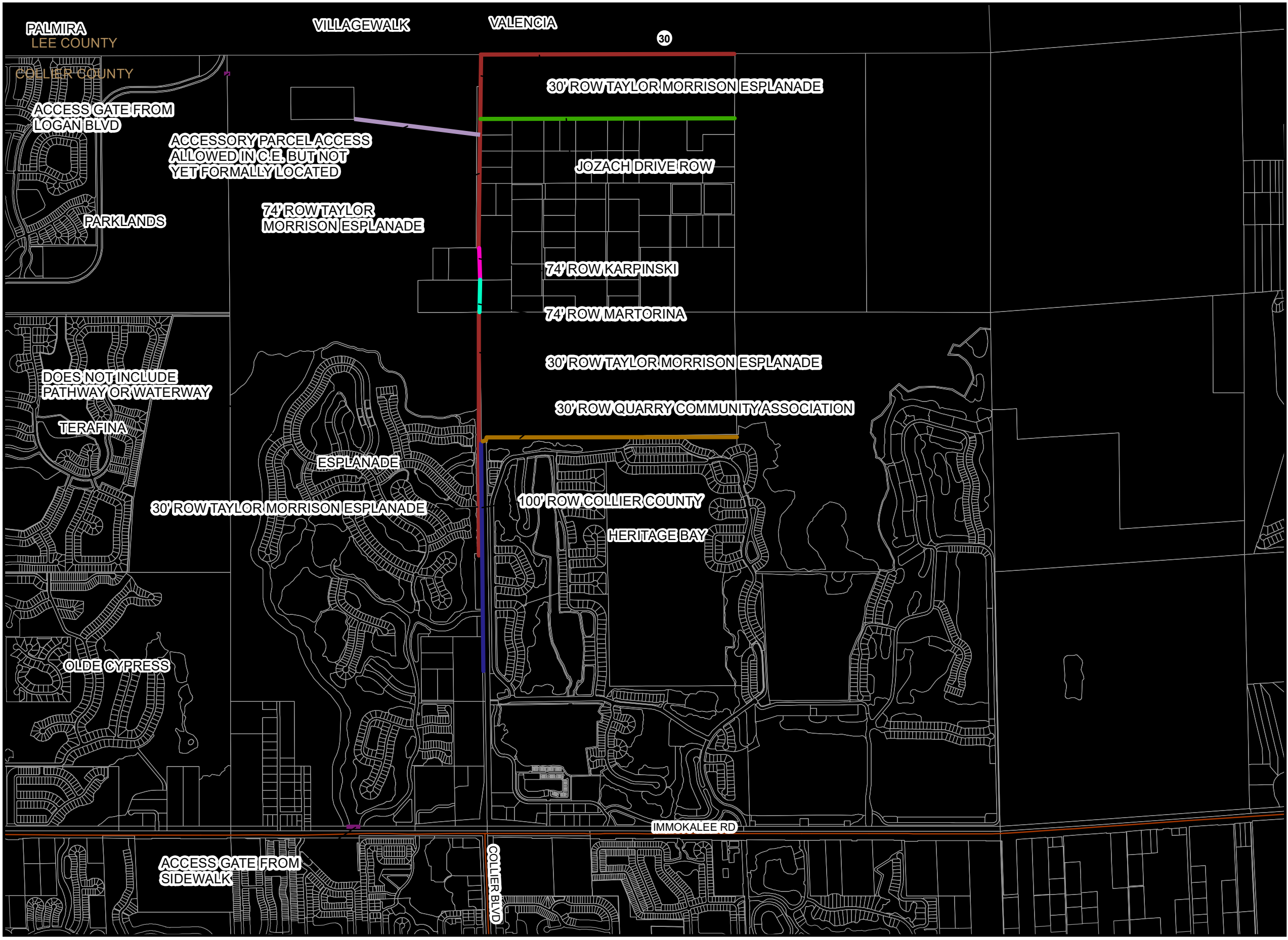
CONSERVATION BREAKDOWN		
ID NUMBER	DESCRIPTION	AREA (AC.)
1	WOOD STORK FORAGING IMPROVEMENTS	31.86
2	INTERNAL PRESERVES	37.66
3	WESTERN PRESERVES	166.63
4	NORTHERN PRESERVES	728.76
5	SECT 11	159.79
<b>TOTAL</b>		<b>1124.70</b>



**Turrell & Associates, Inc.**  
 Marine & Environmental Consulting  
 3584 Exchange Ave. Suite B. Naples, FL 34104-3732  
 Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

**ESPLANADE GOLF & COUNTRY CLUB**  
**COMPLIANCE BREAKDOWN**

DESIGNED:	TH	REVISION:	TAB NAME:	Conservation Breakdown
DRAWN BY:	RMJ	N/A	SHEET:	
CREATED:	06-07-19	N/A	SCALE:	1"=1,800'
JOB NO.:	9418	N/A		
SECTION- TOWNSHIP- 48 S RANGE- 26 E				



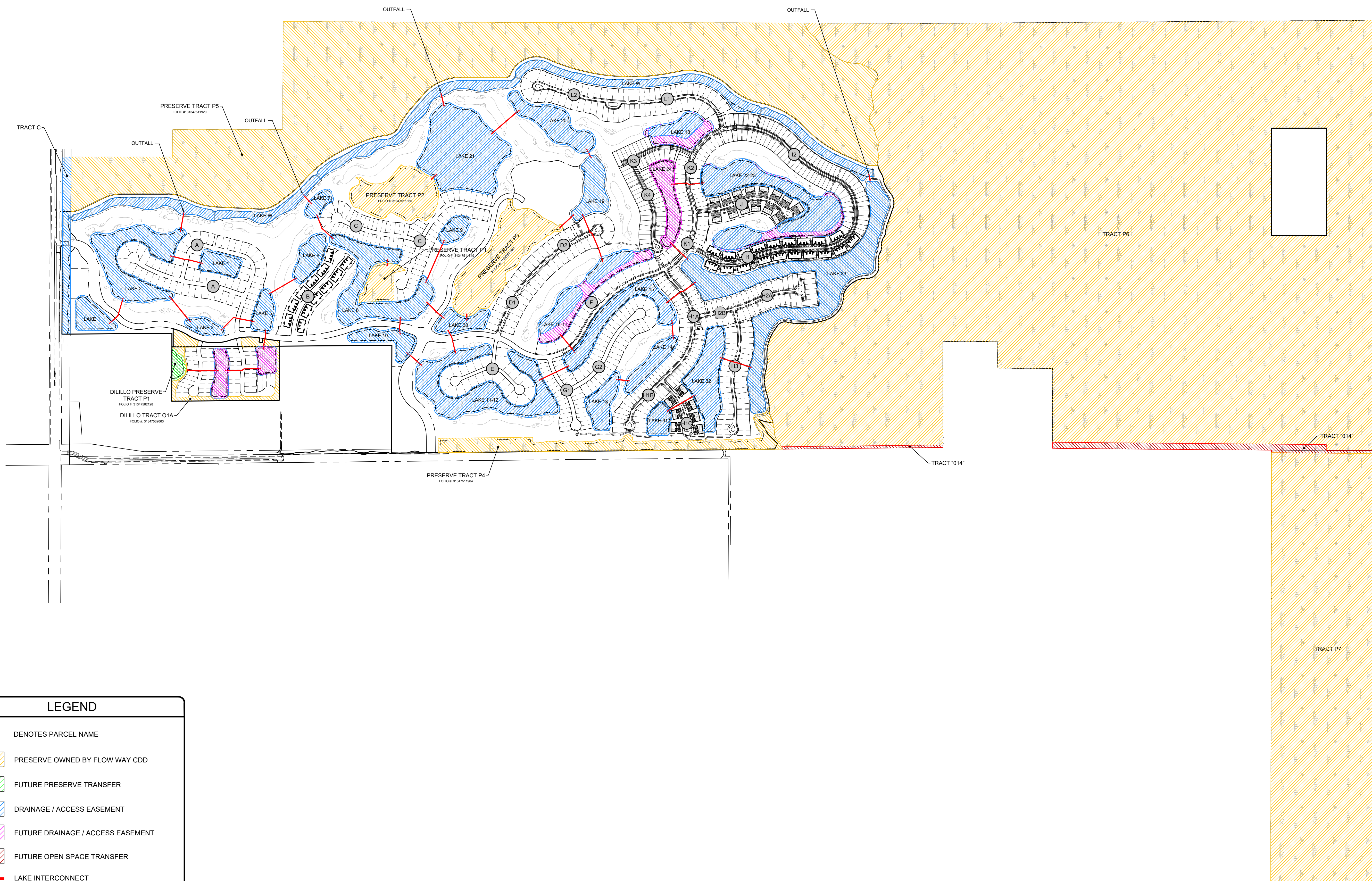
**Legend**

**ROW NAME**

- KARPINSKI
- MARTORINA
- GATE
- ACCESSORY ROW
- COLLIER COUNTY
- JOZACH
- QUARRY COMMUNITY
- TAYLOR MORRISON
- PARCELS
- COUNTY BOUNDARY
- CDD PRESERVES OWNERSHIP

DRAWN BY:	RMJ	REVISION:	SCALE:	1" = 2,000'
CREATED:	02-21-20	N/A	FILE PATH:	
JOB NO.:	9418	N/A	P:\9418 Mirsol\gis\	
SHEET:	1 OF 1	N/A	ADJ_PROPERTIES-ROW.mxd	





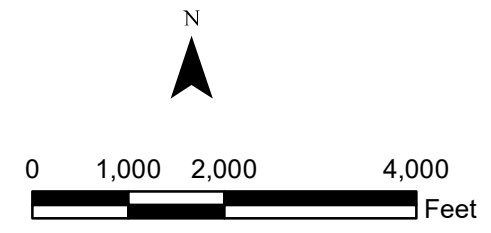
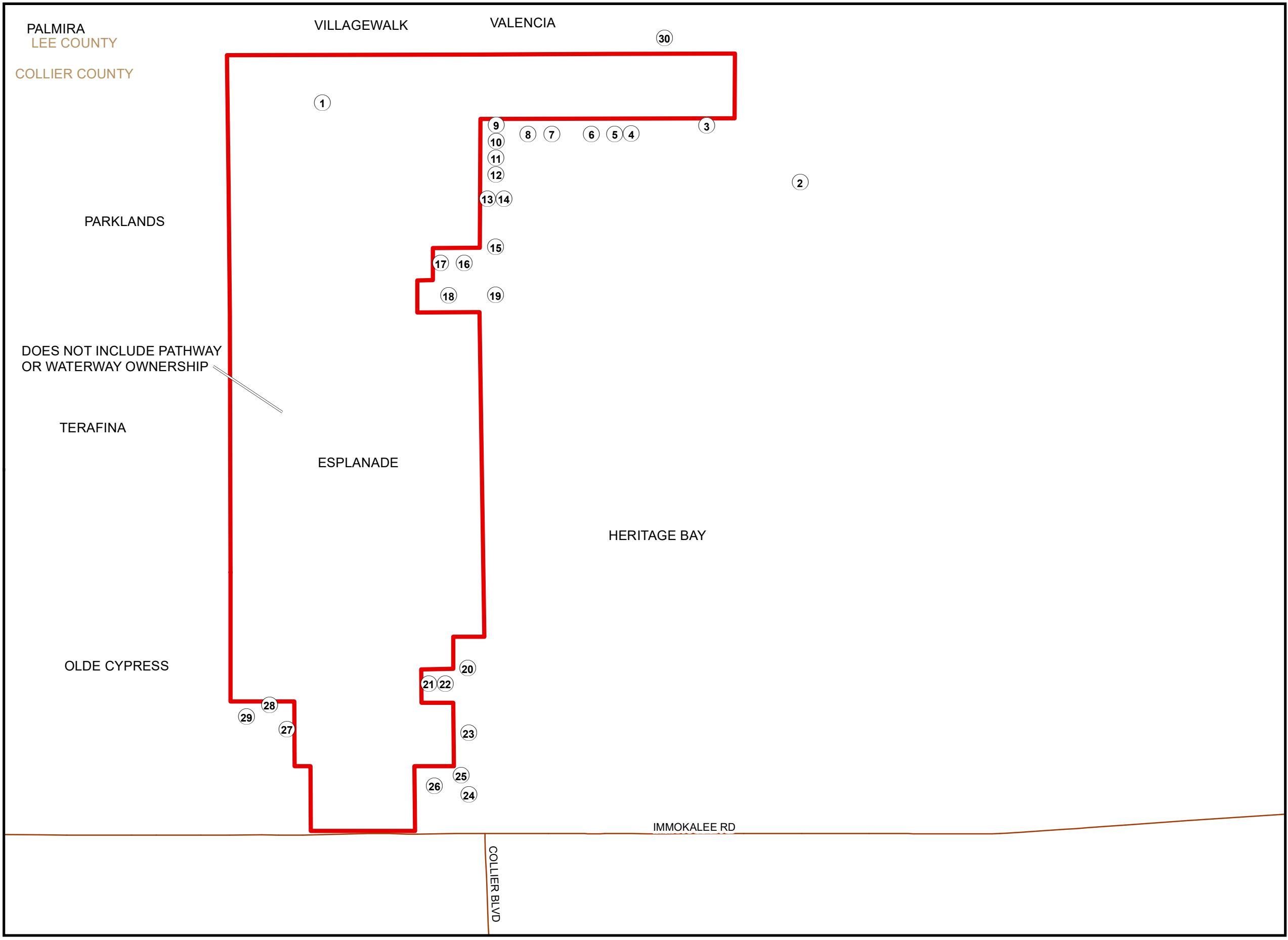
**LEGEND**

- C DENOTES PARCEL NAME
- PRESERVE OWNED BY FLOW WAY CDD
- FUTURE PRESERVE TRANSFER
- DRAINAGE / ACCESS EASEMENT
- FUTURE DRAINAGE / ACCESS EASEMENT
- FUTURE OPEN SPACE TRANSFER
- LAKE INTERCONNECT

NOTES:  
UTILITIES ARE CONVEYED TO COLLIER COUNTY

B:\Projects\276-11 (Esplanade Naples) CDD\AutoCAD\276-11-113 CDD Ownership Exhibit\Current Plans\276-11E-1302.dwg  
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ID	FLN/STRAP	OWNER NAME
1	178760007	FLAMAX LLC
2	181600002	PARKLANDS ASSOCIATES I LLLP
3	180560004	LANTANA AT OLDE CYPRESS
4	180800007	SZCZEBANIUK, GEORGE B
5	180760008	SZCZEBANIUK, GEORGE B
6	181440000	SZCZEBANIUK, GEORGE B
7	181560401	DAVIS, JO WELLS
8	181360009	DAVIS, JO WELLS
9	180280009	SIMMONS, CHARLES-& DANNA
10	181560003	MARYROSE KARDYS LIV TRUST
11	181560207	KARDYS, JACK C-& DIANE
12	181560100	KARDYS, JAMES
13	180680007	J&J LAND HOLDINGS INC
14	181560508	J&J LAND HOLDING INC
15	180720006	VALENTA EST, AUGUST J
16	178960001	KARPINSKI JR ET AL, JOSEPH F
17	179240005	KARPINSKI ET AL, JOSEPH F
18	179040001	MARTORINA, IGNAZIO-& PAULETTE
19	180720006	VALENTA EST, AUGUST J
20	187240000	TBC TREE FARM 2 LLC
21	187560007	BLUE LAND HOLDINGS LLC
22	187600006	BLUE LAND HOLDINGS LLC
23	187400002	TBC TREE FARM 2 LLC
24	188040005	TBC TREE FARM 2 LLC
25	1901041607	CC ADDISON PLACE LLC
26	190040802	CC ADDISON PLACE LLC
27	188920002	NNF/NORTH COLLIER FIRE RESCUE
28	187280002	NNF/NORTH COLLIER FIRE RESCUE
29	188560006	NNF/NORTH COLLIER FIRE RESCUE
30	024826B200001101A	LENNAR HOMES LLC

**Legend**

- ESPLANADE BOUNDARY
- ADJ\_2020\_LEE
- ADJACENT PROPERTY OWNERS
- COUNTY BOUNDARY
- CDD PRESERVES OWNERSHIP
- PRIVATE OWNED PRESERVE

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*Flow Way Community Development District*

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*Financial Statements*

*January 31, 2020*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

*2900 NE 12th TERRACE*

*Suite 1*

*OAKLAND PARK, FLORIDA 33334*

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*Flow Way Community Development District*

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*JPWard & Associates, LLC*  
*2900 NE 12th Terrace*  
*Suite 1*  
*Oakland Park, Florida 33334*

**Flowway Community Development District  
Balance Sheet  
for the Period Ending January 31, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			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 Hatcher)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 760,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,122
<b>Debt Service Fund</b>												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	289,387	-	-	-	-	1,529,468
Revenue	-	486,644	258,668	184,905	292,068	186,276	431,477	-	-	-	-	1,840,039
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
General Redemption Account	-	-	-	2,470	-	-	-	-	-	-	-	2,470
Retainage Account	-	-	-	-	-	-	1,035,074	-	-	-	-	1,035,074
Construction	-	-	-	-	-	-	-	16,105	10,369	1,425	-	27,899
Cost of Issuance	-	-	-	-	-	-	-	-	-	31,199	-	31,199
<b>Due from Other Funds</b>												
General Fund	-	46,118	21,875	18,484	29,933	20,249	49,485	-	-	-	-	186,144
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	4,268,294	4,268,294
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	17,386,706	17,386,706
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 760,122</b>	<b>\$ 1,071,762</b>	<b>\$ 526,730</b>	<b>\$ 367,789</b>	<b>\$ 496,589</b>	<b>\$ 324,901</b>	<b>\$ 1,805,423</b>	<b>\$ 16,105</b>	<b>\$ 10,369</b>	<b>\$ 32,624</b>	<b>\$ 21,655,000</b>	<b>\$ 27,067,415</b>

**Flowway Community Development District  
Balance Sheet  
for the Period Ending January 31, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt		
<b>Liabilities</b>													
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	186,144	-	-	-	-	-	-	-	-	-	-	-	186,144
Capital Projects Fund(s)													-
<b>Bonds Payable</b>													-
Current Portion	-	-	-	-	-	-	-	-	-	-	-	(395,000)	(395,000)
Long Term												22,050,000	22,050,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	176,123	(30,916)			145,207
<b>Total Liabilities</b>	<u>\$ 186,144</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 176,123</u>	<u>\$ (30,916)</u>	<u>\$ 21,655,000</u>	<u>\$ 21,986,351</u>	
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2018 (Unaudited)	-	934,631	466,536	318,860	420,515	324,901	1,421,578	14,378	(166,922)	62,355	-	-	3,796,833
Results from Current Operations	-	137,131	60,194	48,929	76,074	-	383,845	1,727	1,169	1,185	-	-	710,253
<b>Unassigned</b>													
Beginning: October 1, 2018 (Unaudited)	196,047	-	-	-	-	-	-	-	-	-	-	-	196,047
Results from Current Operations	377,931	-	-	-	-	-	-	-	-	-	-	-	377,931
<b>Total Fund Equity and Other Credits</b>	<u>\$ 573,978</u>	<u>\$ 1,071,762</u>	<u>\$ 526,730</u>	<u>\$ 367,789</u>	<u>\$ 496,589</u>	<u>\$ 324,901</u>	<u>\$ 1,805,423</u>	<u>\$ 16,105</u>	<u>\$ (165,754)</u>	<u>\$ 63,540</u>	<u>\$ -</u>	<u>\$ 5,081,064</u>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 760,122</u>	<u>\$ 1,071,762</u>	<u>\$ 526,730</u>	<u>\$ 367,789</u>	<u>\$ 496,589</u>	<u>\$ 324,901</u>	<u>\$ 1,805,423</u>	<u>\$ 16,105</u>	<u>\$ 10,369</u>	<u>\$ 32,624</u>	<u>\$ 21,655,000</u>	<u>\$ 27,067,415</u>	



**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-		
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,190	143,612	263,374	46,072	454,249	538,391	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>							
	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>							
	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,190</b>	<b>\$ 143,612</b>	<b>\$ 263,374</b>	<b>\$ 46,072</b>	<b>454,249</b>	<b>\$ 538,391</b>	<b>84%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	-	-	-	-	-	2,400	0%
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	4,400	0%
Accounting Services	1,000	1,000	1,000	1,000	4,000	16,000	25%
Assessment Roll Services	667	-	667	667	2,000	16,000	13%
Arbitrage Rebate Services	-	-	-	500	500	3,000	17%
<b>Other Contractual Services</b>							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	-	672	-	-	672	7,500	9%
Trustee Services	-	-	3,450	8,036	11,485.63	21,400	54%
Dissemination Agent Services	5,500	667	-	-	6,167	17,000	36%
Property Appraiser Fees	-	15,610	-	-	15,610	4,000	390%

**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Bank Services	-	2	-	-	2	400	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	46	-	233	61	340	600	57%
<b>Rentals &amp; Leases</b>							
Meeting Room Rental	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	50	50	50	50	200	3,000	7%
<b>Insurance</b>	-	6,193	-	-	6,193	6,100	102%
<b>Printing &amp; Binding</b>	73	-	-	-	73	750	10%
<b>Office Supplies</b>	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	228	780	1,008	10,000	10%
Legal - Series 2013 Bonds	-	-	-	-	-	-	N/A
Boundary Expansion	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	-	-	-	-	N/A
Legal - Series 2017(Phase 6)	-	-	-	-	-	-	N/A
Requisitions	-	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services - General Fund	-	-	-	-	-	2,000	0%
Environmental Preserves - Engineering	-	-	-	-	-	-	N/A
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%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	1,000	0%

**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Code Enforcement for Incursion into Preserve	-	-	-	-	-	2,000	0%
Contingencies	-	-	-	-	-	3,000	0%
Capital Outlay	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>							
Environmental Engineering-Mitigation Area	-	-	-	-	-	-	N/A
<b>Preserve Area Maintenance</b>							
Wading Bird Foraging Areas	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	14,560	-	14,560	64,560	23%
Northern Preserve Area 2	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	2,500	0%
<b>Reserves for Future Operations</b>							
Future Operations/Restorations	-	-	-	-	-	119,450	0%
<b>Intragovernmental Transfer Out</b>							
	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>10,844</b>	<b>27,527</b>	<b>23,520</b>	<b>14,427</b>	<b>76,318</b>	<b>538,391</b>	<b>14%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 10,844</b>	<b>\$ 27,527</b>	<b>\$ 23,520</b>	<b>\$ 14,427</b>	<b>\$ 76,318</b>	<b>\$ 538,391</b>	<b>14%</b>
Net Increase/ (Decrease) in Fund Balance	(9,654)	116,086	239,854	31,645	377,931	-	
Fund Balance - Beginning	196,047	186,394	302,479	542,334	196,047	-	
<b>Fund Balance - Ending</b>	<b>\$ 186,394</b>	<b>\$ 302,479</b>	<b>\$ 542,334</b>	<b>\$ 573,978</b>	<b>573,978</b>	<b>\$ -</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	6	-	-	6	8	73%
Sinking Fund	-	3	-	-	3	-	N/A
Reserve Account	83	4,940	67	69	5,158	1,600	322%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	413	376	64	215	1,069	975	110%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,192	143,758	263,640	46,118	454,707	539,344	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,687</b>	<b>\$ 149,083</b>	<b>\$ 263,771</b>	<b>\$ 46,402</b>	<b>460,943</b>	<b>\$ 541,927</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2013 Bonds	\$ -	\$ 110,000	\$ -	\$ -	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2013 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2013 Bonds	-	213,813	-	-	213,813	424,325	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 323,813</b>	<b>\$ -</b>	<b>\$ -</b>	<b>323,813</b>	<b>\$ 534,325</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,687	(174,730)	263,771	46,402	137,131	7,602	
Fund Balance - Beginning	934,631	936,319	761,589	1,025,360	934,631		
<b>Fund Balance - Ending</b>	<b>\$ 936,319</b>	<b>\$ 761,589</b>	<b>\$ 1,025,360</b>	<b>\$ 1,071,762</b>	<b>1,071,762</b>	<b>\$ 7,602</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	2	-	-	2	-	N/A
Sinking Fund	-	2	-	-	2	-	N/A
Reserve Account	38	2,256	31	31	2,356	550	428%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	230	210	53	126	619	300	206%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	565	68,187	125,050	21,875	215,677	255,873	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>							
Debt Proceeds	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 833</b>	<b>\$ 70,658</b>	<b>\$ 125,134</b>	<b>\$ 22,032</b>	<b>218,657</b>	<b>\$ 256,723</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2015 Bonds (Phase 3)	\$ -	\$ 70,000	\$ -	\$ -	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2015 Bonds (Phase 3)	-	88,463	-	-	88,463	175,438	50%
<b>Operating Transfers Out (To Other Funds)</b>							
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 158,463</b>	<b>\$ -</b>	<b>\$ -</b>	<b>158,463</b>	<b>\$ 245,438</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	833	(87,804)	125,134	22,032	60,194	11,285	
Fund Balance - Beginning	466,536	467,369	379,565	504,699	466,536	-	
<b>Fund Balance - Ending</b>	<b>\$ 467,369</b>	<b>\$ 379,565</b>	<b>\$ 504,699</b>	<b>\$ 526,730</b>	<b>526,730</b>	<b>\$ 11,285</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	2	-	-	2	-	N/A
Sinking Fund	-	2	-	-	2	-	N/A
Reserve Account	25	1,484	20	21	1,549	500	310%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	161	147	18	78	403	400	101%
General Redemption Account	0	0	0	0	1	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	478	57,619	105,668	18,484	182,249	216,250	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>							
Debt Proceeds	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 664</b>	<b>\$ 59,254</b>	<b>\$ 105,706</b>	<b>\$ 18,583</b>	<b>184,207</b>	<b>\$ 217,150</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2015 Bonds (Phase 4)	\$ -	\$ 55,000	\$ -	\$ -	55,000	\$ 55,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2015 Bonds (Phase 4)	-	80,278	-	-	80,278	159,456	50%
<b>Operating Transfers Out (To Other Funds)</b>							
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,278</b>	<b>\$ -</b>	<b>\$ 0.00</b>	<b>135,278</b>	<b>\$ 214,456</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	664	(76,024)	105,706	18,583	48,929	2,694	
Fund Balance - Beginning	318,860	319,525	243,500	349,206	318,860		
<b>Fund Balance - Ending</b>	<b>\$ 319,525</b>	<b>\$ 243,500</b>	<b>\$ 349,206</b>	<b>\$ 367,789</b>	<b>367,789</b>	<b>\$ 2,694</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	3	-	-	3	2	171%
Sinking Fund	-	3	-	-	3	-	N/A
Reserve Account	27	1,600	22	22	1,671	345	484%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	257	233	22	120	632	220	287%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	773	93,305	171,114	29,933	295,125	350,060	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,057</b>	<b>\$ 95,145</b>	<b>\$ 171,158</b>	<b>\$ 30,074</b>	<b>297,434</b>	<b>\$ 350,627</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2016 Bonds (Phase 5)	\$ -	\$ 95,000	\$ -	\$ -	95,000	\$ 95,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2016 Bonds (Phase 5)	-	124,689	-	-	124,689	247,763	50%
Operating Transfers Out (To Other Funds)	27	1,600	22	22	1,671	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 27</b>	<b>\$ 221,289</b>	<b>\$ 22</b>	<b>\$ 22</b>	<b>221,360</b>	<b>\$ 342,763</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,030	(126,144)	171,136	30,052	76,074	7,864	
Fund Balance - Beginning	420,515	421,545	295,401	466,537	420,515		
<b>Fund Balance - Ending</b>	<b>\$ 421,545</b>	<b>\$ 295,401</b>	<b>\$ 466,537</b>	<b>\$ 496,589</b>	<b>496,589</b>	<b>\$ 7,864</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	2	-	-	2	-	N/A
Sinking Fund	-	2	-	-	2	-	N/A
Reserve Account	18	1,085	15	15	1,133	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	163	148	6	71	389	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	523	63,120	115,757	20,249	199,650	236,750	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
-	-	-	-	-	-	-	-
<b>Operating Transfers In (To Other Funds)</b>							
-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 705</b>	<b>\$ 64,357</b>	<b>\$ 115,778</b>	<b>\$ 20,336</b>	<b>201,175</b>	<b>\$ 236,750</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	65,000	\$ 65,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2017 Bonds (Phase 6)	-	84,988	-	-	84,988	168,838	50%
<b>Debt Service-Other Costs</b>							
-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>							
-	18	1,085	15	15	1,133	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18</b>	<b>\$ 151,072</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>151,120</b>	<b>\$ 233,838</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	687	(86,715)	115,763	20,320	50,055	2,912	
Fund Balance - Beginning	274,845	275,532	188,817	304,580	274,845		
<b>Fund Balance - Ending</b>	<b>\$ 275,532</b>	<b>\$ 188,817</b>	<b>\$ 304,580</b>	<b>\$ 324,901</b>	<b>324,901</b>	<b>\$ 2,912</b>	



**Flowway Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	-	\$ 100,801	0%
<b>Interest Income</b>							
Interest Account	105	98	-	-	203	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	302	281	238	246	1,067	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	155	155	-	N/A
Retainage Account	1,076	1,004	849	878	3,808	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	-	148,107	282,888	49,485	480,480	578,774	83%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,484</b>	<b>\$ 149,490</b>	<b>\$ 283,976</b>	<b>\$ 50,764</b>	<b>485,714</b>	<b>\$ 679,575</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ -	\$ -	\$ -	-	\$ 65,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	100,801	-	-	100,801	300,188	34%
<b>Debt Service-Other Costs</b>							
Operating Transfers Out (To Other Funds)	302	281	238	246	1,067	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 302</b>	<b>\$ 101,083</b>	<b>\$ 238</b>	<b>\$ 246</b>	<b>101,868</b>	<b>\$ 365,188</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,182	48,408	283,738	50,518	383,845	314,387	
Fund Balance - Beginning	1,421,578	1,422,759	1,471,167	1,754,905	1,421,578		
<b>Fund Balance - Ending</b>	<b>\$ 1,422,759</b>	<b>\$ 1,471,167</b>	<b>\$ 1,754,905</b>	<b>\$ 1,805,423</b>	<b>1,805,423</b>	<b>\$ 314,387</b>	

**Flowway Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>						
Construction Account	15	14	13	14	56	-
Cost of Issuance	-	-	-	-	-	-
<b>Debt Proceeds</b>						
Operating Transfers In (From Other Funds)	27	1,600	22	22	1,671	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 42</b>	<b>\$ 1,614</b>	<b>\$ 35</b>	<b>\$ 36</b>	<b>\$ 1,727</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>						
	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>						
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>						
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>						
<b>Construction in Progress</b>						
<b>Cost of Issuance</b>						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>						
	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	42	1,614	\$ 35	\$ 36	\$ 1,727	-
Fund Balance - Beginning	14,378	14,420	\$ 16,034	\$ 16,069	14,378	-
<b>Fund Balance - Ending</b>	<b>\$ 14,420</b>	<b>\$ 16,034</b>	<b>\$ 16,069</b>	<b>\$ 16,105</b>	<b>\$ 16,105</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flowway Community Development District  
Capital Project Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>						
Construction Account	10	9	8	9	36	-
Cost of Issuance	-	-	-	-	-	-
<b>Debt Proceeds</b>						
Operating Transfers In (From Other Funds)	18	1,085	15	15	1,133	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 1,094</b>	<b>\$ 23</b>	<b>\$ 24</b>	<b>\$ 1,169</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>						
	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>						
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>						
Water-Sewer Combination-Construction	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>						
	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>						
Series 2017 Bonds (Phase 6)	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>						
	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	28	1,094	\$ 23	\$ 24	\$ 1,169	-
Fund Balance - Beginning	(166,922)	(166,894)	\$ (165,800)	\$ (165,777)	(166,922)	-
<b>Fund Balance - Ending</b>	<b>\$ (166,894)</b>	<b>\$ (165,800)</b>	<b>\$ (165,777)</b>	<b>\$ (165,754)</b>	<b>\$ (165,754)</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flowway Community Development District**  
**Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>						
Construction Account	0	1	1	1	3	-
Cost of Issuance	32	30	26	26	115	-
<b>Debt Proceeds</b>						
<b>Contributions from Private Sources</b>						
Operating Transfers In (From Other Funds)	302	281	238	246	1,067	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 335</b>	<b>\$ 312</b>	<b>\$ 264</b>	<b>\$ 273</b>	<b>\$ 1,185</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>						
<b>Legal Services</b>						
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	\$ -	-
<b>Capital Outlay</b>						
Water-Sewer Combination-Construction	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>						
<b>Cost of Issuance</b>						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>						
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 335	\$ 312	\$ 264	\$ 273	\$ 1,185	-
Fund Balance - Beginning	62,355	62,690	63,002	63,267	62,355	-
<b>Fund Balance - Ending</b>	<b>\$ 62,690</b>	<b>\$ 63,002</b>	<b>\$ 63,267</b>	<b>\$ 63,540</b>	<b>\$ 63,540</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

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*Flow Way Community Development District*

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*Financial Statements*

*February 29, 2020*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

*2900 NE 12th TERRACE*

*Suite 1*

*OAKLAND PARK, FLORIDA 33334*

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*Flow Way Community Development District*

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*JPWard & Associates, LLC*  
*2900 NE 12th Terrace*  
*Suite 1*  
*Oakland Park, Florida 33334*

**Flowway Community Development District  
Balance Sheet  
for the Period Ending February 29, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			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 Hatcher)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 951,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951,506
<b>Debt Service Fund</b>												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	289,387	-	-	-	-	1,529,468
Revenue	-	533,239	280,791	203,565	322,245	206,682	481,324	-	-	-	-	2,027,845
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	16,140	10,393	32,897	-	59,431
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	1,035,950	-	1,035,950
<b>Due from Other Funds</b>												
General Fund	-	76,160	36,124	30,525	49,431	33,440	81,720	-	-	-	-	307,401
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,508,688	3,508,688
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	18,146,312	18,146,312
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 951,506</b>	<b>\$ 1,148,399</b>	<b>\$ 563,103</b>	<b>\$ 398,491</b>	<b>\$ 546,265</b>	<b>\$ 358,496</b>	<b>\$ 852,431</b>	<b>\$ 16,140</b>	<b>\$ 10,393</b>	<b>\$ 1,068,847</b>	<b>\$ 21,655,000</b>	<b>\$ 27,569,071</b>

**Flowway Community Development District  
Balance Sheet  
for the Period Ending February 29, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt		
<b>Liabilities</b>													
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	307,401	-	-	-	-	-	-	-	-	-	-	-	307,401
Capital Projects Fund(s)													-
<b>Bonds Payable</b>													-
Current Portion	-	-	-	-	-	-	-	-	-	-	-	(395,000)	(395,000)
Long Term												22,050,000	22,050,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	176,123	(30,916)			145,207
<b>Total Liabilities</b>	<b>\$ 307,401</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176,123</b>	<b>\$ (30,916)</b>	<b>\$ 21,655,000</b>	<b>\$ 22,107,608</b>	
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2019 (Unaudited)	-	934,631	466,536	318,860	420,515	358,496	390,312	14,378	(166,922)	1,093,621	-	-	3,830,428
Results from Current Operations	-	213,767	96,567	79,630	125,750	-	462,119	1,762	1,192	6,142	-	-	986,930
<b>Unassigned</b>													
Beginning: October 1, 2019 (Unaudited)	196,047	-	-	-	-	-	-	-	-	-	-	-	196,047
Results from Current Operations	448,058	-	-	-	-	-	-	-	-	-	-	-	448,058
<b>Total Fund Equity and Other Credits</b>	<b>\$ 644,105</b>	<b>\$ 1,148,399</b>	<b>\$ 563,103</b>	<b>\$ 398,491</b>	<b>\$ 546,265</b>	<b>\$ 358,496</b>	<b>\$ 852,431</b>	<b>\$ 16,140</b>	<b>\$ (165,730)</b>	<b>\$ 1,099,763</b>	<b>\$ -</b>	<b>\$ 5,461,463</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 951,506</b>	<b>\$ 1,148,399</b>	<b>\$ 563,103</b>	<b>\$ 398,491</b>	<b>\$ 546,265</b>	<b>\$ 358,496</b>	<b>\$ 852,431</b>	<b>\$ 16,140</b>	<b>\$ 10,393</b>	<b>\$ 1,068,847</b>	<b>\$ 21,655,000</b>	<b>\$ 27,569,071</b>	



**Flowway Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-		
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	1,190	143,612	263,374	46,072	76,083	530,332	538,391	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,190</b>	<b>\$ 143,612</b>	<b>\$ 263,374</b>	<b>\$ 46,072</b>	<b>\$ 76,083</b>	<b>530,332</b>	<b>\$ 538,391</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	-	-	-	-	-	2,400	0%
<b>Executive</b>								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	4,400	0%
Accounting Services	1,000	1,000	1,000	1,000	1,000	5,000	16,000	31%
Assessment Roll Services	667	-	667	667	667	2,667	16,000	17%
Arbitrage Rebate Services	-	-	-	500	500	1,000	3,000	33%
<b>Other Contractual Services</b>								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	672	-	-	-	672	7,500	9%
Trustee Services	-	-	3,450	8,036	-	11,485.63	21,400	54%
Dissemination Agent Services	5,500	667	-	-	-	6,167	17,000	36%
Property Appraiser Fees	-	15,610	-	-	-	15,610	4,000	390%

**Flowway Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Bank Services	-	2	-	-	-	2	400	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	46	-	233	61	-	340	600	57%
<b>Rentals &amp; Leases</b>								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	50	50	50	50	50	250	3,000	8%
<b>Insurance</b>	-	6,193	-	-	-	6,193	6,100	102%
<b>Printing &amp; Binding</b>	73	-	-	-	406	479	750	64%
<b>Office Supplies</b>	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	228	780	-	1,008	10,000	10%
Legal - Series 2013 Bonds	-	-	-	-	-	-	-	N/A
Boundary Expansion	-	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	-	-	-	-	-	N/A
Legal - Series 2017(Phase 6)	-	-	-	-	-	-	-	N/A
Requisitions	-	-	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering Services - General Fund	-	-	-	-	-	-	2,000	0%
Environmental Preserves - Engineering	-	-	-	-	-	-	-	N/A
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%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	1,000	0%

**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	-	-	-	-	3,000	0%
Capital Outlay	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>								
Environmental Engineering-Mitigation Area	-	-	-	-	-	-	-	N/A
<b>Preserve Area Maintenance</b>								
Wading Bird Foraging Areas	-	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	14,560	-	-	14,560	64,560	23%
Northern Preserve Area 2	-	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	2,500	0%
<b>Reserves for Future Operations</b>								
Future Operations/Restorations	-	-	-	-	-	-	119,450	0%
<b>Intragovernmental Transfer Out</b>								
	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>10,844</b>	<b>27,527</b>	<b>23,520</b>	<b>14,427</b>	<b>5,956</b>	<b>82,274</b>	<b>538,391</b>	<b>15%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 10,844</b>	<b>\$ 27,527</b>	<b>\$ 23,520</b>	<b>\$ 14,427</b>	<b>\$ 5,956</b>	<b>\$ 82,274</b>	<b>\$ 538,391</b>	<b>15%</b>
Net Increase/ (Decrease) in Fund Balance	(9,654)	116,086	239,854	31,645	70,127	448,058	-	
Fund Balance - Beginning	196,047	186,394	302,479	542,334	573,978	196,047	-	
<b>Fund Balance - Ending</b>	<b>\$ 186,394</b>	<b>\$ 302,479</b>	<b>\$ 542,334</b>	<b>\$ 573,978</b>	<b>\$ 644,105</b>	<b>644,105</b>	<b>\$ -</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	6	-	-	-	6	8	73%
Sinking Fund	-	3	-	-	-	3	-	N/A
Reserve Account	83	4,940	67	69	68	5,227	1,600	327%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	413	376	64	215	408	1,477	975	151%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	1,192	143,758	263,640	46,118	76,160	530,867	539,344	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,687</b>	<b>\$ 149,083</b>	<b>\$ 263,771</b>	<b>\$ 46,402</b>	<b>\$ 76,637</b>	<b>537,580</b>	<b>\$ 541,927</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2013 Bonds	\$ -	\$ 110,000	\$ -	\$ -	\$ -	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2013 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2013 Bonds	-	213,813	-	-	-	213,813	424,325	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 323,813</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>323,813</b>	<b>\$ 534,325</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,687	(174,730)	263,771	46,402	76,637	213,767	7,602	
Fund Balance - Beginning	934,631	936,319	761,589	1,025,360	1,071,762	934,631		
<b>Fund Balance - Ending</b>	<b>\$ 936,319</b>	<b>\$ 761,589</b>	<b>\$ 1,025,360</b>	<b>\$ 1,071,762</b>	<b>\$ 1,148,399</b>	<b>1,148,399</b>	<b>\$ 7,602</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	2	-	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	2	-	N/A
Reserve Account	38	2,256	31	31	31	2,387	550	434%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	230	210	53	126	217	836	300	279%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	565	68,187	125,050	21,875	36,124	251,801	255,873	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>								
Debt Proceeds	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 833</b>	<b>\$ 70,658</b>	<b>\$ 125,134</b>	<b>\$ 22,032</b>	<b>\$ 36,373</b>	<b>255,029</b>	<b>\$ 256,723</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds (Phase 3)	\$ -	\$ 70,000	\$ -	\$ -	\$ -	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds (Phase 3)	-	88,463	-	-	-	88,463	175,438	50%
<b>Operating Transfers Out (To Other Funds)</b>								
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 158,463</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>158,463</b>	<b>\$ 245,438</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	833	(87,804)	125,134	22,032	36,373	96,567	11,285	
Fund Balance - Beginning	466,536	467,369	379,565	504,699	526,730	466,536	-	
<b>Fund Balance - Ending</b>	<b>\$ 467,369</b>	<b>\$ 379,565</b>	<b>\$ 504,699</b>	<b>\$ 526,730</b>	<b>\$ 563,103</b>	<b>563,103</b>	<b>\$ 11,285</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	2	-	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	2	-	N/A
Reserve Account	25	1,484	20	21	21	1,570	500	314%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	161	147	18	78	155	558	400	140%
General Redemption Account	0	0	0	0	0	2	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	478	57,619	105,668	18,484	30,525	212,775	216,250	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>								
Debt Proceeds	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 664</b>	<b>\$ 59,254</b>	<b>\$ 105,706</b>	<b>\$ 18,583</b>	<b>\$ 30,701</b>	<b>214,908</b>	<b>\$ 217,150</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds (Phase 4)	\$ -	\$ 55,000	\$ -	\$ -	\$ -	55,000	\$ 55,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds (Phase 4)	-	80,278	-	-	-	80,278	159,456	50%
<b>Operating Transfers Out (To Other Funds)</b>								
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,278</b>	<b>\$ -</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>135,278</b>	<b>\$ 214,456</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	664	(76,024)	105,706	18,583	30,701	79,630	2,694	
Fund Balance - Beginning	318,860	319,525	243,500	349,206	367,789	318,860		
<b>Fund Balance - Ending</b>	<b>\$ 319,525</b>	<b>\$ 243,500</b>	<b>\$ 349,206</b>	<b>\$ 367,789</b>	<b>\$ 398,491</b>	<b>398,491</b>	<b>\$ 2,694</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	3	-	-	-	3	2	171%
Sinking Fund	-	3	-	-	-	3	-	N/A
Reserve Account	27	1,600	22	22	22	1,693	345	491%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	257	233	22	120	245	877	220	399%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	773	93,305	171,114	29,933	49,431	344,556	350,060	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,057</b>	<b>\$ 95,145</b>	<b>\$ 171,158</b>	<b>\$ 30,074</b>	<b>\$ 49,698</b>	<b>347,132</b>	<b>\$ 350,627</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2016 Bonds (Phase 5)	\$ -	\$ 95,000	\$ -	\$ -	\$ -	95,000	\$ 95,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2016 Bonds (Phase 5)	-	124,689	-	-	-	124,689	247,763	50%
Operating Transfers Out (To Other Funds)	27	1,600	22	22	22	1,693	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 27</b>	<b>\$ 221,289</b>	<b>\$ 22</b>	<b>\$ 22</b>	<b>\$ 22</b>	<b>221,382</b>	<b>\$ 342,763</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,030	(126,144)	171,136	30,052	49,676	125,750	7,864	
Fund Balance - Beginning	420,515	421,545	295,401	466,537	496,589	420,515		
<b>Fund Balance - Ending</b>	<b>\$ 421,545</b>	<b>\$ 295,401</b>	<b>\$ 466,537</b>	<b>\$ 496,589</b>	<b>\$ 546,265</b>	<b>546,265</b>	<b>\$ 7,864</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	2	-	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	2	-	N/A
Reserve Account	18	1,085	15	15	15	1,148	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	163	148	6	71	156	545	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	523	63,120	115,757	20,249	33,440	233,090	236,750	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 705</b>	<b>\$ 64,357</b>	<b>\$ 115,778</b>	<b>\$ 20,336</b>	<b>\$ 33,611</b>	<b>234,786</b>	<b>\$ 236,750</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	\$ -	65,000	\$ 65,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2017 Bonds (Phase 6)	-	84,988	-	-	-	84,988	168,838	50%
<b>Debt Service-Other Costs</b>								
Operating Transfers Out (To Other Funds)	18	1,085	15	15	15	1,148	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18</b>	<b>\$ 151,072</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>151,135</b>	<b>\$ 233,838</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	687	(86,715)	115,763	20,320	33,596	83,651	2,912	
Fund Balance - Beginning	274,845	275,532	188,817	304,580	324,901	274,845		
<b>Fund Balance - Ending</b>	<b>\$ 275,532</b>	<b>\$ 188,817</b>	<b>\$ 304,580</b>	<b>\$ 324,901</b>	<b>\$ 358,496</b>	<b>358,496</b>	<b>\$ 2,912</b>	



**Flowway Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 100,801	0%
<b>Interest Income</b>								
Interest Account	105	98	-	-	-	203	-	N/A
Sinking Account	-	-	-	-	-	-	-	N/A
Reserve Account	302	281	238	246	245	1,312	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	155	361	516	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	-	148,107	282,888	49,485	81,720	562,201	578,774	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 407</b>	<b>\$ 148,486</b>	<b>\$ 283,127</b>	<b>\$ 49,886</b>	<b>\$ 82,327</b>	<b>564,233</b>	<b>\$ 679,575</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 65,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	100,801	-	-	-	100,801	300,188	34%
<b>Debt Service-Other Costs</b>								
Operating Transfers Out (To Other Funds)	302	281	238	246	245	1,312	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 302</b>	<b>\$ 101,083</b>	<b>\$ 238</b>	<b>\$ 246</b>	<b>\$ 245</b>	<b>102,113</b>	<b>\$ 365,188</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	105	47,404	282,889	49,640	82,082	462,119	314,387	
Fund Balance - Beginning	390,312	390,417	437,821	720,710	770,349	390,312		
<b>Fund Balance - Ending</b>	<b>\$ 390,417</b>	<b>\$ 437,821</b>	<b>\$ 720,710</b>	<b>\$ 770,349</b>	<b>\$ 852,431</b>	<b>852,431</b>	<b>\$ 314,387</b>	

**Flowway Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>							
Construction Account	15	14	13	14	14	69	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
Operating Transfers In (From Other Funds)	27	1,600	22	22	22	1,693	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 42</b>	<b>\$ 1,614</b>	<b>\$ 35</b>	<b>\$ 36</b>	<b>\$ 36</b>	<b>\$ 1,762</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>							
Legal Services	-	-	-	-	-	\$ -	\$ -
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>							
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
Construction in Progress	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	42	1,614	\$ 35	\$ 36	\$ 36	\$ 1,762	-
Fund Balance - Beginning	14,378	14,420	\$ 16,034	\$ 16,069	\$ 16,105	14,378	-
<b>Fund Balance - Ending</b>	<b>\$ 14,420</b>	<b>\$ 16,034</b>	<b>\$ 16,069</b>	<b>\$ 16,105</b>	<b>\$ 16,140</b>	<b>\$ 16,140</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flowway Community Development District  
Capital Project Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>							
Construction Account	10	9	8	9	9	45	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
Operating Transfers In (From Other Funds)	18	1,085	15	15	15	1,148	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 1,094</b>	<b>\$ 23</b>	<b>\$ 24</b>	<b>\$ 24</b>	<b>\$ 1,192</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>							
Printing & Binding	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>							
Construction in Progress	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	\$ -	\$ -
<b>Underwriter's Discount</b>							
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	28	1,094	\$ 23	\$ 24	\$ 24	\$ 1,192	-
Fund Balance - Beginning	(166,922)	(166,894)	\$ (165,800)	\$ (165,777)	\$ (165,754)	(166,922)	-
<b>Fund Balance - Ending</b>	<b>\$ (166,894)</b>	<b>\$ (165,800)</b>	<b>\$ (165,777)</b>	<b>\$ (165,754)</b>	<b>\$ (165,730)</b>	<b>\$ (165,730)</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flowway Community Development District**  
**Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>							
Construction Account	0	1	1	1	1	4	-
Cost of Issuance	32	30	26	26	26	141	-
Retainage Account	1,076	1,004	849	878	877	4,685	-
<b>Debt Proceeds</b>							
Contributions from Private Sources		-	-	-	-	-	-
Operating Transfers In (From Other Funds)	302	281	238	246	245	1,312	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,411</b>	<b>\$ 1,316</b>	<b>\$ 1,113</b>	<b>\$ 1,152</b>	<b>\$ 1,149</b>	<b>\$ 6,142</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>							
Legal Services	-	-	-	-	-	\$ -	\$ -
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>							
Cost of Issuance	-	-	-	-	-	\$ -	\$ -
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,411	\$ 1,316	\$ 1,113	\$ 1,152	\$ 1,149	\$ 6,142	-
Fund Balance - Beginning	1,093,621	1,095,032	\$ 1,096,349	\$ 1,097,462	\$ 1,098,614	1,093,621	-
<b>Fund Balance - Ending</b>	<b>\$ 1,095,032</b>	<b>\$ 1,096,349</b>	<b>\$ 1,097,462</b>	<b>\$ 1,098,614</b>	<b>\$ 1,099,763</b>	<b>\$ 1,099,763</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

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*Flow Way Community Development District*

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*Financial Statements*

*March 31, 2020*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

*2900 NE 12th TERRACE*

*Suite 1*

*OAKLAND PARK, FLORIDA 33334*

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*Flow Way Community Development District*

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*JPWard & Associates, LLC*  
*2900 NE 12th Terrace*  
*Suite 1*  
*Oakland Park, Florida 33334*

**Flowway Community Development District  
Balance Sheet  
for the Period Ending March 31, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			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 Hatcher)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 607,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607,160
<b>Debt Service Fund</b>												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	289,387	-	-	-	-	1,529,468
Revenue	-	615,151	319,664	236,382	375,352	242,599	569,081	-	-	-	-	2,358,229
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	16,173	10,415	33,141	-	59,729
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	1,036,736	-	1,036,736
<b>Due from Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,529,194	3,529,194
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	18,125,806	18,125,806
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 607,160</b>	<b>\$ 1,154,151</b>	<b>\$ 565,852</b>	<b>\$ 400,783</b>	<b>\$ 549,941</b>	<b>\$ 360,974</b>	<b>\$ 858,468</b>	<b>\$ 16,173</b>	<b>\$ 10,415</b>	<b>\$ 1,069,877</b>	<b>\$ 21,655,000</b>	<b>\$ 27,248,793</b>

**Flowway Community Development District  
Balance Sheet  
for the Period Ending March 31, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt		
<b>Liabilities</b>													
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	(395,000)	(395,000)
Long Term	-	-	-	-	-	-	-	-	-	-	-	22,050,000	22,050,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	176,123	(30,916)	-	-	145,207
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 176,123</u>	<u>\$ (30,916)</u>	<u>\$ -</u>	<u>\$ 21,655,000</u>	<u>\$ 21,800,207</u>
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2019 (Unaudited)	-	934,631	466,536	318,860	420,515	360,974	390,312	14,378	(166,922)	1,093,621	-	-	3,832,906
Results from Current Operations	-	219,520	99,315	81,922	129,425	-	468,156	1,795	1,214	7,172	-	-	1,008,519
<b>Unassigned</b>													
Beginning: October 1, 2019 (Unaudited)	196,047	-	-	-	-	-	-	-	-	-	-	-	196,047
Results from Current Operations	411,113	-	-	-	-	-	-	-	-	-	-	-	411,113
<b>Total Fund Equity and Other Credits</b>	<u>\$ 607,160</u>	<u>\$ 1,154,151</u>	<u>\$ 565,852</u>	<u>\$ 400,783</u>	<u>\$ 549,941</u>	<u>\$ 360,974</u>	<u>\$ 858,468</u>	<u>\$ 16,173</u>	<u>\$ (165,708)</u>	<u>\$ 1,100,793</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,448,585</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 607,160</u>	<u>\$ 1,154,151</u>	<u>\$ 565,852</u>	<u>\$ 400,783</u>	<u>\$ 549,941</u>	<u>\$ 360,974</u>	<u>\$ 858,468</u>	<u>\$ 16,173</u>	<u>\$ 10,415</u>	<u>\$ 1,069,877</u>	<u>\$ 21,655,000</u>	<u>\$ -</u>	<u>\$ 27,248,793</u>



**Flowway Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	1,190	143,612	263,374	46,072	76,083	5,285	535,616	538,391	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,190</b>	<b>\$ 143,612</b>	<b>\$ 263,374</b>	<b>\$ 46,072</b>	<b>\$ 76,083</b>	<b>\$ 5,285</b>	<b>535,616</b>	<b>\$ 538,391</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's Fees	-	-	-	-	-	400	400	2,400	17%
<b>Executive</b>									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	-	-	-	-	4,400	0%
Accounting Services	1,000	1,000	1,000	1,000	1,000	1,000	6,000	16,000	38%
Assessment Roll Services	667	-	667	667	667	667	3,333	16,000	21%
Arbitrage Rebate Services	-	-	-	500	500	-	1,000	3,000	33%
<b>Other Contractual Services</b>									
Recording and Transcription	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	672	-	-	-	-	672	7,500	9%
Trustee Services	-	-	3,450	8,036	-	-	11,485.63	21,400	54%
Dissemination Agent Services	5,500	667	-	-	-	-	6,167	17,000	36%
Property Appraiser Fees	-	15,610	-	-	-	-	15,610	4,000	390%

**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Bank Services	-	2	-	-	-	-	2	400	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	46	-	233	61	-	111	451	600	75%
<b>Rentals &amp; Leases</b>									
Meeting Room Rental	-	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	50	50	50	50	50	50	300	3,000	10%
<b>Insurance</b>	-	6,193	-	-	-	-	6,193	6,100	102%
<b>Printing &amp; Binding</b>	73	-	-	-	406	494	973	750	130%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>									
Legal - General Counsel	-	-	228	780	-	-	1,008	10,000	10%
Legal - Series 2013 Bonds	-	-	-	-	-	-	-	-	N/A
Boundary Expansion	-	-	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	-	-	-	-	-	-	N/A
Legal - Series 2017(Phase 6)	-	-	-	-	-	-	-	-	N/A
Requisitions	-	-	-	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>									
Engineering Services - General Fund	-	-	-	-	-	-	-	2,000	0%
Environmental Preserves - Engineering	-	-	-	-	-	-	-	-	N/A
Task 1 - Bid Documents	-	-	-	-	-	1,438	1,438	-	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%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	1,000	0%

**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	-	-	-	-	-	3,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>									
Environmental Engineering-Mitigation Area	-	-	-	-	-	-	-	-	N/A
<b>Preserve Area Maintenance</b>									
Wading Bird Foraging Areas	-	-	-	-	-	1,523	1,523	1,523	100%
Internal Preserves	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	33,215	33,215	33,215	100%
Northern Preserve Area 1	-	-	14,560	-	-	-	14,560	64,560	23%
Northern Preserve Area 2	-	-	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	2,500	0%
<b>Reserves for Future Operations</b>									
Future Operations/Restorations	-	-	-	-	-	-	-	119,450	0%
<b>Intragovernmental Transfer Out</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>10,844</b>	<b>27,527</b>	<b>23,520</b>	<b>14,427</b>	<b>5,956</b>	<b>42,230</b>	<b>124,504</b>	<b>538,391</b>	<b>23%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 10,844</b>	<b>\$ 27,527</b>	<b>\$ 23,520</b>	<b>\$ 14,427</b>	<b>\$ 5,956</b>	<b>\$ 42,230</b>	<b>\$ 124,504</b>	<b>\$ 538,391</b>	<b>23%</b>
Net Increase/ (Decrease) in Fund Balance	(9,654)	116,086	239,854	31,645	70,127	(36,945)	411,113	-	
Fund Balance - Beginning	196,047	186,394	302,479	542,334	573,978	644,105	196,047	-	
<b>Fund Balance - Ending</b>	<b>\$ 186,394</b>	<b>\$ 302,479</b>	<b>\$ 542,334</b>	<b>\$ 573,978</b>	<b>\$ 644,105</b>	<b>\$ 607,160</b>	<b>607,160</b>	<b>\$ -</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>									
Interest Account	-	6	-	-	-	-	6	8	73%
Sinking Fund	-	3	-	-	-	-	3	-	N/A
Reserve Account	83	4,940	67	69	68	62	5,289	1,600	331%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	413	376	64	215	408	400	1,877	975	193%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	1,192	143,758	263,640	46,118	76,160	5,290	536,157	539,344	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,687</b>	<b>\$ 149,083</b>	<b>\$ 263,771</b>	<b>\$ 46,402</b>	<b>\$ 76,637</b>	<b>\$ 5,753</b>	<b>543,333</b>	<b>\$ 541,927</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2013 Bonds	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2013 Bonds	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2013 Bonds	-	213,813	-	-	-	-	213,813	424,325	50%
<b>Operating Transfers Out (To Other Funds)</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 323,813</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>323,813</b>	<b>\$ 534,325</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,687	(174,730)	263,771	46,402	76,637	5,753	219,520	7,602	
Fund Balance - Beginning	934,631	936,319	761,589	1,025,360	1,071,762	1,148,399	934,631		
<b>Fund Balance - Ending</b>	<b>\$ 936,319</b>	<b>\$ 761,589</b>	<b>\$ 1,025,360</b>	<b>\$ 1,071,762</b>	<b>\$ 1,148,399</b>	<b>\$ 1,154,151</b>	<b>1,154,151</b>	<b>\$ 7,602</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>									
Interest Account	-	2	-	-	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	-	2	-	N/A
Reserve Account	38	2,256	31	31	31	28	2,416	550	439%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	230	210	53	126	217	211	1,047	300	349%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	565	68,187	125,050	21,875	36,124	2,509	254,310	255,873	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>									
Debt Proceeds	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 833</b>	<b>\$ 70,658</b>	<b>\$ 125,134</b>	<b>\$ 22,032</b>	<b>\$ 36,373</b>	<b>\$ 2,749</b>	<b>257,778</b>	<b>\$ 256,723</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2015 Bonds (Phase 3)	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2015 Bonds (Phase 3)	-	88,463	-	-	-	-	88,463	175,438	50%
<b>Operating Transfers Out (To Other Funds)</b>									
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 158,463</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>158,463</b>	<b>\$ 245,438</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	833	(87,804)	125,134	22,032	36,373	2,749	99,315	11,285	
Fund Balance - Beginning	466,536	467,369	379,565	504,699	526,730	563,103	466,536	-	
<b>Fund Balance - Ending</b>	<b>\$ 467,369</b>	<b>\$ 379,565</b>	<b>\$ 504,699</b>	<b>\$ 526,730</b>	<b>\$ 563,103</b>	<b>\$ 565,852</b>	<b>565,852</b>	<b>\$ 11,285</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>									
Interest Account	-	2	-	-	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	-	2	-	N/A
Reserve Account	25	1,484	20	21	21	19	1,589	500	318%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	161	147	18	78	155	153	711	400	178%
General Redemption Account	0	0	0	0	0	0	2	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	478	57,619	105,668	18,484	30,525	2,120	214,895	216,250	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 664</b>	<b>\$ 59,254</b>	<b>\$ 105,706</b>	<b>\$ 18,583</b>	<b>\$ 30,701</b>	<b>\$ 2,292</b>	<b>217,200</b>	<b>\$ 217,150</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2015 Bonds (Phase 4)	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	55,000	\$ 55,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2015 Bonds (Phase 4)	-	80,278	-	-	-	-	80,278	159,456	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 135,278</b>	<b>\$ -</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>135,278</b>	<b>\$ 214,456</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	664	(76,024)	105,706	18,583	30,701	2,292	81,922	2,694	
Fund Balance - Beginning	318,860	319,525	243,500	349,206	367,789	398,491	318,860		
<b>Fund Balance - Ending</b>	<b>\$ 319,525</b>	<b>\$ 243,500</b>	<b>\$ 349,206</b>	<b>\$ 367,789</b>	<b>\$ 398,491</b>	<b>\$ 400,783</b>	<b>400,783</b>	<b>\$ 2,694</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>									
Interest Account	-	3	-	-	-	-	3	2	171%
Sinking Fund	-	3	-	-	-	-	3	-	N/A
Reserve Account	27	1,600	22	22	22	20	1,713	345	497%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	257	233	22	120	245	242	1,119	220	509%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	773	93,305	171,114	29,933	49,431	3,433	347,989	350,060	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,057</b>	<b>\$ 95,145</b>	<b>\$ 171,158</b>	<b>\$ 30,074</b>	<b>\$ 49,698</b>	<b>\$ 3,695</b>	<b>350,827</b>	<b>\$ 350,627</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2016 Bonds (Phase 5)	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	95,000	\$ 95,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2016 Bonds (Phase 5)	-	124,689	-	-	-	-	124,689	247,763	50%
Operating Transfers Out (To Other Funds)	27	1,600	22	22	22	20	1,713	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 27</b>	<b>\$ 221,289</b>	<b>\$ 22</b>	<b>\$ 22</b>	<b>\$ 22</b>	<b>\$ 20</b>	<b>221,402</b>	<b>\$ 342,763</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,030	(126,144)	171,136	30,052	49,676	3,675	129,425	7,864	
Fund Balance - Beginning	420,515	421,545	295,401	466,537	496,589	546,265	420,515		
<b>Fund Balance - Ending</b>	<b>\$ 421,545</b>	<b>\$ 295,401</b>	<b>\$ 466,537</b>	<b>\$ 496,589</b>	<b>\$ 546,265</b>	<b>\$ 549,941</b>	<b>549,941</b>	<b>\$ 7,864</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>									
Interest Account	-	2	-	-	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	-	2	-	N/A
Reserve Account	18	1,085	15	15	15	14	1,161	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	163	148	6	71	156	155	700	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	523	63,120	115,757	20,249	33,440	2,323	235,412	236,750	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 705</b>	<b>\$ 64,357</b>	<b>\$ 115,778</b>	<b>\$ 20,336</b>	<b>\$ 33,611</b>	<b>\$ 2,491</b>	<b>237,278</b>	<b>\$ 236,750</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	65,000	\$ 65,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2017 Bonds (Phase 6)	-	84,988	-	-	-	-	84,988	168,838	50%
<b>Debt Service-Other Costs</b>									
Operating Transfers Out (To Other Funds)	18	1,085	15	15	15	14	1,161	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18</b>	<b>\$ 151,072</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 14</b>	<b>151,149</b>	<b>\$ 233,838</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	687	(86,715)	115,763	20,320	33,596	2,478	86,129	2,912	
Fund Balance - Beginning	274,845	275,532	188,817	304,580	324,901	358,496	274,845		
<b>Fund Balance - Ending</b>	<b>\$ 275,532</b>	<b>\$ 188,817</b>	<b>\$ 304,580</b>	<b>\$ 324,901</b>	<b>\$ 358,496</b>	<b>\$ 360,974</b>	<b>360,974</b>	<b>\$ 2,912</b>	



**Flowway Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 100,801	0%
<b>Interest Income</b>									
Interest Account	105	98	-	-	-	-	203	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	302	281	238	246	245	219	1,532	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	155	361	361	877	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	-	148,107	282,888	49,485	81,720	5,676	567,877	578,774	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 407</b>	<b>\$ 148,486</b>	<b>\$ 283,127</b>	<b>\$ 49,886</b>	<b>\$ 82,327</b>	<b>\$ 6,257</b>	<b>570,489</b>	<b>\$ 679,575</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 65,000	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	100,801	-	-	-	-	100,801	300,188	34%
<b>Debt Service-Other Costs</b>									
Operating Transfers Out (To Other Funds)	302	281	238	246	245	219	1,532	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 302</b>	<b>\$ 101,083</b>	<b>\$ 238</b>	<b>\$ 246</b>	<b>\$ 245</b>	<b>\$ 219</b>	<b>102,333</b>	<b>\$ 365,188</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	105	47,404	282,889	49,640	82,082	6,037	468,156	314,387	
Fund Balance - Beginning	390,312	390,417	437,821	720,710	770,349	852,431	390,312		
<b>Fund Balance - Ending</b>	<b>\$ 390,417</b>	<b>\$ 437,821</b>	<b>\$ 720,710</b>	<b>\$ 770,349</b>	<b>\$ 852,431</b>	<b>\$ 858,468</b>	<b>858,468</b>	<b>\$ 314,387</b>	

**Flowway Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>								
Construction Account	15	14	13	14	14	12	82	-
Cost of Issuance	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>								
Operating Transfers In (From Other Funds)	27	1,600	22	22	22	20	1,713	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 42</b>	<b>\$ 1,614</b>	<b>\$ 35</b>	<b>\$ 36</b>	<b>\$ 36</b>	<b>\$ 32</b>	<b>\$ 1,795</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>								
Printing & Binding	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>								
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>								
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>								
<b>Construction in Progress</b>								
<b>Cost of Issuance</b>								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	42	1,614	\$ 35	\$ 36	\$ 36	\$ 32	\$ 1,795	-
Fund Balance - Beginning	14,378	14,420	\$ 16,034	\$ 16,069	\$ 16,105	\$ 16,140	14,378	-
<b>Fund Balance - Ending</b>	<b>\$ 14,420</b>	<b>\$ 16,034</b>	<b>\$ 16,069</b>	<b>\$ 16,105</b>	<b>\$ 16,140</b>	<b>\$ 16,173</b>	<b>\$ 16,173</b>	<b>\$ -</b>

**Flowway Community Development District  
Capital Project Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>								
Construction Account	10	9	8	9	9	8	53	-
Cost of Issuance	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>								
Operating Transfers In (From Other Funds)	18	1,085	15	15	15	14	1,161	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 1,094</b>	<b>\$ 23</b>	<b>\$ 24</b>	<b>\$ 24</b>	<b>\$ 22</b>	<b>\$ 1,214</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>								
Printing & Binding	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>								
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>								
Water-Sewer Combination-Construction	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>								
Construction in Progress	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>								
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	28	1,094	\$ 23	\$ 24	\$ 24	\$ 22	\$ 1,214	-
Fund Balance - Beginning	(166,922)	(166,894)	\$ (165,800)	\$ (165,777)	\$ (165,754)	\$ (165,730)	(166,922)	-
<b>Fund Balance - Ending</b>	<b>\$ (166,894)</b>	<b>\$ (165,800)</b>	<b>\$ (165,777)</b>	<b>\$ (165,754)</b>	<b>\$ (165,730)</b>	<b>\$ (165,708)</b>	<b>\$ (165,708)</b>	<b>\$ -</b>

**Flowway Community Development District  
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>								
Construction Account	0	1	1	1	1	22	26	-
Cost of Issuance	32	30	26	26	26	3	144	-
Retainage Account	1,076	1,004	849	878	877	785	5,470	-
<b>Debt Proceeds</b>								
Contributions from Private Sources	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	302	281	238	246	245	219	1,532	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,411</b>	<b>\$ 1,316</b>	<b>\$ 1,113</b>	<b>\$ 1,152</b>	<b>\$ 1,149</b>	<b>\$ 1,030</b>	<b>\$ 7,172</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>								
Legal Services	-	-	-	-	-	-	\$ -	\$ -
<b>Legal - Series 2019 Bonds (Ph 7, Ph 8 &amp; Hatcher)</b>								
Capital Outlay	-	-	-	-	-	-	\$ -	\$ -
Water-Sewer Combination-Construction	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>								
Cost of Issuance	-	-	-	-	-	-	-	\$ -
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,411	\$ 1,316	\$ 1,113	\$ 1,152	\$ 1,149	\$ 1,030	\$ 7,172	-
Fund Balance - Beginning	1,093,621	1,095,032	\$ 1,096,349	\$ 1,097,462	\$ 1,098,614	\$ 1,099,763	1,093,621	-
<b>Fund Balance - Ending</b>	<b>\$ 1,095,032</b>	<b>\$ 1,096,349</b>	<b>\$ 1,097,462</b>	<b>\$ 1,098,614</b>	<b>\$ 1,099,763</b>	<b>\$ 1,100,793</b>	<b>\$ 1,100,793</b>	<b>\$ -</b>

March 2, 2020

Ronald E. Miller

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Naples. FL. 34119

816-507-0164

Ronmiller052645@gmail.com

Sheryl Palmer

Chief Executive Officer

Taylor Morrison Corporation

4900 North Scottsdale Road, Suite 2000

Scottsdale, AZ. 85251

Ms. Palmer:

I am writing this letter to bring your awareness to a serious matter which exists within the TM Esplanade Golf and Country Club of Naples. I hope you can assist to bring resolution to this matter.

I am a resident of the community. I also happen to be a Board member of the Flow Way Community Development District (CDD). As such, I have some knowledge of the situation which I can share with you.

The land associated with this development was subjected to a long litigation wherein several environmental agencies attempted to prevent any development. The matter was ultimately settled years ago by a US District Court decision which permitted the development to proceed. Many issues were addressed in that decision. A key part of the decision to allow the development to proceed was strict requirements regarding the creation, mitigation and maintenance of approximately 1,089 acres of permanent "external preserves". The detailed requirements as stipulated by the court are specified in the permits of various permitting agencies including the Army Corps of Engineers (Corps), US Fish and Wildlife Service (USFWS), and South Florida Water Management District (SFWMD). All of these permits contain the same permit requirements. The Corps seems to be the lead agency. TM is the Permittee.

The permits require the permittee to mitigate and maintain the external preserves up to a certain success criteria and then ~~transfer~~ convey these preserves to Corkscrew Regional Ecosystem Watershed (CREW) or other land conservation agency with permanent funding to maintain these preserves in perpetuity. That has not happened.

TM created a CDD to assist in the development and financing of certain infrastructure. This is a typical situation in Florida. What is not typical are two transactions, 2015 and 2018, wherein TM conveyed these preserves to the CDD through the TM controlled CDD Board, not to CREW or other land

conservation agency, and without the required permit(s) approval and without the court ordered non-wasting escrow fund. In addition, these premature conveyances have been in advance of meeting the mitigation and maintenance success criteria. The fact that this conveyance was premature was verified by a legal opinion requested by the CDD.

These actions have shifted the TM permit obligations to the CDD and its constituent residents. The TM controlled CDD Board has been assessing the residents for its obligations and has not provided the permanent funding which is required to be provided to CREW or other land conservation agency. In addition, while the CDD has certain broad powers under Florida statutes, it is not chartered as a land conservation agency.

Two residents were elected to the CDD Board in November, 2018. These members have attempted to rectify this situation but have been out voted by the continued TM Board majority. To justify TM's past actions, TM petitioned the Corps to retroactively modify the permit to cure these inappropriate past actions. The Corps has rejected this petition advising TM to honor its permit obligations. Further, such a petition would not change the District Court ruling.

The resident members again attempted to rectify this situation in the February Board meeting. The current Board has become dysfunctional. A TM Board member has resigned. The remaining Board members cannot agree on a replacement to fill the unexpired vacant seat. The Board should resume functionality in November when the residents are permitted to elect four of the five Board seats.

The future Board members will have a dilemma to face. Board members must act in a fiduciary capacity in the best interests of the CDD and its residents. I believe those future Board members will find it difficult to assess the residents for TM's financial obligations. Let's attempt to put some financial perspective on this matter.

In December, I met with the Executive Committee of CREW to discuss the potential future TM offer to CREW of the preserves with the required permanent fund. A TM consultant represented TM in that meeting. When CREW asked about the amount of the funding, he replied with an estimate of \$4 million based upon his estimate of the maintenance cost and a 5% interest rate. Given that 30 year Treasury rates are only 2%, that likely correlates into a \$10 million fund. The actual amount will ultimately need to be determined, I am only putting perspective on the matter. In addition, there is the matter of past mitigation and maintenance expenses which are the responsibility of TM and have unjustly been paid by the residents of Esplanade through their CDD billings.

The aforementioned is a huge issue for the CDD. It represents an unfunded liability. If and when booked into the CDD financial statement, it would render the CDD insolvent. This could result in the CDD temporarily defaulting on its bond debt service payments. I suggest temporary because an issue of this magnitude will likely find a solution.

Sadly I regret to say that a TM Board member in the February meeting intimated reprisals to the community residents via HOA actions. HOA actions do not come before the CDD, it is a separate Florida public agency with elected officials.

I ask that you take quick action to meet TM's financial obligations.

Sincerely:

Ronald E. Miller

Copy:

Barbara Kinninmonth

Division President

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In two separate transactions, 2015 and 2018, the