

Flow Way Community Development District
Adopted Budget - General Fund
Fiscal Year 2023 - Amendment 1

Description	Fiscal Year 2023 Budget	Amendment #1	AMENDED FY 2023 Budget	Notes
Revenues and Other Sources				
Carryforward	\$ (85,253)	\$ -	\$ (85,253)	Negative Number is Added Cash Required to Fund 1st 2.7 Months Operations (3 year plan to restore cash balance) FY 2023 is 1st year funding
Interest Income - General Account	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue				
Assessments - On-Roll	\$ 1,657,379		\$ 1,657,379	Assessments from Property Owner's
Assessments - Off-Roll	\$ -		\$ -	
Other Financing Sources - Truist Loan Proceeds		\$ 500,000	\$ 500,000	
Contribution - Private Sources	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 1,572,126	\$ 500,000	\$ 2,072,126	
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	FICA (if applicable)
Executive				
Professional - Management	\$ 40,000	\$ -	\$ 40,000	District Manager
Financial and Administrative				
Audit Services	\$ 5,700	\$ -	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 26,665	\$ -	\$ 26,665	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ -	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem				
	\$ -	\$ -	\$ -	
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 250	\$ -	\$ 250	Agenda Mailings and other misc mail
Rentals and Leases				
Meeting Room Rental	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	Statutory Maintenance of District Web site
Insurance				
	\$ 15,000	\$ -	\$ 15,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships				
	\$ 175	\$ -	\$ 175	Department of Economic Opportunity Fee
Printing and Binding				
	\$ 250	\$ -	\$ 250	Agenda books and copies
Office Supplies				
	\$ -	\$ -	\$ -	
Legal Services				
General Counsel	\$ 20,000	\$ -	\$ 20,000	District Attorney
Special Counsel - SFWMD	\$ -	\$ -	\$ -	District Attorney
Special Counsel/Experts - Litigation	\$ 175,000	\$ -	\$ 175,000	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	
Series 2016 (Phase 5)	\$ -	\$ -	\$ -	
Series 2017 (Phase 6)	\$ -	\$ -	\$ -	
Truist Loan Fees	\$ -	\$ 19,000	\$ 19,000	Truist Loan - Legal Fees
Sub-Total:	\$ 351,340	\$ 19,000	\$ 370,340	
Other General Government Services				
Engineering				
General Engineering	\$ 55,000	\$ -	\$ 55,000	Engineer (projects separated as identified)
Asset Investigation Report	\$ -	\$ -	\$ -	Completed FY 2022
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	Completed FY 2022
Sub-Total:	\$ 55,000	\$ -	\$ 55,000	
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 1 - Bid Documents	\$ -	\$ -	\$ -	Environmental Consultant
Task 2 Monthly site visits	\$ 13,350	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ -	\$ -	Environmental Consultant
Repairs and Maintenance				
	\$ -	\$ -	\$ -	

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Wading Bird Foraging Areas	\$ 1,523	\$ -	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ -	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 3,333	\$ -	\$ 3,333	Preserves Maintenance
Northern Preserve Area 1	\$ 3,333	\$ -	\$ 3,333	Preserves Maintenance
Northern Preserve Area 2	\$ 3,334	\$ -	\$ 3,334	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ -	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	Preserves Maintenance
Capital Outlay				
Intenal and External	\$ 55,000	\$ -	\$ 55,000	See CIP for Detail
Sub-Total:	\$ 111,820	\$ -	\$ 111,820	
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	\$ 21,600	\$ -	\$ 21,600	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	
Repairs & Maintenance				
Aquatic Weed Control	\$ 104,000	\$ -	\$ 104,000	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 66,000	\$ -	\$ 66,000	Control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,500	\$ -	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	- Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ 12,000	\$ -	\$ 12,000	Rotating Three Year Program
Contingencies	\$ 15,505	\$ -	\$ 15,505	7% of Repairs and Maintenance
Capital Outlay				
Fountain Installations	\$ -	\$ -	\$ -	See CIP for Detail
Littoral Shelf Planting	\$ 4,000	\$ -	\$ 4,000	See CIP for Detail
Lake Bank Restorations	\$ 183,128	\$ -	\$ 183,128	See CIP for Detail
Water Control Structures	\$ 31,000	\$ -	\$ 31,000	See CIP for Detail
Contingencies	\$ -	\$ -	\$ -	
Sub-Total:	\$ 476,733	\$ -	\$ 476,733	
Community Wide Irrigation System				
Professional Services				
Asset Management	\$ 11,250	\$ -	\$ 11,250	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ -	\$ 16,000	SFWMD Permit Compliance Requirments
Utility Services				
Electric - Pump Station	\$ 32,000	\$ -	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 8,000	\$ -	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance				
Pump Station and Wells	\$ 30,000	\$ -	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ 8,500	\$ -	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 6,600	\$ -	\$ 6,600	Irrigaion Main line Repairs
Contingencies	\$ 5,957	\$ -	\$ 5,957	7% of Repairs and Maintenance
Capital Outlay				
New Meter and Backup Pump/Motor	\$ 28,000	\$ -	\$ 28,000	See CIP for Detail
Sub-Total:	\$ 146,307	\$ -	\$ 146,307	
Landscaping Services				
Professional Services				
Asset Management	\$ 9,250	\$ -	\$ 9,250	Field Operations Manager
Utility Services				
Electric - Landscape Lighting	\$ 19,600	\$ -	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 2,400	\$ -	\$ 2,400	Two (20 Fountains
Community Entrance (Landscaping)				
Repairs & Maintenance				
Landscaping Maintenance	\$ 95,000	\$ -	\$ 95,000	Turf, Hedges, groundcover, trees
Tree Trimming	\$ 8,000	\$ -	\$ 8,000	Yearly Trimming to thinkBranches
Landscape Replacements	\$ 10,000	\$ -	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 12,500	\$ -	\$ 12,500	One (1) full mulch, at 6 month interval touch up
Annuals	\$ 32,000	\$ -	\$ 32,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 18,000	\$ -	\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ 3,600	\$ -	\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ 7,200	\$ -	\$ 7,200	Periodic Pressure Washing/Repairs
Fountains	\$ 18,500	\$ -	\$ 18,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 13,500	\$ -	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs	\$ 3,000	\$ -	\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 15,491	\$ -	\$ 15,491	7% of Repairs and Maintenance
Sub-Total:	\$ 268,041	\$ -	\$ 268,041	

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Debt Service				
Principal	\$ -	\$ 500,000	\$ 500,000	Loan Repayment
Interest	\$ -	\$ 12,200	\$ 12,200	Interest Due
Sub-Total:	\$ -	\$ 512,200	\$ 512,200	
Reserves & Overall Contingenies:				
District Asset Restoration	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Contingencies	\$ 100,000	\$ (31,200)	\$ 68,800	Reduction of Line item to cover loan/interest expenses
Other Fees and Charges				
Discounts	\$ 62,885	\$ -	\$ 62,885	
Total Appropriations	\$ 1,572,126	\$ 500,000	\$ 2,072,126	