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*JPWard and Associates LLC*

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*TOTAL Commitment to Excellence*

## *Flow Way*

*Community Development District*

*Board of Supervisors*

*July 18, 2019*



*Visit our web site at: [www.flowwaycdd.org](http://www.flowwaycdd.org)*

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

July 10, 2019

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, July 18, 2019 at 1:00 p.m.** at the **offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

1. Call to Order & Roll Call.
2. Consideration of Minutes.
  - a) June 20, 2019 Regular Meeting Minutes
3. Discussion of Cheffy Passidomo legal opinion regarding the preserves.
4. Staff Reports
  - a) District Attorney
  - b) District Engineer
  - c) District Manager
    - I. Financial Statements June 30, 2019 (Unaudited)
5. Supervisor's Request and Audience Comments
6. Adjournment

The second order of business is the consideration of the minutes for June 20, 2019 Regular Meeting Minutes.

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The third order of business is discussion of Cheffy Passidomo legal opinion regarding the preserves.

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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.

**Flow Way Community Development District**



James P. Ward  
District Manager

**AnMINUTES 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, June 20, 2019 at 1:00 p.m. at the offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

**Present and constituting a quorum:**

Drew Miller	Chairperson
John Wollard	Vice Chairperson
Tim Martin	Assistant Secretary
Ronald Miller (phone)	Assistant Secretary
Tom Kleck	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Counsel
Jeremy Fireline	District Engineer
Misty Taylor	Bryant, Miller, Olive
Tim Hall	Turrell, Hall and Associates
Jackie Larocque	Waldrop Engineering

**Audience:**

Ed Staley

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 1:09 p.m. and all members of the Board were present at roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**May 16, 2019 Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections or deletions for the May 16, 2019 Regular Meeting Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. Tim Martin, seconded by Mr. John Wollard, and with all in favor, the Minutes from the May 16, 2019 Regular Meeting were accepted.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2019-10**

**CONSIDERATION OF RESOLUTION 2019-10 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Ward stated Resolution 2019-10 was the start of the final stage of the special assessment process for Flow Way CDD for the remaining land to be developed by Taylor Morrison within the context of the District itself. He noted this was a two step process and described the process for the newer Board Members, which included declaration of special assessments, determination of assessment cost, Public Hearing, followed by finalization of the special assessments, and bond issuance.

Mr. Jeremy Fireline stated he and Jackie Larocque were with Waldrop Engineering. He stated he prepared an Engineer's Report which was in support of the series 2019 bond issuance. He stated the total cost of Phase 8 of the development was just under \$11.5 million dollars and included portions of the surface water management system, the potable water system, wastewater system, irrigation, exterior landscaping, buffering around the community, off-site improvements, environmental mitigation, professional fees and permits required. He reported these were public infrastructure improvements and were a portion of an overall master plan for the community. He explained how the costs were estimated. He reported Waldrop Engineering felt the improvements were necessary and sufficient to provide the benefit to the District, were consistent with local permitting guidelines, and were consistent with other residential communities.

Discussion ensued regarding the location of Phase 8, the maps which illustrated Phase 8, and the main street into Esplanade being located within the District, but not being a financed improvement because this was a gated community and as such the road was private and not financed with District bonds.

Mr. Ed Staley asked about off-site improvements. Mr. Fireline responded off-site improvements included roadway improvements which did not lie within the District boundaries, but were necessary to serve the development and District as a whole.

Mr. Ward explained special assessment methodology, which took the costs associated with the project and added the preliminary financing costs to determine an estimated par amount of bonds. He explained initially all the assessments were levied on an unplatted acre basis, and as property was developed the unplatted acre was assigned according to how it was developed as single family, multifamily, etc. He noted his report included Phase 7, with 36 multifamily units, on page 30 of the report, and included the Hatcher Property Annexation which had 34 single family units (page 31). He reported when the bonds were issued the funds for the annexed property would be segregated into a separate bank account. He noted if the Hatcher Property was never annexed into the District the proceeds would be utilized to call bonds within a 12 month period of time after issuance. He explained the Total Paydown (found on page 27). He stated the estimated bond issue amount, at this point, was roughly \$10,450,000 dollars based on an interest rate of 5%. He noted these numbers would change in a good way, as the market was trending down.

Mr. Ward noted Resolution 2019-10 declared the special assessments and indicated location, nature and estimated cost of the improvements, etc. Mr. Greg Urbancic distributed an amended copy of the Resolution which reflected the total estimated cost as pulled from the updated methodology (\$11,491,810.93 dollars) out of which \$8,716,610.93 dollars would be financed, defraying approximately \$10,450,000 dollars in assessments. He asked the Board to adopt revised Resolution 2019-10

**On MOTION made by Mr. Drew Miller, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-10 was adopted as revised above and the Chair was authorized to sign.**

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-11**

**CONSIDERATION OF RESOLUTION 2019-11 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON TUESDAY, JULY 25, 2019 AT 1:00 P.M. AT THE OFFICES OF COLEMAN, YOVANOVICH & KOESTER, P.A., 4001 TAMIAMI TRAIL NORTH, SUITE 300, NAPLES, FLORIDA 34103, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Ward stated Resolution 2019-11 set the Public Hearing for Thursday, July 25, 2019 at 1:00 p.m. and set in place a procedure of notification to all property owners within the assessment (identified on page 32 of the report). Mr. Ronald Miller asked if the Board Members were required to attend the Public Hearing. Mr. Ward responded in the affirmative; a quorum was required. He noted Mr. Ronald Miller was permitted to call in to the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-11 was adopted as above and the Chair was authorized to sign.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-12**

**CONSIDERATION OF RESOLUTION 2019-12 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES AND PROCEDURES RELATING TO THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

Mr. Ward reported Resolution 2019-12 adopted a set of policies and procedures for the Board's consideration with respect to how Board Meetings were to be conducted. He noted when many individuals spoke at the same time or when an individual did not identify themselves prior to speaking, it was impossible to record accurate minutes. He reported these policies were standard protocol for governmental agencies. He gave examples of protocol which included the chairperson or presiding officer recognizing an individual wished to speak, requiring a speaker's name for the record, and limiting public comments to a maximum of three minutes per any one item and three minutes total for any non-agenda item. He stated the Board may or may not choose to respond to the public regarding any item. He noted these rules applied to Board and the public, but primarily was written for the public audience. He stated the Agenda would change to reflect addition of a Public Comments portion.

**On MOTION made by Mr. Tim Martin, seconded by Mr. Drew Miller, and with all in favor, Resolution 2019-12 was adopted as above and the Chair was authorized to sign.**

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-13**

**CONSIDERATION OF RESOLUTION 2019-13 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-17 WHICH RESOLUTION, AMONG OTHER THINGS, DECLARED SPECIAL ASSESSMENTS AND THE MANNER IN WHICH SAID SPECIAL ASSESSMENTS WOULD BE MADE, AND CALLED FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Ward reported Resolution 2019-13 rescinded all actions as related to Resolution 2018-17 which in essence was the same as Resolution 2019-10. He explained this was being done to clean up the record.

**On MOTION made by Mr. John Wollard, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-13 was adopted as above and the Chair was authorized to sign.**

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-14**

**CONSIDERATION OF RESOLUTION 2019-14 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-18 WHICH RESOLUTION, AMONG OTHER THINGS, SET A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Ward reported Resolution 2019-14 rescinded all actions as related to Resolution 2018-18 which in essence was the same as Resolution 2019-11. He explained this was being done to clean up the record.

**On MOTION made by Mr. Drew Miller, seconded by Mr. Tim Martin, and with all in favor, Resolution 2019-14 was adopted as above and the Chair was authorized to sign.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-15**

**CONSIDERATION OF RESOLUTION 2019-15 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$[11,000,000] AGGREGATE PRINCIPAL AMOUNT OF ITS FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019 (PHASE 7 AND PHASE 8 PROJECTS), IN ONE OR MORE SERIES (THE "SERIES 2019 BONDS"); DETERMINING CERTAIN DETAILS OF THE SERIES 2019 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SIXTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2019 BONDS; APPOINTING THE UNDERWRITER; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE SERIES 2019 BONDS AND AWARDING THE SERIES 2019 BONDS TO THE UNDERWRITER NAMED THEREIN PURSUANT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2019 BONDS AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT AND THE APPOINTMENT OF A DISSEMINATION AGENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AN ASSIGNMENT AGREEMENT, AND A COMPLETION AGREEMENT; PROVIDING FOR THE APPLICATION OF SERIES 2019 BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2019 BONDS; MAKING CERTAIN DECLARATIONS; APPOINTING A TRUSTEE; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY SYSTEM; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

Ms. Misty Taylor with Bryant, Miller, Olive stated Resolution 2019-15 was a Bond Delegation Resolution. She explained when this District was formed a Master Bond Resolution was adopted which approved bonds to be issued over time, not to exceed a certain amount. She noted several series of the bonds in the Master Bond Resolution had been issued, with this being the final series. She reported the resolution authorized the financing team to implement the transaction and approved the various documents which were needed. She briefly reviewed said documents, which included a Trust Indenture, Underwriter Contract, Offering Memorandum, Continuing Disclosure Agreement, and various ancillary documents which included an Acquisition Agreement, True-up Agreement, Completion Agreement, and Collateral Assignment. She stated Resolution 2019-15 would delegate to the Chair the ability to sign various documents, particularly the Bond Purchase Contract.



**On MOTION made by Mr. Tim Martin, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-15 was adopted as above and the Chair was authorized to sign.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-16**

**CONSIDERATION OF RESOLUTION 2019-16 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FOR PHASE 5, PARCEL I FROM THE DEVELOPER, TAYLOR MORRISON ESPLANADE NAPLES, LLC AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Ward stated there were circumstances in which the District needed to acquire certain utility facilities identified in an Engineer's Report to the District in advance of bond issuance and issue a Promissory Note to the Developer for the cost of the infrastructure associated with the utility facilities subject to the issuance of the debt. He noted Resolution 2019-16 included the Bills of Sale and Warranty Deeds from Taylor Morrison, Esplanade, Naples, LLC to Flow Way CDD and also the Warranty Deed and Bill of Sale from the CDD to Collier County, along with a Promissory Note to codify the financial part of the transaction which occurred at the time of bond issuance.

**On MOTION made by Mr. Tom Kleck, seconded by Mr. Drew Miller, and with all in favor, Resolution 2019-16 was adopted as above and the Chair was authorized to sign.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-17**

**CONSIDERATION OF RESOLUTION 2019-17 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FOR PARCEL K3 AND K4 FROM THE DEVELOPER, TAYLOR MORRISON ESPLANADE NAPLES, LLC AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Ward reported Resolution 2019-17 was the same as Resolution 2019-16, but for a different location. He called for a motion.

**On MOTION made by Mr. Drew Miller, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-17 was adopted as above and the Chair was authorized to sign.**

**ELEVENTH ORDER OF BUSINESS****Staff Reports****Staff Reports****a) District Attorney**

There was no Report from the District Attorney.

**b) District Engineer**

There was no Report from the District Engineer.

**c) District Manager****I. Financial Statements May 31, 2019 (Unaudited)**

There were no questions or comments regarding the unaudited Financial Statements of May 31, 2019.

**II. Update on Cheffy Passidomo retention and status of legal opinion on Preserves.**

Mr. Ward stated Cheffy Passidomo which was the law firm retained for the legal opinion relative to the preserve area would be on the Agenda for next month's Meeting. He noted he had several conversations with Cheffy Passidomo and understood Cheffy Passidomo was doing due diligence in regards to research and discovery. He stated he looked forward to hearing the presentation.

**III. Update by Tim Hall (Turrell and Associates) on the operations of the preserves.**

He asked Mr. Tim Hall to give an update on the preserves. Mr. Tim Hall with Turrell, Hall and Associates reported the preserve area was broken down into five different areas as per the Water Management District (WMD) permitting reviews. He reported overall the preserves were in good condition; the contractor, in terms of maintenance, had made his way through the wading bird foraging areas, the internal preserves, the western preserve, and was approximately three quarters of the way through the northern preserves. He stated the internal preserve district (within the development boundary) just received the final sign-off from the WMD which meant, while continued maintenance was still required, the WMD no longer required submission of a written monitoring report for the internal preserve. He noted the wading bird preserve area required two more years of monitoring reports, the western preserve required three more years of monitoring reports, and areas 4 and 5 (northern preserves and section 11 preserves) required another four years of monitoring reports to be submitted to the Water Management District.

Mr. Ron Miller asked if "original mitigation" which he defined as removal of all exotic species (such as melaleuca trees) was completed throughout the entire preserves. He asked if "maintenance mitigation" had been entered. Mr. Hall explained there were four types of mitigation: 1) preservation of the land through a conservation easement (which was

completed); 2) removal of exotics (which was completed); 3) habitat restoration of the areas negatively impacted by exotics removal; and 4) keeping the preservation clear of exotics in perpetuity. He stated the reestablishment of the native habitat was underway naturally; no supplemental plantings were required at this time. He stated keeping the preserves clear of exotics in perpetuity was considered part of maintenance; however, the first few years after initial clearing of exotics this was at a higher cost due to growth of unseen seeds and seedlings, but as time passed the cost for this type of maintenance would be reduced.

Mr. Ron Miller noted there were several documents which indicated Taylor Morrison was responsible to provide a permanent escrow account to provide funding for the continued maintenance of the preserves. He noted specifically the Turrell, Hall and Associates reports indicated the preserves were to be turned over to an environmental agency and Taylor Morrison was to provide the funding. He asked what might have prompted Turrell, Hall and Associates to include this in its reports. Mr. Hall responded at the time the project was initially going through the permitting process, the district and the court were not excited about the idea of the preserves going to a home owner's associations because of compliance issues and the inability of an HOA to maintain a large preserve area. He stated all the documents he wrote signified the preserves would be "offered to" not "given to" the environmental agencies because there was no guarantee at the time that any environmental agency would accept the preserves. He stated the escrow account was to be set aside if the preserves were given to an entity such as CREW which did not have the ability to levy funds and could not afford to finance preserve maintenance. He reported since that time the agencies involved had become more comfortable with entities like CDDs managing preserves. He stated once the preserves became "clean" which would be in four years, the preserves could be offered to CREW, but it would be the responsibility of whichever entity was currently responsible for the preserves to finance preserve maintenance.

Mr. Drew Miller reported Tim Turrell, as well as Lewis, Longman and Walker, had been hired to modify the permits to state the CDD would maintain ownership in perpetuity. He noted this process could take up to a year to complete.

Mr. Ron Miller stated he looked forward to hearing from Cheffy Passidomo next month. He discussed the documents which indicated Taylor Morrison was required to hold an escrow account in perpetuity for preserve maintenance. He stated he did not believe this could be changed and felt Taylor Morrison was permanently responsible for maintenance financing, unless Taylor Morrison took the case to court for appeal.

Discussion ensued regarding the differing court cases, the language used in the cases, and learning more about this at next month's meeting.

## **TWELVTH ORDER OF BUSINESS**

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

Mr. Ed Staley asked if it was a generally accepted practice for the developer to turn over the preserves to the CDD once the first two phases of mitigation were completed. He asked at what point it was appropriate for the turn over to occur. Mr. Hall responded this varied widely and turn over from the

developer to the development could happen at any time. He stated the responsible party (for the preserves) was required to be compliant with the permit.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 2:07 p.m.

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

Flow Way Community Development District

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

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Andrew Miller, Chairperson

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*Flow Way Community Development District*

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*Financial Statements*

*June 30, 2019*



*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 June 30, 2019**

	Governmental Funds										Totals (Memorandum Only)	
	General Fund	Debt Service Funds					Capital Project Fund			Account Groups		
		Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	General Long Term Debt		
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 356,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,844
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	-	-	-	-	-	1,240,081
Revenue	-	393,913	219,420	153,816	245,031	155,901	-	-	-	-	-	1,168,080
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
General Redemption Account	-	-	-	2,468	-	-	-	-	-	-	-	2,468
Construction	-	-	-	-	-	-	-	14,236	9,106	-	-	23,342
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
<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	-	-	-	-	-	-	-	-	-	2,410,628	-	2,410,628
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	20,029,372	-	20,029,372
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 356,844</b>	<b>\$ 932,913</b>	<b>\$ 465,608</b>	<b>\$ 318,213</b>	<b>\$ 419,620</b>	<b>\$ 274,276</b>	<b>\$ -</b>	<b>\$ 14,236</b>	<b>\$ 9,106</b>	<b>\$ 22,440,000</b>	<b>\$ -</b>	<b>\$ 25,230,815</b>

**Flowway Community Development District  
Balance Sheet  
for the Period Ending June 30, 2019**

	Governmental Funds									Account Groups	Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Project Fund						
		Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)		
<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	-	-	-	-	-	-	-	-	-	390,000	390,000
Long Term	-	-	-	-	-	-	-	-	-	22,050,000	22,050,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	176,123	-	176,123
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,440,000</u>	<u>\$ 22,616,123</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 (Audited)	-	919,789	443,275	307,103	410,092	118,377	2,589	13,814	(167,301)	-	2,047,737
Results from Current Operations	-	13,124	22,333	11,110	9,528	155,899	(2,589)	422	285	-	210,111
<b>Unassigned</b>											
Beginning: October 1, 2018 (Audited)	50,794	-	-	-	-	-	-	-	-	-	50,794
Results from Current Operations	306,050	-	-	-	-	-	-	-	-	-	306,050
<b>Total Fund Equity and Other Credits</b>	<u>\$ 356,844</u>	<u>\$ 932,913</u>	<u>\$ 465,608</u>	<u>\$ 318,213</u>	<u>\$ 419,620</u>	<u>\$ 274,276</u>	<u>\$ -</u>	<u>\$ 14,236</u>	<u>\$ (167,017)</u>	<u>\$ -</u>	<u>\$ 2,614,692</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 356,844</u>	<u>\$ 932,913</u>	<u>\$ 465,608</u>	<u>\$ 318,213</u>	<u>\$ 419,620</u>	<u>\$ 274,276</u>	<u>\$ -</u>	<u>\$ 14,236</u>	<u>\$ 9,106</u>	<u>\$ 22,440,000</u>	<u>\$ 25,230,815</u>



**Flowway Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	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	-	185,151	215,064	38,472	88,602	12,779	6,461	1,797	877	549,204	541,675	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 185,151</b>	<b>\$ 215,064</b>	<b>\$ 38,472</b>	<b>\$ 88,602</b>	<b>\$ 12,779</b>	<b>\$ 6,461</b>	<b>\$ 1,797</b>	<b>\$ 877</b>	<b>549,204</b>	<b>\$ 541,675</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's Fees	-	-	-	-	-	400	-	800	400	1,600	-	N/A
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	4,400	-	-	-	-	4,400	4,400	100%
Accounting Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,000	16,000	56%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	6,000	16,000	38%
Arbitrage Rebate Services	500	-	-	100	1,000	-	-	-	500	2,100	2,000	105%
<b>Other Contractual Services</b>												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	323	623	-	5,519	256	-	-	2,146	515	9,380	7,500	125%
Trustee Services	-	-	-	11,486	-	-	-	8,654	-	20,139.39	21,400	94%
Dissemination Agent Services	667	667	667	6,167	667	667	667	667	667	11,500	25,000	46%
Property Appraiser Fees	-	-	-	-	-	3,599	-	-	-	3,599	15,100	24%
Bank Services	20	20	14	-	-	-	-	-	-	54	300	18%
<b>Travel and Per Diem</b>												
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	32	28	-	28	28	19	242	100	92	568	600	95%
<b>Rentals &amp; Leases</b>												
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>												
Computer Services - Website Development	50	50	50	50	50	50	-	100	50	450	1,000	45%
<b>Insurance</b>												
Insurance	6,042	-	-	-	-	-	-	-	-	6,042	6,100	99%

**Flowway Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Printing &amp; Binding</b>	752	95	-	534	334	171	-	511	727	3,123	750	416%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	-	-	114	957	1,398	-	3,730	2,486	8,685	20,000	43%
Legal - Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2015(Phase 3)	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2015(Phase 4)	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	125	-	-	-	-	-	-	125	-	N/A
Legal - Series 2017(Phase 6)	-	-	263	-	-	-	-	-	-	263	-	N/A
2019 Requisitions	-	-	-	-	-	-	-	455	-	455	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	-	-	-	-	-	-	8,754	-	8,753.75	1,000	875%
Environmental RFP-Engineering	-	-	-	5,775	-	2,863	-	-	2,781	11,418.75	1,650	692%
Contingencies	-	-	-	-	-	-	-	-	-	-	3,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	1,000	N/A
<b>Stormwater Management Services</b>												
Environmental Engineering-Mitigation Area	-	-	-	-	-	-	-	-	-	-	31,700	0%
<b>Preserve Area Maintenance</b>												
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	5,000	N/A
Internal Preserves	-	-	-	-	-	-	-	6,598	-	6,598	16,000	N/A
Western Preserve	-	-	-	-	-	-	-	34,164	-	34,164	31,000	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	64,560	-	64,560	100,000	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	175,000	N/A
<b>Intragovernmental Transfer Out</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>13,560</b>	<b>6,483</b>	<b>6,119</b>	<b>34,772</b>	<b>12,690</b>	<b>14,165</b>	<b>5,908</b>	<b>136,238</b>	<b>13,218</b>	<b>243,153</b>	<b>541,675</b>	<b>45%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,560</b>	<b>\$ 6,483</b>	<b>\$ 6,119</b>	<b>\$ 34,772</b>	<b>\$ 12,690</b>	<b>\$ 14,165</b>	<b>\$ 5,908</b>	<b>\$ 136,238</b>	<b>\$ 13,218</b>	<b>\$ 243,153</b>	<b>\$ 541,675</b>	<b>45%</b>
Net Increase/ (Decrease) in Fund Balance	(13,560)	178,669	208,946	3,700	75,912	(1,386)	553	(134,441)	(12,340)	306,050	-	
Fund Balance - Beginning	50,794	37,234	215,903	424,848	428,548	504,460	503,073	503,626	369,185	50,794	-	
<b>Fund Balance - Ending</b>	<b>\$ 37,234</b>	<b>\$ 215,903</b>	<b>\$ 424,848</b>	<b>\$ 428,548</b>	<b>\$ 504,460</b>	<b>\$ 503,073</b>	<b>\$ 503,626</b>	<b>\$ 369,185</b>	<b>\$ 356,844</b>	<b>356,844</b>	<b>\$ -</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	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	8	22%
Reserve Account	133	137	133	137	137	124	137	133	133	1,205	1,000	121%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	94	97	16	58	117	108	141	145	99	875	600	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	184,347	214,130	38,305	88,217	12,723	6,433	1,789	873	546,817	539,344	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 227</b>	<b>\$ 184,581</b>	<b>\$ 214,278</b>	<b>\$ 38,500</b>	<b>\$ 88,471</b>	<b>\$ 12,955</b>	<b>\$ 6,711</b>	<b>\$ 2,069</b>	<b>\$ 1,106</b>	<b>548,899</b>	<b>\$ 540,952</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2013 Bonds	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,000	\$ 105,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2013 Bonds	-	216,963	-	-	-	-	-	213,813	-	430,775	430,775	100%
<b>Operating Transfers Out (To Other Funds)</b>												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 321,963</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 213,813</b>	<b>\$ -</b>	<b>535,775</b>	<b>\$ 535,775</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	227	(137,381)	214,278	38,500	88,471	12,955	6,711	(211,743)	1,106	13,124	5,177	
Fund Balance - Beginning	919,789	920,016	782,634	996,913	1,035,412	1,123,883	1,136,838	1,143,550	931,806	919,789		
<b>Fund Balance - Ending</b>	<b>\$ 920,016</b>	<b>\$ 782,634</b>	<b>\$ 996,913</b>	<b>\$ 1,035,412</b>	<b>\$ 1,123,883</b>	<b>\$ 1,136,838</b>	<b>\$ 1,143,550</b>	<b>\$ 931,806</b>	<b>\$ 932,913</b>	<b>932,913</b>	<b>\$ 5,177</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	1	-	1	-	N/A
Reserve Account	61	63	61	63	63	57	63	61	61	551	550	100%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	49	50	12	32	60	56	72	74	55	461	300	154%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	87,492	101,627	18,180	41,868	6,039	3,053	849	415	259,521	255,873	101%
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>\$ 109</b>	<b>\$ 87,605</b>	<b>\$ 101,700</b>	<b>\$ 18,275</b>	<b>\$ 41,991</b>	<b>\$ 6,151</b>	<b>\$ 3,188</b>	<b>\$ 985</b>	<b>\$ 531</b>	<b>260,533</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)	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,000	\$ 70,000	86%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2015 Bonds (Phase 3)	-	89,738	-	-	-	-	-	88,463	-	178,200	190,406	94%
<b>Operating Transfers Out (To Other Funds)</b>												
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 149,738</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,463</b>	<b>\$ -</b>	<b>238,200</b>	<b>\$ 260,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	109	(62,133)	101,700	18,275	41,991	6,151	3,188	(87,478)	531	22,333	(3,683)	
Fund Balance - Beginning	443,275	443,384	381,251	482,951	501,225	543,216	549,367	552,555	465,077	443,275	-	
<b>Fund Balance - Ending</b>	<b>\$ 443,384</b>	<b>\$ 381,251</b>	<b>\$ 482,951</b>	<b>\$ 501,225</b>	<b>\$ 543,216</b>	<b>\$ 549,367</b>	<b>\$ 552,555</b>	<b>\$ 465,077</b>	<b>\$ 465,608</b>	<b>465,608</b>	<b>\$ (3,683)</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	1	-	1	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	40	41	40	41	41	37	41	40	40	362	300	121%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	36	37	4	21	44	41	54	56	39	331	250	133%
General Redemption Account	-	-	-	-	-	-	-	1	1	1	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	73,958	85,907	15,367	35,392	5,105	2,581	718	350	219,378	216,250	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	2,834	-	-	-	2,834	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 76</b>	<b>\$ 74,036</b>	<b>\$ 85,951</b>	<b>\$ 15,429</b>	<b>\$ 35,477</b>	<b>\$ 8,016</b>	<b>\$ 2,676</b>	<b>\$ 815</b>	<b>\$ 430</b>	<b>222,907</b>	<b>\$ 216,800</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)	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ 50,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2015 Bonds (Phase 4)	-	81,278	-	-	-	-	-	80,278	-	161,556	161,556	100%
Operating Transfers Out (To Other Funds)	40	41	40	41	41	37	-	-	-	241	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 40</b>	<b>\$ 131,319</b>	<b>\$ 40</b>	<b>\$ 41.26</b>	<b>\$ 41</b>	<b>\$ 37</b>	<b>\$ -</b>	<b>\$ 80,278</b>	<b>\$ -</b>	<b>211,797</b>	<b>\$ 211,556</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	36	(57,283)	85,911	15,388	35,436	7,979	2,676	(79,463)	430	11,110	5,244	
Fund Balance - Beginning	307,103	307,139	249,856	335,767	351,155	386,591	394,570	397,246	317,783	307,103		
<b>Fund Balance - Ending</b>	<b>\$ 307,139</b>	<b>\$ 249,856</b>	<b>\$ 335,767</b>	<b>\$ 351,155</b>	<b>\$ 386,591</b>	<b>\$ 394,570</b>	<b>\$ 397,246</b>	<b>\$ 317,783</b>	<b>\$ 318,213</b>	<b>318,213</b>	<b>\$ 5,244</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	1	-	1	2	51%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	43	44	43	44	44	40	44	43	43	390	345	113%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	58	60	4	31	70	64	85	88	62	523	220	238%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	119,679	139,014	24,868	57,271	8,260	4,176	1,162	567	354,997	350,060	101%
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>\$ 101</b>	<b>\$ 119,784</b>	<b>\$ 139,062</b>	<b>\$ 24,943</b>	<b>\$ 57,385</b>	<b>\$ 8,365</b>	<b>\$ 4,306</b>	<b>\$ 1,294</b>	<b>\$ 672</b>	<b>355,911</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)	-	126,304	-	-	-	-	-	124,689	-	250,993	250,993	100%
<b>Operating Transfers Out (To Other Funds)</b>	<b>43</b>	<b>44</b>	<b>43</b>	<b>44</b>	<b>44</b>	<b>40</b>	<b>44</b>	<b>43</b>	<b>43</b>	<b>390</b>	<b>-</b>	<b>N/A</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 43</b>	<b>\$ 221,348</b>	<b>\$ 43</b>	<b>\$ 44</b>	<b>\$ 44</b>	<b>\$ 40</b>	<b>\$ 44</b>	<b>\$ 124,732</b>	<b>\$ 43</b>	<b>346,383</b>	<b>\$ 345,993</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	58	(101,565)	139,019	24,899	57,340	8,324	4,262	(123,438)	629	9,528	4,634	
Fund Balance - Beginning	410,092	410,150	308,585	447,604	472,503	529,843	538,167	542,429	418,991	410,092		
<b>Fund Balance - Ending</b>	<b>\$ 410,150</b>	<b>\$ 308,585</b>	<b>\$ 447,604</b>	<b>\$ 472,503</b>	<b>\$ 529,843</b>	<b>\$ 538,167</b>	<b>\$ 542,429</b>	<b>\$ 418,991</b>	<b>\$ 419,620</b>	<b>419,620</b>	<b>\$ 4,634</b>	

**Flowway Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	1	-	1	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	29	30	29	30	30	27	30	29	29	265	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	23	1	19	45	41	55	58	39	281	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	80,908	93,979	16,812	38,717	5,584	2,823	785	383	239,992	236,750	101%
Special Assessments - Off-Roll	167,000	-	-	-	-	-	-	-	-	167,000	166,388	100%
<b>Debt Proceeds</b>												
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 167,029</b>	<b>\$ 80,961</b>	<b>\$ 94,009</b>	<b>\$ 16,861</b>	<b>\$ 38,792</b>	<b>\$ 5,653</b>	<b>\$ 2,909</b>	<b>\$ 873</b>	<b>\$ 452</b>	<b>407,538</b>	<b>\$ 403,138</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)	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,000	\$ 80,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2017 Bonds (Phase 6)	-	86,388	-	-	-	-	-	84,988	-	171,375	171,375	100%
<b>Debt Service-Other Costs</b>												
Operating Transfers Out (To Other Funds)	29	30	29	30	30	27	30	29	29	265	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 29</b>	<b>\$ 166,418</b>	<b>\$ 29</b>	<b>\$ 30</b>	<b>\$ 30</b>	<b>\$ 27</b>	<b>\$ 30</b>	<b>\$ 85,017</b>	<b>\$ 29</b>	<b>251,640</b>	<b>\$ 251,375</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	167,000	(85,456)	93,980	16,830	38,762	5,626	2,879	(84,144)	423	155,899	151,763	
Fund Balance - Beginning	118,377	285,377	199,920	293,900	310,731	349,493	355,118	357,997	273,853	118,377		
<b>Fund Balance - Ending</b>	<b>\$ 285,377</b>	<b>\$ 199,920</b>	<b>\$ 293,900</b>	<b>\$ 310,731</b>	<b>\$ 349,493</b>	<b>\$ 355,118</b>	<b>\$ 357,997</b>	<b>\$ 273,853</b>	<b>\$ 274,276</b>	<b>274,276</b>	<b>\$ 151,763</b>	

**Flowway Community Development District  
Capital Project Fund - Series 2015 (Phase 4)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>											
Construction Account	1	1	1	1	1	1	-	-	-	\$ 4	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	-
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	\$ -	-
<b>Operating Transfers In (From Other Funds)</b>	40	41	40	41	41	37	-	-	-	\$ 241	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 41</b>	<b>\$ 42</b>	<b>\$ 41</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245</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 2015 Bonds (Phase 4)	-	-	\$ -	-	-	-	-	-	-	\$ -	-
<b>Other General Government Services</b>											
Engineering Services - Capital Projects Fund	-	-	\$ -	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>											
<b>Construction in Progress</b>	-	-	\$ -	-	-	-	-	-	-	\$ -	-
<b>Cost of Issuance</b>											
Series 201 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	\$ -	-	-	-	-	-	-	\$ -	-
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834	\$ -	\$ -	\$ -	\$ 2,834	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,834</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,834</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	41	42	\$ 41	\$ 42	\$ 42	\$ (2,796)	\$ -	\$ -	\$ -	\$ (2,589)	-
Fund Balance - Beginning	2,589	2,629	\$ 2,671	\$ 2,712	\$ 2,754	\$ 2,796	\$ -	\$ -	\$ -	2,589	-
<b>Fund Balance - Ending</b>	<b>\$ 2,629</b>	<b>\$ 2,671</b>	<b>\$ 2,712</b>	<b>\$ 2,754</b>	<b>\$ 2,796</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**Flowway Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>											
Construction Account	3	4	3	4	4	3	4	3	4	31	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										\$ -	-
<b>Operating Transfers In (From Other Funds)</b>	43	44	43	44	44	40	44	43	43	390	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 46</b>	<b>\$ 48</b>	<b>\$ 46</b>	<b>\$ 48</b>	<b>\$ 48</b>	<b>\$ 43</b>	<b>\$ 48</b>	<b>\$ 47</b>	<b>\$ 47</b>	<b>\$ 422</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>	-	-	\$ -	-	-	-	-	-	-	\$ -	-
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	46	48	\$ 46	\$ 48	\$ 48	\$ 43	\$ 48	\$ 47	\$ 47	\$ 422	-
Fund Balance - Beginning	13,814	13,860	\$ 13,908	\$ 13,955	\$ 14,003	\$ 14,051	\$ 14,094	\$ 14,142	\$ 14,189	13,814	-
<b>Fund Balance - Ending</b>	<b>\$ 13,860</b>	<b>\$ 13,908</b>	<b>\$ 13,955</b>	<b>\$ 14,003</b>	<b>\$ 14,051</b>	<b>\$ 14,094</b>	<b>\$ 14,142</b>	<b>\$ 14,189</b>	<b>\$ 14,236</b>	<b>\$ 14,236</b>	<b>\$ -</b>

**Flowway Community Development District**  
**Capital Project Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>											
Construction Account	2	2	2	2	2	2	2	2	2	20	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>											
Operating Transfers In (From Other Funds)	29	30	29	30	30	27	30	29	29	265	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 31</b>	<b>\$ 32</b>	<b>\$ 31</b>	<b>\$ 32</b>	<b>\$ 32</b>	<b>\$ 29</b>	<b>\$ 32</b>	<b>\$ 31</b>	<b>\$ 32</b>	<b>\$ 285</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>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	31	32	\$ 31	\$ 32	\$ 32	\$ 29	\$ 32	\$ 31	\$ 32	\$ 285	-
Fund Balance - Beginning	(167,301)	(167,270)	\$ (167,238)	\$ (167,206)	\$ (167,174)	\$ (167,141)	\$ (167,112)	\$ (167,080)	\$ (167,048)	(167,301)	-
<b>Fund Balance - Ending</b>	<b>\$ (167,270)</b>	<b>\$ (167,238)</b>	<b>\$ (167,206)</b>	<b>\$ (167,174)</b>	<b>\$ (167,141)</b>	<b>\$ (167,112)</b>	<b>\$ (167,080)</b>	<b>\$ (167,048)</b>	<b>\$ (167,017)</b>	<b>\$ (167,017)</b>	<b>\$ -</b>