

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JANUARY 16, 2025

PREPARED BY:

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

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

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

January 9, 2025

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the "**District**") will be held on **Thursday, January 16, 2025**, at **1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**.

The following Webex link and telephone number are provided to join/watch the meeting:

<https://districts.webex.com/districts/j.php?MTID=mf1a618cfca77284f26dd8b16d380bc9c>

Access Code: **2333 943 0219**, Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2333 943 0219**, password **Jpward** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
3. Discussion of vacancy in Seat Three (3) which no qualified elector qualified to run for the 2024 General Election, which term runs through November 2028 and will be filled by appointment no later than February 18, 2025, by the Board of Supervisors. [Page 6]
 - I. Administration of Oath of Office. [Page 8]
 - II. Guide to the Sunshine Law and Code of Ethics for Public Employees. [Page 9]
 - III. Form 1 – Sample of E-filed Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements) [Page 46]
 - IV. Consideration of **Resolution 2025-2**, a Resolution of the Board of Supervisors of the Flow Way Community Development District appointing a Qualified Elector to fill the vacancy in Seat Three (3) on the Board of Supervisors pursuant to Section 190.006(3)(B) Florida Statutes.; and providing an effective date. [Page 54]
4. Consideration of **Resolution 2025-3**, a Resolution Re-Designating the Officers of the Flow Way Community Development District. [Page 55]

5. Consideration of Minutes:
 - I. November 21, 2024 – Regular Meeting. [[Page 57](#)]
6. Consideration of Audited Financial Statements for Fiscal Year 2024, which covers the period of October 1, 2023, through September 30, 2024. [[Page 67](#)]
7. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. [[Page 99](#)]
 - I. **Current Operations:**
 - i. Landscaping.
 - ii. Lake Maintenance.
 - iii. Entrance Maintenance.
 - iv. Irrigation Pump House.
 - v. External Preserve Compliance update.
 - II. **Capital Projects**
 - i. Lake Bank Restoration 2024.
 - III. **Future Asset Maintenance Items**
 - i. Corrective Actions
 - III. District Manager – JPWard & Associates, LLC
 - a. Future Series Bonds Issuance Refinancings Dates.
 - b. Financial Statements for period ending November 30, 2024 (unaudited). [[Page 117](#)]
 - c. Financial Statements for period ending December 31, 2024 (unaudited). [[Page 134](#)]
 8. Supervisors Requests.
 9. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
 10. Announcement of Next Meeting – Regular Meeting on February 20, 2025.

Quorum Call for February 20, 2025

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

11. Adjournment

Staff Review

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

The third order of business is the discussion of Individuals and consideration of **Resolution 2025-2**, which appoints a qualified elector to fill Seat 3. As you may recall, during the June qualifying period two (2) seats were available. However, no qualified elector presented themselves for Seat 3.

Until such time as the Board appoints a Qualified Elector to fill the vacancy, the incumbent Supervisor of the Board shall remain in office. Chapter 190.006 indicates that within 90 days thereafter, which would be February 8, 2023, the Board would fill the vacancy. If not, the statute continues that the incumbent Board Member in that seat shall remain in office.

If the Board is able to determine a qualified elector to fill the seat, and that individual is present at the meeting, then we will be prepared to swear in this seat.

The fourth order of business is the consideration of **Resolution 2025-3**, a Resolution Re-Designating the Officers of the Flow Way Community Development District. Below are the existing slate of officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ZACK STAMP
VICE-CHAIRPERSON	RON MILLER
ASSISTANT SECRETARY	TOM KLECK
ASSISTANT SECRETARY	BART BHATLA
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

The Board may by motion re-designate all officers to their current positions or take up each seat individually by motion and vote on each individual position.

Once completed, then the Board will take up Resolution 2025-3 to include the names of each member selected for the officer position.

The fifth order of business is the consideration of the November 21, 2024, Regular Meeting Minutes.

The sixth order of business consideration of the Audited Financial Statements for Fiscal Year 2024, which ended September 30, 2024. An Associate with Grau & Associates will join the meeting to fully review the audit with the Board. The Board will be asked to approve the Audit for the Fiscal Year ending September 30, 2024.

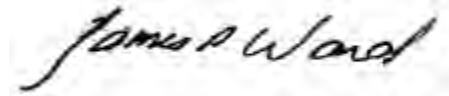
The seventh order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

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

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

Yours sincerely,

Flow Way Community Development District



James P. Ward
District Manager

Fiscal Year 2025 Meeting Schedule

December 19, 2024	January 16, 2025
February 20, 2025	March 20, 2025
April 17, 2025	May 15, 2025
June 19, 2025	July 17, 2025
August 21, 2025	September 18, 2025

Cori Dissinger

From: James Ward
Sent: Tuesday, January 7, 2025 4:02 PM
To: Cori Dissinger
Subject: FW: Flow Way CDD Board Seat

SEE BELOW FOR INCLUSION IN THE AGENDA

J



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Committed to
Excellence**

Electronic Mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not use email and contact our offices directly at the address or phone above.

Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Zack Stamp <zackstamp@gmail.com>
Sent: Tuesday, January 7, 2025 10:56 AM
To: James Ward <jimward@jowardassociates.com>
Subject: Fwd: Flow Way CDD Board Seat

Zack Stamp
217-652-0698
Zackstamp@gmail.com

----- Forwarded message -----

From: Mark Scimio <mascimio@gmail.com>
Date: Tue, Nov 12, 2024 at 10:39 AM
Subject: Flow Way CDD Board Seat
To: <jimward@jowardassociates.com>
CC: <zackstamp@gmail.com>, <ronmiller052645@gmail.com>

Mr. Ward:

I currently live in Esplanade Golf & Country Club of Naples (purchased home in October 2014) and am a Florida Resident since 2015. I understand that there is an open board seat which was vacated by Martin Winters. I would like to be considered a candidate to fill the open seat. I worked my entire career for Peabody Energy (coal mining company) in the areas of engineering and resource management (real estate) and retired as an executive in 2020 after 38 years of employment.

During my career I was involved with wetland mitigation projects with state and local agencies and the US Army Corps of Engineers. I worked with our environmental group to purchase mitigation properties that were needed for our mining permits. I have a BS in Mining Engineering from the University of Pittsburgh and a MBA from the University of Evansville. I was also a registered Professional Engineer in the State of Kentucky.

My address is [8870 Vaccaro Court, Naples, FL 34119](#) and I can be contacted at mascimio@gmail.com or 618-616-2032.

Mark Scimio

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Flow Way Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Flow Way Community Development District**, Collier County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of Physical presence or online notarization this ___ day of _____, 2025, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2024

State of Florida
COMMISSION ON ETHICS

Ashley Lukis, *Chair*
Tallahassee

Michelle Anchors, *Vice Chair*
Fort Walton Beach

William P. Cervone
Gainesville

Tina Descovich
Indialantic

Freddie Figgers
Fort Lauderdale

Luis M. Fusté
Coral Gables

Wengay M. Newton, Sr.
St. Petersburg

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

TABLE OF CONTENTS

I. HISTORY OF FLORIDA’S ETHICS LAWS.....	1
II. ROLE OF THE COMMISSION ON ETHICS.....	2
III. THE ETHICS LAWS.....	2
A. PROHIBITED ACTIONS OR CONDUCT	3
1. Solicitation or Acceptance of Gifts	3
2. Unauthorized Compensation	4
3. Misuse of Public Position	4
4. Abuse of Public Position	4
5. Disclosure or Use of Certain Information.....	4
6. Solicitation or Acceptance of Honoraria	5
B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS	5
1. Doing Business With One’s Agency	5
2. Conflicting Employment or Contractual Relationship.....	6
3. Exemptions	6
4. Additional Exemption	8
5. Lobbying State Agencies by Legislators.....	8
6. Additional Lobbying Restrictions for Certain Public Officers and Employees	8
7. Employees Holding Office	8
8. Professional & Occupational Licensing Board Members	9
9. Contractual Services: Prohibited Employment	9
10. Local Government Attorneys	9
11. Dual Public Employment	9
C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES.....	10
1. Anti-Nepotism Law	10
2. Additional Restrictions	10
D. POST OFFICEHOLDING & EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS	10
1. Lobbying By Former Legislators, Statewide Elected Officers, and Appointed State Officers	10
2. Lobbying By Former State Employees.....	11
3. 6-Year Lobbying Ban	12
4. Additional Restrictions on Former State Employees	12
5. Lobbying By Former Local Government Officers and Employees.....	13

E. VOTING CONFLICTS OF INTEREST	13
F. DISCLOSURES	14
1. Form 1 - Limited Financial Disclosure	15
2. Form 1F - Final Form 1.....	19
3. Form 2 - Quarterly Client Disclosure.....	19
4. Form 6 - Full and Public Disclosure	20
5. Form 6F - Final Form 6.....	21
6. Form 9 - Quarterly Gift Disclosure	21
7. Form 10 - Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event-Related Expenses	22
8. Form 30 - Donor’s Quarterly Gift Disclosure.....	23
9. Forms 1X and 6X – Amendments	24
IV. AVAILABILITY OF FORMS	24
V. PENALTIES	25
A. For Violations of the Code of Ethics	25
B. For Violations by Candidates	25
C. For Violations by Former Officers and Employees	25
D. For Lobbyists and Others.....	26
E. Felony Convictions: Forfeiture of Retirement Benefits	26
F. Automatic Penalties for Failure to File Annual Disclosure.....	26
VI. ADVISORY OPINIONS	27
A. Who Can Request an Opinion.....	27
B. How to Request an Opinion.....	27
C. How to Obtain Published Opinions.....	27
VII. COMPLAINTS.....	28
A. Citizen Involvement	28
B. Referrals.....	28
C. Confidentiality.....	28
D. How the Complaint Process Works	29
E. Dismissal of Complaint at Any Stage of Disposition	30
F. Statute of Limitations.....	30
VIII. EXECUTIVE BRANCH LOBBYING	30
IX. WHISTLE-BLOWER’S ACT	31
X. ADDITIONAL INFORMATION	32
XI. TRAINING	32

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

V. PENALTIES

A. *Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. *Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000*, and triple the value of a gift received from a political committee.

C. *Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. *Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. *How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. *How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. *Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. *Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. *Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

E-FILED SAMPLE

2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions Statement of Financial Interests

Notice

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

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

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk;

appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); *and*,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership

interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

RESOLUTION 2025-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPOINTING QUALIFIED ELECTOR TO FILL THE VACANCY IN SEAT THREE (3) ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b) FLORIDA STATUTES. S; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Flow Way Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, by Resolution 2024-13, and pursuant to Section 190.006(3), *Florida Statutes*, the Board previously declared a Board Supervisor seat vacant, effective November 19, 2024, because no “**Qualified Electors**,” as defined in Section 190.003(17), *Florida Statutes*, qualified to run for that seat; and

WHEREAS, pursuant to Section 190.006(3), *Florida Statutes*, the Board must within 90 days after seats are declared vacant, appoint Qualified Electors to fill the vacancies; and

WHEREAS, the District has made reasonable efforts to seek Qualified Electors to fill the vacancies; and

WHEREAS, at a publicly noticed meeting, and after reviewing candidate information, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to one of the vacant seats, and to continue to seek an additional Qualified Elector to fill the remaining vacancy; and

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

1. APPOINTMENT OF SUPERVISORS. The Board hereby appoints the following Qualified Elector to one of the vacant seats, as follows:

_____ is appointed to Seat 3, whose term will end November 2028.

2. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 16th day of January 2025.

ATTEST:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Zack Stamp, Chairman

RESOLUTION 2025-3

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:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ZACK STAMP
VICE-CHAIRPERSON	RON MILLER
ASSISTANT SECRETARY	RONALD KLECK
ASSISTANT SECRETARY	BART BHATLA
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

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.

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.

RESOLUTION 2025-3

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

PASSED AND ADOPTED this 16th day of January 2025.

ATTEST:

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

1
2
3
4
5
6
7
8
9

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, November 21, 2024, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre
12 Vista Lane, Naples, FL 34119.
13
14

15
16
17
18

Present and constituting a quorum:

19 Zack Stamp	Chairperson
20 Ron Miller	Vice Chairperson
21 Bart Bhatla	Assistant Secretary
22 Tom Kleck	Assistant Secretary

23
24
25
26

Absent:

27 Martinn Winters	Assistant Secretary
--------------------	---------------------

28
29
30
31

Also present were:

32 James P. Ward	District Manager
33 Jimmy Messick	District Engineer
34 Michael Pawelczyk	District Counsel

35
36
37
38

Audience:

39 Fritz Riep
40 Bob Vetrano
41 Lynn Hydek
42 Mark Scimio

43 All residents' names were not included with the minutes. If a resident did not identify
44 themselves or the audio file did not pick up the name, the name was not recorded in these
45 minutes.
46
47

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

48
49
50
51

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

52 Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and
53 all Members of the Board were present, with the exception of Supervisor Winters, constituting a
54 quorum.
55

56
57
58
59

SECOND ORDER OF BUSINESS

Public Comments

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

50

51 Chairperson Stamp reviewed public comment protocols.

52

53

54 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2025-1

55

56 **Consideration of Resolution 2025-1, a Resolution Re-Designating the Officers of the Flow Way**
57 **Community Development District; providing for severability and invalid provisions; providing for**
58 **conflict and providing for an effective date**

59

60 Chairperson Stamp indicated the redesignation of the officers of the CDD could be done with one
61 motion. He asked how the Board would like to redesignate the officers.

62

63 The Board chose to keep the officers of the Board as they were.

64

65

**On MOTION made by Ron Miller, seconded by Bart Bhatla, and with all
66 in favor, Resolution 2025-1 was adopted, and the Chair was authorized
67 to sign.**

68

69 Chairperson Stamp thanked the Board for his reelection to the office of Chairperson. He indicated he
70 had several comments: *One, we will begin working on the fiscal 2026 budget shortly and will adopt it in*
71 *June. As part of that process, I think we should raise our reserves substantially. We currently have a*
72 *reserve of \$199,000 dollars, but we are advised a district our size should have about \$1 million dollars.*
73 *This would give us the flexibility to carry higher deductibles on insurance and respond to emergencies if*
74 *they arise. I would like to see us add \$200,000 dollars to our reserve next year and agree on a plan to*
75 *get us to \$1 million dollars within 4 years. The increased capital this year, mainly the front fountains and*
76 *the pumps, will not be recurring annual expenses; therefore, I think it is a realistic goal to achieve this*
77 *with no increase in the assessment. Two, we are in the third year of our 5 year capital improvement*
78 *plan. We need to adopt a new 5 year plan incorporating the last few years of the current plan. Three,*
79 *having repaired or replaced nearly everything; we now need to develop a long term asset evaluation and*
80 *restoration plan going forward. Four, we need to continue to work with the HOA to straighten out the*
81 *tangled responsibilities between the CDD and the HOA left to us by Taylor Morrison. There are still issues*
82 *to be worked out. Five, we should continue working on refinancing the bonds as they become due.*
83 *These goals are all open to discussion and modification as the Board sees fit.*

84

85 *Mr. Ron Miller: (Indecipherable). When I was going through the information today, I thought we were*
86 *going to wind up at the end of the year with half a million dollars extra.*

87

88 *Chairperson Stamp: Part of that is we need to have a reserve to get us through the three months at the*
89 *end of the year, starting October 1st, until we get our payments in, so I'm not counting that as reserves.*

90

91 *Mr. Ward: That's essentially correct. We ended the year with \$495,000 dollars. \$210,000 dollars is*
92 *whatever, and the rest is reserves for current operations.*

93

94 *Mr. Bart Bhatla: How much is in the contingency?*

95

96 *Mr. Ward: \$76,000 dollars in the current year.*

97

98 *Mr. Miller: We start receiving payments in December, so it's maybe a two month cash flow.*

99

100 *Chairperson Stamp: Yeah, but, (indecipherable).*

101

102

103 **FOURTH ORDER OF BUSINESS**

Discussion

104

105 **Discussion of vacancy in Seat 3 which no qualified elector qualified to run for election, which term**
106 **runs through November 2028 and will be filled by appointment no later than February 18 ,2025, by**
107 **the Board of Supervisors**

108

109 Chairperson Stamp suggested skipping the December meeting and filling the Board vacancy in January.
110 He noted there were two or three people present who were interested in the position.

111

112 Mr. Fritz Riep asked who would be vacating.

113

114 Chairperson Stamp responded Martinn Winters was vacating his seat. He stated he asked Mr. Ward to
115 provide information regarding the process of being appointed, and the requirements of sitting on the
116 Board.

117

118 Mr. Miller suggested everyone interested in serving on the Board put together a personal profile for the
119 Board Members to review prior to the next meeting including involvement in the neighborhood, number
120 of years each had lived in the community, and general background information.

121

122 Chairperson Stamp asked if there were any other thoughts or comments; there were none. He stated
123 the plan was then to appoint an individual to the Board in January.

124

125 Mr. Ward stated there was an information sheet for any interested parties including Board Member
126 requirements with respect to ethics training, Form 1 filing, etc.

127

128

129 **FIFTH ORDER OF BUSINESS**

Consideration of Minutes

130

131 **September 19, 2024 – Regular Meeting Minutes**

132

133 Chairperson Stamp asked if there were any corrections to the Minutes; hearing none, he called for a
134 motion.

135

136

**On MOTION made by Tom Kleck, seconded by Ron Miller, and with all
in favor, the September 19, 2024, Regular Meeting Minutes were
approved.**

137

138

139

140

141

SIXTH ORDER OF BUSINESS

Staff Items

142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189

I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Mr. Michael Pawelczyk: The only thing I have to report is, finally, we were able to secure and record the two easements we were working on. One was over a drainage flow easement over the P1 Hatcher Parcel that the HOA has granted the District. The second one was the amendment to the big drainage easement we did last year and that was to add the irrigation pump station location to the easement.

Mr. Messick: With that easement recorded we were able to attach to our resubmittal to South Florida for a permit check. We got the consumptive use water permit back to South Florida.

Mr. Ward: Fingers crossed.

Mr. Pawelczyk: I have nothing else to report, just make sure you complete your ethics training before the end of the year.

Chairperson Stamp: I think everyone has completed the ethics training.

Mr. Bhatla: We have to do the training every year?

Mr. Pawelczyk: Yes. Every calendar year.

Discussion ensued regarding ethics training requirements.

Mr. Ward: The legislature this year, as a part of the statute that relates to – we have to sign a certificate that we don't traffic human beings in our business.

Mr. Pawelczyk: All of our vendors have to sign it. The big joke is, if you are a human trafficker, would you really care whether you add perjury to your record?

Discussion ensued regarding the anti-human-trafficking certificate and the definition of human trafficking which was broad and included slave labor.

II. District Engineer – Calvin, Giordano & Associates

a. Engineer's Report

1) Operational Projects

i. Lake 7 Modification by the Master HOA

ii. How the water management system for the Big Cypress Basin flows and its effect on Flow Way's water management system

iii. Landscaping

iv. Lake Maintenance

v. Irrigation Pump House

vi. Entrance Maintenance

vii. External Preserves Compliance update

2) Capital Projects

i. Lake Bank Restoration

3) Future Operations

190
191 *Mr. James Messick: (Indecipherable) The landscaping, turf, and aeration installs at the front*
192 *entrance continues to be replaced and I've gotten good feedback that that's been working great.*
193 *We also replaced, at the front entrance, pine straw. There was a washout at the crossing bridge*
194 *that we are working on getting repaired. I have a picture of that washout. It's not a problem, it's*
195 *just something we are keeping an eye on. There are some plantings on lake 7's lake bank. We*
196 *have some pictures showing this. We are happy with the progress of the landscaping. The next*
197 *asset is a lake maintenance asset, the big one being the cane toad. Starting in October we began*
198 *skimming tadpoles. We brought up the cane toad issue before and we are addressing that. We*
199 *started doing the skimming, 410,000 tadpoles were removed. These all fit in a 5 gallon bucket. 19*
200 *hours of time skimming the lakes should put a dent in the cane toad problem. A couple weeks later*
201 *we removed 600,000 to 700,000 golf ball size baby toads and 350 adult size toads. We have*
202 *problematic lakes we have noted and will keep an eye on. The vendor is confident that over the*
203 *next couple of weeks the population will reduce and in the next couple of months, as the lake*
204 *temperature decreases, spawning will drastically decrease. They will continue to monitor the*
205 *lakes, and we will have updates.*

206
207 *Chairperson Stamp: We have had a lot of good feedback on Facebook regarding the joint CDD and*
208 *HOA effort.*

209
210 *Mr. Messick: Good. In addition to the cane toads there are ongoing weeds, vegetation, floating*
211 *weeds, etc., those things are minimal, and we will continue to treat them as needed. Over the next*
212 *couple of visits a lot of the things we have noted should be addressed. There are a couple of*
213 *shoreline yard drains that through the hurricanes have popped up and raised to the surface and*
214 *once the water lowers, we will anchor those back to the bottom of the lakes. We are replacing the*
215 *motor, pumps, and jets at the front entrance fountain. We are also replacing the damage in the*
216 *basin of the fountain to help with the structural integrity. The pavers at the front entrance were*
217 *repaired. That's everything for the current ongoing maintenance of assets. The only other thing*
218 *worth mentioning is the external preserves compliance is going to be starting up again for fiscal*
219 *year 2025 in February with the same areas, same vendor, same costs. We felt like the first year*
220 *was a success. The report was submitted this summer to South Florida. Next year we will go*
221 *through the same process expecting better results and better percentages as we go.*

222
223 *Mr. Bhatla: Do we have any feedback from the agency?*

224
225 *Mr. Messick: There is no feedback per se; they just acknowledged the acceptance of the report*
226 *submitted.*

227
228 *Mr. Miller: Do we expect completion in 2025?*

229
230 *Mr. Messick: At the end of 2026.*

231
232 *Mr. Tom Kleck: Jimmy, does your crew have any rule of thumb as to how close to the shore to kill*
233 *the weeds?*

234
235 *Mr. Messick: Yes. I think I've heard 20 feet is the ideal width around the lake, from the low*
236 *waterline to the shelf and then you have some littorals that grow a little further out, but it all*
237 *depends on the depth of the water. Things can't really grow when it gets too deep.*

238

239 *Mr. Miller: The CDD is responsible for the landscaping outside of the gate and also for the*
240 *Christmas lights. You have done a fantastic job. The residents appreciate it.*

241

242 *Mr. Messick: Thank you.*

243

244 *Chairperson Stamp: Again, on Facebook there have been good comments about it.*

245

246 *Discussion ensued regarding the Christmas lights.*

247

248 *Mr. Bhatla: Is any of the information going to the Army Corps of Engineers? The monitoring*
249 *reports?*

250

251 *Mr. Messick: Just South Florida Water Management District. They are the only agency responsible*
252 *for monitoring. Additionally, capital projects slated for next year include lake bank restoration in*
253 *lakes 3, 11, 14, 15a and 18/19. I do have a lake map if you want to check out those lakes. We*
254 *have a meeting with the vendor in the next couple of weeks and we are going to decide which*
255 *lakes to tackle first, and we will update this map accordingly.*

256

257 *Chairperson Stamp: Will this be a continuous process where when we get done, we will start all*
258 *over again on the lakes?*

259

260 *Mr. Messick: We hope not for five years. We have addressed all the noted lake banks that have*
261 *been eroded. We will certainly go back and inspect them and keep them to the permit required*
262 *slopes, and there may be a select few, but not the amount and probably not the frequency.*

263

264 *Chairperson Stamp: And we won't have to do the Geotubing and stuff like that again probably.*

265

266 *Mr. Messick: We may. I can't say that we won't, but the Geotubing is supposed to last 20 to 30*
267 *years. It's supposed to be a long term solution, so every five years we will go inspect. We may*
268 *have small portions we address, but not large capital projects, just ongoing maintenance.*

269

270 *Mr. Miller: That sounds like another potential opportunity to keep the assessment rate flat while*
271 *increasing the reserves.*

272

273 *Chairperson Stamp: Yes, and after the third year of our preserves that \$125,000 dollars will also be*
274 *available, so I think getting to \$1 million dollars is very reasonable.*

275

276 *Mr. Kleck: Jimmy, what is the status on the two marquis sign fountains by the front gate? Are they*
277 *completely finished?*

278

279 *Mr. Messick: They are under construction right now. One is not operational. I think the other is*
280 *operational. I will get back to you with a date of completion. I don't think it will take longer than a*
281 *week.*

282

283 *Mr. Ward: It is going to be a few more weeks.*

284

285 *Mr. Messick: Oh, okay.*

286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332

Mr. Bhatla: What is the status of the ground water pump? The ground water wells are supposed to be continuously pumping.

Mr. Messick: They are recharging the lakes when needed, but with the high water levels they are not running continuously like they do in the dry season.

Mr. Bhatla: Maybe they should just pump at a lower rate, so they don't get silt in them.

Mr. Messick: Like periodically run them?

Mr. Bhatla: Yes. Like run them for a few hours.

Mr. Messick: I will see if that's something we can do. The irrigation system pumps are still pumping.

Mr. Bhatla: Yes, but the groundwater pump is in the permit, how much we pump a year, and the intention is to keep the water quality okay. But I am more concerned about silting.

Mr. Messick: I will check with my asset manager, but I think the more we turn the pump on and off, the more the silt migrates.

Mr. Bhatla: Who is in charge of that?

Mr. Messick: It's on a system, it's automatic and it's based on the lake; there is a whole system set up with controls.

Mr. Bhatla: I think we should keep an eye on it and turn them on periodically even for a short period of time.

Mr. Messick: I will make a note and talk to my asset manager.

Chairperson Stamp: We still have money in the budget for next year for a third well, but we don't know if we will get permission to do it.

Mr. Messick: The next item was the Esplanade Golf and Country Club Driving Range. We received plans from the Club's Driving Range project to the CDD for review on October 28th. The proposed lake modifications include lake filling for driving range amenities along the north bank of lake 7. To offset the lake filling, there is also lake dredging of an equivalent size on the south bank of lake 7. I brought the plans including a snapshot of driving range proposed improvements. I've provided a review of the engineering plan and provided a request for additional information dated November 5th and requested a resubmittal. I did receive a resubmittal this week and have done a cursory review. There are still some items I'm going to address and some things to work through before we provide a formal approval.

Mr. Miller: I understand the big picture, but are we being asked to file the permits?

333 *Mr. Messick: The HOA is filing the permits; they are the applicants. We are just providing a review*
334 *as an authorized agency overseeing maintenance of the drainage system. Because they are*
335 *making impacts to the drainage system that's our responsibility, we are providing a review and*
336 *approval to make sure we can continue to maintain that lake per the original permit.*

337
338 *Mr. Miller: Has the HOA actually filed for a permit?*

339
340 *Mr. Miller: No. They are getting our approval first. The last thing was Chairperson Stamp's*
341 *request.*

342
343 *Chairperson Stamp: I was getting calls and emails saying why is the water so high, where is it*
344 *coming from, why aren't we pumping it down, and I wanted to get information to post on the*
345 *website in this regard.*

346
347 *Mr. Messick: (displayed a map) This is Collier County and Collier County is huge compared to Lee*
348 *County. Lee County stops here. Collier County goes all the way behind Lee County and the*
349 *drainage basins are different colors within the County. Ours lead into Big Cypress and the*
350 *Cocohatchee River Canal Basin, the sub basin we are taking water in from is all the way behind Lee*
351 *County and comes south and all these arrows show the flow pattern. This is our CDD here and we*
352 *bisect from north to south the entire sub basin, so all this water that lands here makes its way past*
353 *our preserves and on to the Cocohatchee Canal. These areas here represent our internal system*
354 *before we discharge to the passthrough canal. We are affected by this arrow, and these arrows,*
355 *and all these different sub basin areas that may or may not receive water. Sometimes there are*
356 *rains that happen more along the coast and sometimes more out here, but we still feel the effects*
357 *of the water coming through our system. The preserve area is heavily impacted by the sub basin*
358 *area from eastern Collier County. This is attached to my report.*

359
360 *Chairperson Stamp: I am going to ask Jim to put it on the website so we can refer people to it if*
361 *they have questions.*

362
363 *Discussion ensued regarding what areas drained into Flow Way and how it affected the lakes.*

364
365 *Mr. Fritz Riep: What was the outcome of Bonita wanting to pump into Flow Way? Is there a final*
366 *decision?*

367
368 *Chairperson Stamp: The permit has not been granted. Last, it was on hold. We, the CDD and the*
369 *HOA both, went to the Big Cypress Board Meetings and spoke against it. Jimmy spoke against it.*
370 *Our attorneys spoke against it. And we got them to put it on hold. It is currently on hold. They are*
371 *not pumping out of Bonita Springs, but the natural water flow is going to come down there*
372 *without the permit because that's the way it is designed.*

373

374 **III. District Manager – JPWard & Associates, LLC**

375 **a. Future Series Bonds Issuance Refinancing Dates**

376 **b. Financial Statements for period ending September 30, 2024 (unaudited)**

377 **c. Financial Statements for period ending October 31, 2024 (unaudited)**

378

379 *Mr. Ward: The next series of bonds up for refinancing are the 2015 phase 3 bonds. The first*
380 *opportunity to complete the refinancing is November of next year. We will start the process on*

381 *this refinancing in the early summer of 2025. This is one of the smaller bond issues we have. Only*
382 *90 homes will be affected. There is \$2.3 million dollars in par debt outstanding on these lots. We*
383 *will go through and do it. I think these bonds are at roughly 5%, so we will see what we get when*
384 *we go to the refinancing next year.*

385
386 *Mr. Miller: What happened to Phase 2?*

387
388 *Mr. Ward: Phase 1 was for Phase 1 and Phase 2.*

389
390 *Mr. Bhatla: So, in the refinancing, any benefit is targeted to those homes?*

391
392 *Mr. Ward: Correct.*

393
394 *Mr. Mark Scimio: I think I looked at the last presentation and there was a spreadsheet on the*
395 *rates, and you just did 4.4% on the last one. Is that next bond lower than 4.4%? Are you expecting*
396 *something lower?*

397
398 *Mr. Ward: The next bond series, the coupons are between 4.25 and 5.375, so we will see what*
399 *kind of savings we get when we go into the market next year on this one.*

400
401 *Chairperson Stamp: We could get to a place where they are not worth refinancing.*

402
403 *Mr. Ward: Right.*

404
405 *Mr. Miller: If it is not worth refinancing at ten years and interest rates were to go down in the*
406 *future, would we still have the ability to call them?*

407
408 *Mr. Ward: Absolutely.*

409
410 *Mr. Miller: So, it's not a one time shot at ten years.*

411
412 *Discussion ensued regarding the bond issues, interest rates, and refinancing when interest rates*
413 *were low.*

414
415 *Chairperson Stamp: The cane toads and the front entrance, we are getting a good reaction from*
416 *the community about both of those, so thank you.*

417
418

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

420
421 Chairperson Stamp asked if there were any Supervisor's requests; there were none.

422
423

EIGHTH ORDER OF BUSINESS

Public Comments

424
425
426 **Public Comments: Public comment period is for items NOT listed on the Agenda, comments are**
427 **limited to three (3) minutes per person, assignment of speaking time is not permitted, however the**

428 **Presiding Officer may extend or reduce the time for the public comment period consistent with**
429 **Section 286.0114, Florida Statutes**

430
431 Chairperson Stamp asked if there were any public comments.

432
433 Mr. Mark Scimio: *I want to concur with the kudos. The front entrance and landscape look really good,*
434 *and the lake control seems to be pretty good considering.*

435
436 Mr. Mark Scimio: *(Indecipherable).*

437
438 Chairperson Stamp: *I think they are both over by the 12th hole.*

439
440 Mr. Mark Scimio: *Then when you say you have it in the budget, in case we ever need it, what's the lead*
441 *time in getting that permitted and put in if we do have a problem?*

442
443 Mr. Messick: *We have a backup pump that we can drop into place in a well, but if we have a well*
444 *collapse and we have to develop a new well, that would probably be an emergency condition in which we*
445 *could permit retroactively if we really need to, but the permit process to get a new well is months. But if*
446 *there is an emergency we can act.*

447
448 Chairperson Stamp: *It won't increase the number of gallons we can pump, it's just to have a backup.*

449
450 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

451
452
453 **Announcement of Next Meeting – Regular Meeting December 19, 2024**

454
455 Chairperson Stamp: *The next meeting is scheduled for December 19th, but unless something pops up, we*
456 *will cancel it. I would expect the next meeting to be in January, and we will deal with filling the vacancy*
457 *at that point.*

458
459
460 **TENTH ORDER OF BUSINESS** **Adjournment**

461
462 The meeting was adjourned at approximately 1:50 p.m.

463
464 **On MOTION made by Tom Kleck, seconded by Ron Miller, and with all**
465 **in favor, the Meeting was adjourned.**

466
467
468 Flow Way Community Development District

469
470
471
472 _____
473 James P. Ward, Secretary

472 _____
473 Zack Stamp, Chairperson

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	26-27
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29-30



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Flow Way Community Development District
Collier County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Flow Way Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 7, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



January 7, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Flow Way Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$8,023,509) since infrastructure (water, wastewater) has been conveyed to Collier County for long term ownership, operations and maintenance. The deficit is strictly a result of the conveyance of infrastructure to Collier County and is not indicative of any adverse financial standing. The nature of the deficit is common in governmental accounting and is not intended to be funded by any increase in assessments. Further, financial condition assessment procedures have been applied and no deteriorating financial conditions were noted.
- The change in the District's total net position in comparison with the prior fiscal year was (\$36,564), a decrease. The decrease is the result of depreciation expense. Depreciation expense represents amortization of capital assets purchased by the District in prior fiscal years. It does not represent cash outflows of current year's program revenues. Since depreciation expense is not a cash outflow, it is not budgeted by the District. The Key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$3,058,592, a decrease of (\$501,722) in comparison with the prior fiscal year. The decrease in fund balance is the result of bond issuance costs associated with refinancing of the Series 2013 Bonds via the issuance of Series 2024 refunding Bonds. The refinancing will create significant savings for the District. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 3,063,688	\$ 4,109,037
Capital assets, net of depreciation	16,561,069	17,541,822
Total assets	19,624,757	21,650,859
Current liabilities	431,730	1,150,171
Long-term liabilities	27,216,536	28,487,633
Total liabilities	27,648,266	29,637,804
Net Position		
Net investment in capital assets	(10,652,389)	(10,943,241)
Restricted	2,133,695	2,744,758
Unrestricted	495,185	211,538
Total net position	\$ (8,023,509)	\$ (7,986,945)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 4,086,249	\$ 3,752,570
Operating grants and contributions	177,454	77,738
Capital grants and contributions	90	1,442
General revenues	126,123	(472,420)
Total revenues	<u>4,389,916</u>	<u>3,359,330</u>
Expenses:		
General government	296,246	403,500
Maintenance and operations*	2,440,588	1,862,526
Bond issuance cost	232,249	22,048
Interest	1,457,397	1,463,343
Total expenses	<u>4,426,480</u>	<u>3,751,417</u>
Change in net position	(36,564)	(392,087)
Net position - beginning	(7,986,945)	(7,594,858)
Net position - ending	<u>\$ (8,023,509)</u>	<u>\$ (7,986,945)</u>

*Includes depreciation expense of \$980,753 for the current fiscal year and \$980,753 for the prior fiscal year.

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$4,426,480. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased from the prior fiscal year primarily as a result of an increase in assessment revenues. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase is associated with an increase in maintenance and operations expenses in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$23,265,096 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,704,027 has been taken, which resulted in a net book value of \$16,561,069. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$26,990,000 in Bonds outstanding its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Flow Way Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, FL 33308, (954) 658-4900.

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 478,455
Accounts receivable	11,750
Prepays & deposits	10,076
Restricted assets:	
Investments	2,563,407
Capital assets:	
Depreciable, net	16,561,069
Total assets	19,624,757
 LIABILITIES	
Accounts payable	5,096
Accrued interest payable	426,634
Non-current liabilities:	
Due within one year	675,000
Due in more than one year	26,541,536
Total liabilities	27,648,266
 NET POSITION	
Net investment in capital assets	(10,652,389)
Restricted for debt service	2,133,695
Unrestricted	495,185
Total net position	\$ (8,023,509)

See notes to the financial statements

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position										
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities										
Primary government:															
Governmental activities:															
General government	\$ 296,246	\$ 296,246	\$ -	\$ -	\$ -										
Maintenance and operations*	2,440,588	1,619,529	-	90	(820,969)										
Bond issuance costs	232,249	-	-	-	(232,249)										
Interest on long-term debt	1,457,397	2,170,474	177,454	-	890,531										
Total governmental activities	4,426,480	4,086,249	177,454	90	(162,687)										
General revenues:															
Miscellaneous															
Total general revenues															
Change in net position															
Net position - beginning															
Net position - ending															
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 80%;"></td> <td style="text-align: right; border-bottom: 1px solid black;">126,123</td> </tr> <tr> <td style="border-bottom: 3px double black; width: 80%;"></td> <td style="text-align: right; border-bottom: 3px double black;">126,123</td> </tr> <tr> <td style="border-bottom: 1px solid black; width: 80%;"></td> <td style="text-align: right; border-bottom: 1px solid black;">(36,564)</td> </tr> <tr> <td style="border-bottom: 3px double black; width: 80%;"></td> <td style="text-align: right; border-bottom: 3px double black;">(7,986,945)</td> </tr> <tr> <td style="border-bottom: 3px double black; width: 80%;"></td> <td style="text-align: right; border-bottom: 3px double black;">\$ (8,023,509)</td> </tr> </table>							126,123		126,123		(36,564)		(7,986,945)		\$ (8,023,509)
	126,123														
	126,123														
	(36,564)														
	(7,986,945)														
	\$ (8,023,509)														

*Includes depreciation expense of \$980,753 for the current fiscal year.

See notes to the financial statements

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 478,455	\$ -	\$ -	\$ 478,455
Investments	-	2,560,329	3,078	2,563,407
Accounts receivable	11,750	-	-	11,750
Prepaid items & deposits	10,076	-	-	10,076
Total assets	\$ 500,281	\$ 2,560,329	\$ 3,078	\$ 3,063,688
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,096	\$ -	\$ -	\$ 5,096
Total liabilities	5,096	-	-	5,096
Fund balances:				
Nonspendable:				
Prepaid items & deposits	10,076	-	-	10,076
Restricted for:				
Debt service	-	2,560,329	-	2,560,329
Capital projects	-	-	3,078	3,078
Unassigned	485,109	-	-	485,109
Total fund balances	495,185	2,560,329	3,078	3,058,592
Total liabilities and fund balances	\$ 500,281	\$ 2,560,329	\$ 3,078	\$ 3,063,688

See notes to the financial statements

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 3,058,592

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	23,265,096	
Accumulated depreciation	<u>(6,704,027)</u>	16,561,069

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(426,634)	
Original issue discount	61,509	
Original issue premium	(288,045)	
Bonds payable	<u>(26,990,000)</u>	<u>(27,643,170)</u>
Net position of governmental activities		<u><u>\$ (8,023,509)</u></u>

See notes to the financial statements

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,915,775	\$ 2,170,474	\$ -	\$ 4,086,249
Miscellaneous	126,123	-	-	126,123
Interest earnings	-	177,454	90	177,544
Total revenues	<u>2,041,898</u>	<u>2,347,928</u>	<u>90</u>	<u>4,389,916</u>
EXPENDITURES				
Current:				
General government	288,234	8,012	-	296,246
Maintenance and operations	1,459,835	-	-	1,459,835
Debt service:				
Principal	-	6,715,000	-	6,715,000
Interest	10,182	1,625,180	-	1,635,362
Bond issuance costs	-	-	232,249	232,249
Total expenditures	<u>1,758,251</u>	<u>8,348,192</u>	<u>232,249</u>	<u>10,338,692</u>
Excess (deficiency) of revenues over (under) expenditures	283,647	(6,000,264)	(232,159)	(5,948,776)
OTHER FINANCING SOURCES (USES)				
Transfers in / (out)	-	2,660	(2,660)	-
Bond issuance	-	5,211,727	83,273	5,295,000
Original issue premium	-	-	152,054	152,054
Total other financing sources (uses)	<u>-</u>	<u>5,214,387</u>	<u>232,667</u>	<u>5,447,054</u>
Net change in fund balances	283,647	(785,877)	508	(501,722)
Fund balances - beginning	<u>211,538</u>	<u>3,346,206</u>	<u>2,570</u>	<u>3,560,314</u>
Fund balances - ending	<u>\$ 495,185</u>	<u>\$ 2,560,329</u>	<u>\$ 3,078</u>	<u>\$ 3,058,592</u>

See notes to the financial statements

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (501,722)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(980,753)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	6,715,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(5,295,000)
In connection with the issuance of the Bonds, the original issue premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(152,054)
Amortization of bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	3,151
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	174,814
Change in net position of governmental activities	\$ (36,564)

See notes to the financial statements

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Flow Way Community Development District (the "District") was created on March 4, 2002, by Ordinance 02-09 (as amended) of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The supervisors are elected by property owners within the District or by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	15-25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, and in certain instances the District Manager.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including the certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Gcts 0490	\$ 2,535,835	N/A	N/A
US Bank Money Market Fund	27,572	N/A	N/A
	<u>\$ 2,563,407</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The Bond Indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. In addition, non-negotiable, non-transferable certificates of deposits that do not consider market rates are required to be reported at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024, were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ 2,660	\$ -
Capital projects	-	2,660
Total	\$ 2,660	\$ 2,660

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in accordance with the Bond Indentures.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 23,265,096	\$ -	\$ -	\$ 23,265,096
Total capital assets, being depreciated	23,265,096	-	-	23,265,096
Less accumulated depreciation for:				
Infrastructure	5,723,274	980,753	-	6,704,027
Total accumulated depreciation	5,723,274	980,753	-	6,704,027
Total capital assets, being depreciated, net	17,541,822	(980,753)	-	16,561,069
Governmental activities capital assets, net	\$ 17,541,822	\$ (980,753)	\$ -	\$ 16,561,069

Depreciation was charged to the maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2013

On December 12, 2013, the District issued \$7,050,000 of Series 2014 Special Assessment Bonds consisting of \$1,625,000 Series 2013 Term Bonds due on November 1, 2027, with a fixed interest rate of 6% and \$5,425,000 Series 2013 Term Bonds due on November 1, 2044, with a fixed interest rate of 6.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2015, through November 1, 2044. The Series 2013 Bonds were refunded with the issuance of Special Assessment Refunding Bonds, Series 2024.

Series 2015

On April 9, 2015, the District issued \$3,950,000 of Series 2015 Special Assessments Bonds. The District issued Series 2015 Term bonds with fixed interest rate ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2016, through November 1, 2045.

Series 2015 (Phase 4)

On April 9, 2015, the District issued \$3,950,000 of Series 2015 Special Assessments Bonds (phase 4 project). The District issued Series 2015 Term bonds with fixed interest rate ranging from 4.00% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2017, through November 1, 2046.

Series 2016 (Phase 5)

On November 29, 2016, the District issued \$5,425,000 of Series 2016 Special Assessments Bonds (phase 5 project). The District issued Series 2016 Term bonds with fixed interest rate ranging from 3.400% to 5.000%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2017, through November 1, 2046.

Series 2017 (Phase 6)

On December 5, 2017, the District issued \$3,665,000 of Series 2017 Special Assessments Bonds (phase 6 project). The District issued Series 2017 Term bonds with fixed interest rate ranging from 3.500% to 5.000%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2018 through November 1, 2047.

Series 2019 (Phase 7 and Phase 8)

On July 30, 2019, the District issued \$9,685,000 of Series 2019 Special Assessments Bonds. The District issued Series 2019 Term bonds with fixed interest rate ranging from 3.350% to 4.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2020, through November 1, 2049.

Series 2024

On September 18, 2024, the District issued \$5,295,000 of Series 2024 Special Assessment Refunding Bonds. The District issued Series 2024 Term bonds with fixed interest rates of 5% and due dates ranging from May 1, 2034 to May 1, 2044. The Bonds were issued to currently refund the outstanding Series 2013 Bonds. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing November 1, 2020, through November 1, 2049.

Refunded Bonds

The District advanced refunded the Series 2013 Special Assessment Bonds, which had an outstanding balance of \$5,920,000 at the time of the refunding with the proceeds from the Series 2024 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$1,622,781. The refunding resulted in an economic gain of \$700,558. The refunded Bonds were paid off on November 1, 2024.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Redemption Provisions and Compliance

The Series 2015, 2015 (Phase 4), 2016, 2017, 2019, and 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indentures. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$10,000 of the Series 2019 Bonds.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Note Payable

In October 2022, the District issued a \$500,000 note in order to finance the general operations of the District. The note shall bear interest at a fixed rate of 4.92% and is due on May 1, 2024. The note was paid off during the current fiscal year

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 6,200,000	\$ -	\$ 6,200,000	\$ -	\$ -
Series 2015	3,190,000	-	80,000	3,110,000	80,000
Series 2015 (Phase 4)	2,835,000	-	60,000	2,775,000	65,000
Less: original issue discount	(37,437)	-	(1,689)	(35,748)	-
Series 2016	4,810,000	-	115,000	4,695,000	115,000
Series 2017	3,315,000	-	75,000	3,240,000	75,000
Plus: original issue premium	141,862	-	5,871	135,991	-
Series 2019	8,060,000	-	185,000	7,875,000	180,000
Less: original issue discount	(26,792)	-	(1,031)	(25,761)	-
Series 2024	-	5,295,000	-	5,295,000	160,000
Plus: original issue premium	-	152,054	-	152,054	-
Total	<u>\$ 28,487,633</u>	<u>\$ 5,447,054</u>	<u>\$ 6,718,151</u>	<u>\$ 27,216,536</u>	<u>\$ 675,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 675,000	\$ 1,177,538	\$ 1,852,538
2026	705,000	1,248,676	1,953,676
2027	730,000	1,217,315	1,947,315
2028	775,000	1,184,055	1,959,055
2029	800,000	1,148,742	1,948,742
2030-2034	4,615,000	5,131,494	9,746,494
2035-2039	5,855,000	3,891,767	9,746,767
2040-2044	7,420,000	2,288,691	9,708,691
2045-2049	4,930,000	577,065	5,507,065
2050	485,000	10,609	495,609
	<u>\$ 26,990,000</u>	<u>\$ 17,875,952</u>	<u>\$ 44,865,952</u>

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 - COST AGREEMENTS

During the prior fiscal year, the District entered into an agreement with Esplanade Golf and Country Club of Naples, Inc. (the "HOA") for the payment of the Collier County water bill for a certain fountain which is being operated and maintained by the District. Collier County has advised the District that since the underlying title to the Property where the fountain is located is in the name of the HOA, the County will not transfer the account into the name of the District. As such, the District and HOA agree that the District will be responsible for payment of the Collier County water bill attributable to the fountain.

During the current fiscal year, the District entered into an agreement with the HOA to cost share on an equal basis the costs to bring and thereafter maintain certain external preserves into compliance with the requirements of both the South Florida Water Management District permits and the Army Corps of Engineer's permits. During the current fiscal year, the District recognized \$\$126,123 revenue in accordance with the agreement, which includes a receivable of \$11,750 as of September 30, 2024.

NOTE 11 - COMMITMENTS AND CONTINGENCIES

The District has utilized professional engineering services in order to identify anticipated maintenance expenses that will need to be incurred in the future. The District is undertaking a long term capital improvement plan that will be funded in increments over a rolling five (5) year basis and updated yearly as reflected in each annual budget.

NOTE 12 - LITIGATION AND CLAIMS

During a prior fiscal year, the District has filed a lawsuit against the Developer and its representatives, which consists of claims for declaratory relief and for damages, arising out of an alleged premature and improper transfer of Preserves to the District in violation of applicable permits and related documentation. The case proceeded to a non-binding arbitration, and all Parties' accepted the arbitration award, thereby resulting in a final judgement in the case, which awarded the District approximately \$472,000 in damages. There was also an order entered granting summary judgment in favor of the former Taylor Morrison directors; and, the Court has determined that the former Taylor Morrison directors are entitled to their attorneys' fees incurred in connection with those claims. During the current fiscal year an appeal of the Court's entry of final judgment and order granting summary judgment in favor of the Taylor Morrison directors was also filed. The case has since been resolved between the Parties, and the underlying litigation, inclusive of all pending motions and final judgment, and the appeal were dismissed in October 2023, which resulted in the District recognizing a loss on the arbitration settlement in the amount of \$472,420 during the prior fiscal year.

NOTE 13 - SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$30,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Special assessments	\$ 1,988,811	\$ 1,915,775	\$ (73,036)
Miscellaneous	-	126,123	126,123
Total revenues	<u>1,988,811</u>	<u>2,041,898</u>	<u>53,087</u>
EXPENDITURES			
Current:			
General government	486,892	288,234	198,658
Maintenance and operations	1,345,964	1,459,835	(113,871)
Debt service:			
Principal	500,000	-	500,000
Interest	12,200	10,182	2,018
Total expenditures	<u>2,345,056</u>	<u>1,758,251</u>	<u>586,805</u>
Excess (deficiency) of revenues over (under) expenditures	(356,245)	283,647	639,892
OTHER FINANCING SOURCES			
Loan proceeds	500,000	-	(500,000)
Total other financing sources	<u>500,000</u>	<u>-</u>	<u>(500,000)</u>
Net change in fund balances	<u>\$ 143,755</u>	283,647	<u>\$ 139,892</u>
Fund balance - beginning		<u>211,538</u>	
Fund balance - ending		<u>\$ 495,185</u>	

See notes to required supplementary information

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	52
Employee compensation	0
Independent contractor compensation	\$2,675,163
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,679.74 Debt service - \$1,017.51 - \$4,673.82
Special assessments collected	\$4,086,249
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Flow Way Community Development District
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Flow Way Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 7, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Bhan & Associates".

January 7, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Flow Way Community Development District
Collier County, Florida

We have examined Flow Way Community Development District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Flow Way Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

January 7, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Flow Way Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Flow Way Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated January 7, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 7, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Flow Way Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Flow Way Community Development District, Collier County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

January 7, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT
January 2025

Board Meeting
January 16th, 2025

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
January 16, 2025

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT OPERATIONS	3
	i. Landscaping.....	4
	ii. Lake Maintenance.....	6
	iii. Entrance Maintenance.....	7
	iv. Irrigation Pump House	9
	v. External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status).....	10
III.	CAPITAL PROJECTS	12
IV.	FUTURE ASSET MAINTENANCE ITEMS	13
V.	ENGINEER’S REPORT COMPLETE	18

I. PURPOSE

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

II. CURRENT OPERATIONS

The following items are currently outstanding:

1. Landscaping
2. Lake Maintenance
3. Entrance Maintenance
4. Irrigation Pump House
5. External Preserves Compliance (subconsultant)

1. Current Operations

i. *Landscaping*

- In mid-December, the new annual rotation was installed in front of the fountains.
- A fungicide application was applied to the turf at the front entrance due to some discoloring of the grass.
- Spot spraying has been a vital aspect of keeping the weeds down in areas of the turf.
- New plantings were installed to hide the new electrical panels that were installed by the fountains.
- Cabbage palms were trimmed in mid-December.



(1&2) Annuals installed near the fountain monuments



(3) New Pine Straw placed along flowway banks



(4) Pines Straw installed round planting beds

ii. Lake Maintenance

- All CDD lakes were treated for torpedo grass, alligator weed, cattails and other invasive weeds. Removed trash out of lakes 1, 2, 4, 5a, 5b, 7, 9, 10, 11, 12, 13, 15a, 15b, 16, 18, 19, 20/21, 22, 23, 24, & 25.
- Submerged algae (Charra) was treated in lakes 2, 5a, 7, 8, 13, 17, 20, 21, 22, 23, 24, 25, 26, 27, & the Flow Way.
- Planktonic algae was treated in lakes 8, 13, 24, & 25
- Submerged aquatic vegetation was treated in lakes 7 (Illinois Pondweed) , 13, 15a, 18, 21 (Southern Naiad), 16 (Limnophila).
- Spatterdock was treated this month in lakes #1, 5a, 5b, and the Flow Way.
- The littoral zone signs were repositioned and made note of faded signs that need to be replaced along the Flow Way channel.



(5) Trash & Debris in canal removed



(6) Water Levels starting to recede

iii. Entrance Maintenance

- The tile backsplash and fountain basin plaster were completed in the middle of December. Working with vendor on adjustments and fountain nozzles.
- Completion of the fountain equipment took place in late November with maintenance carrying into December by the vendor to establish that the equipment is running properly.
- Holiday lighting is scheduled to be removed by mid-February, with the possibility to keep the trees lit for a longer period. Furthermore, 5 Medjool palms in the center median, 6 Medjool palms behind the monument signs and 5 Medjool palms near the guard house will remain lit until further notice.



(7) Fountain Diamond Brite under construction



(8) New Fountain Electrical Panel installed



(9) Fountain Demolition



(10) Fountain under Construction



(11) New Fountain

iv. Irrigation Pump House

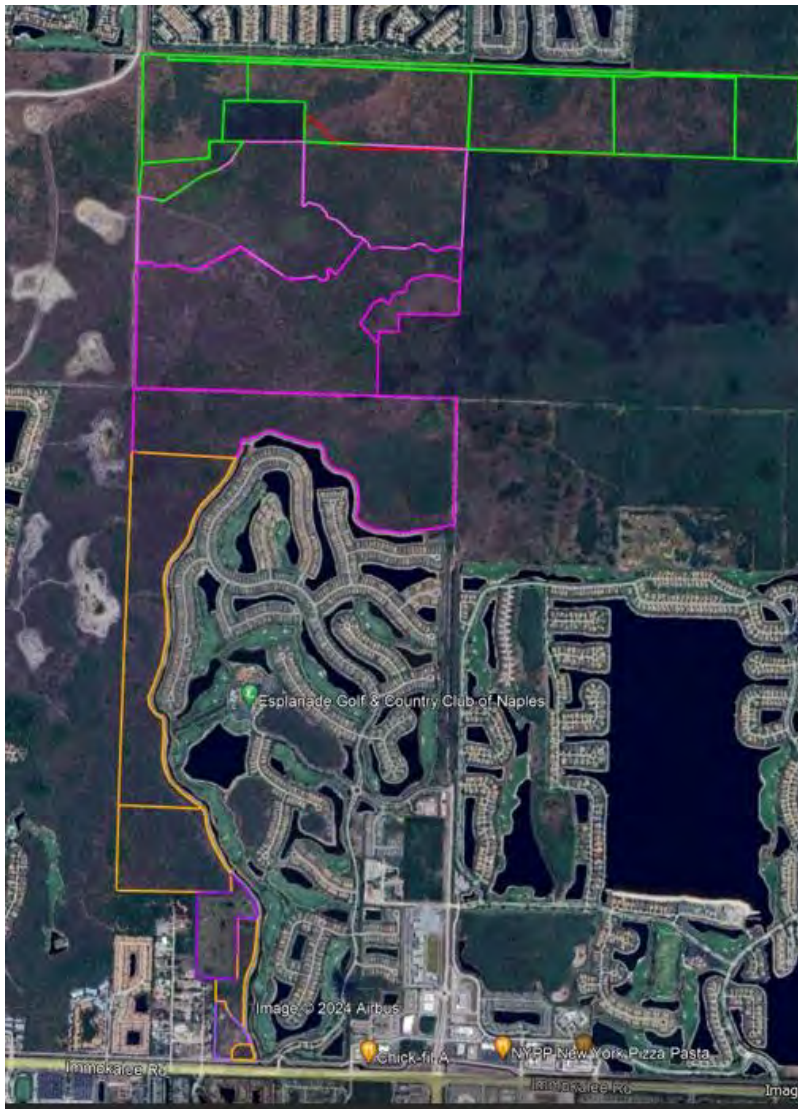
- No updates

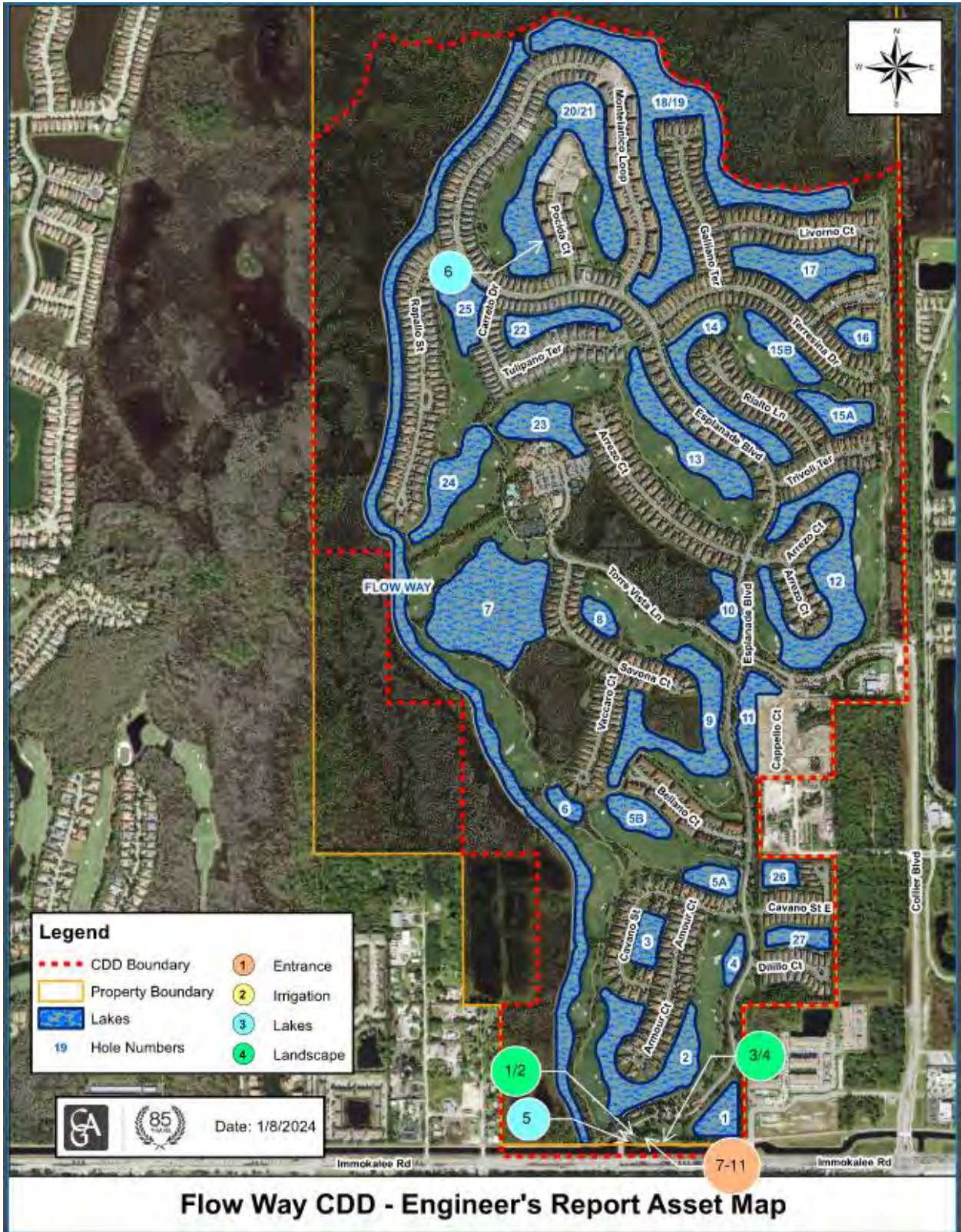
v. **External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status)**

2024 Preserve Maintenance project awarded to Aquatic Weeds Control, Inc. (low bidder) following the March 2024 board meeting. Preserve treatment for 2024 has been completed.

ALL PRESERVE AREAS are COMPLETE.

2025 Preserve Maintenance to start February 2025.





III. CAPITAL PROJECTS

- i. 2024 Lake Bank Restoration – Lakes 2, 7, 8, & 17 ALL COMPLETED. Ongoing inspections during warranty period.
- ii. **2025 Lake Bank Restoration – Lakes 3, 11, 14, 15A, & 18/19 included in Capital Improvement Plan.**



Order & Schedule - TBD

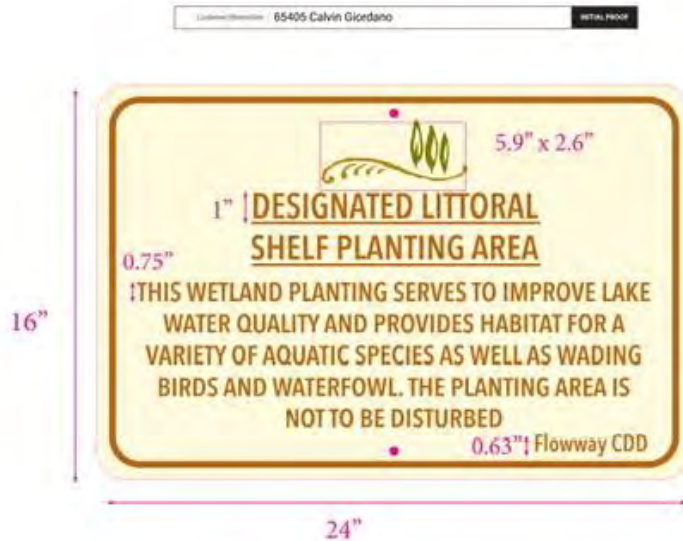
IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Wet checks and fertilization on the turf at the front entrance to ensure thriving results.
- Consistent monitoring by the Asset Manager and vendor of the aerated turf at the front entrance.
- Checking up on all repairs made to lake banks.
- The canal at the front entrance will need to be cleaned out by the SFWMD quarterly.
- Monitoring of the new fountain equipment, tile, and basin to ensure everything is running properly and there are no issues.

2. Littoral & Preserve Signage

CDD Asset Manager spent last month taking inventory of the littoral and conservation signs needing to be replaced. The signs are required and permitted through South Florida Water Management District. A concept of the new design will be presented for you to view. The signpost will be black and stand roughly 4 feet in height. Over the next couple of months, the sign around the residential and common areas will be removed and replaced. Flow Channel, conservation and golf course areas to follow.



3. LOOK AHEAD

5373301 · Pump Station and Wells: Well meter & lift station keep tripping the circuit. Awaiting a proposal from the vendor.

5384650 · Lake, Lake Bank & Littoral Shel: -12 month lake dye program was distributed to the lakes, there should be a good decline in submersed vegetation and the overall appearance should see an incline.

- Getting a count on all the littoral signs near lakes, so the unledgible signs will be replaced.

5384665 · Littoral Shelf Planting: -Waiting on a proposal from vendor to install new plantings in lakes 14,26, and 24.

- Washout on Lake two scheduled to be repaired under warranty by the Lake bank vendor wants the water levels receded a bit.

5384667 · Control Struct, Catch Basins: Drainage inspection of phase 2 (north side of community) is to take place late October early November. with anticipation of cleaning the drains in April during the dry season.

5386683 · Lake Bank Restoration: Lakes 18 & 19 are scheduled to have drainage pipes (4) repaired, the water does need to subside before that can happen.

5793102 · Asset Management: Perimeter preserve fence is scheduled to be inspected the last week of every month.

Fence along the fountains is awaiting a proposal for repair.

5793122 · Landscaping Maintenance: Estate Landscaping to mow the lake bank on lake 7 once every month. Continous turf maintenace is key and will be maintained throughout the year.

5793131 · Bridge & Roadway-Main Entrance:

5796063 · Capital Outlay: Looking into redoing the tile and diamond bright to protect the overall integrity of the structures.

MISC: -Working with Estate landscape on schedule for rye seeding during the dormant season starting mid November. **Acct-Next FY Year**

- Gator removal program was put into place, still working with Cori to get the information up on the CDD wesbite.
- Asset manager working with vendor to replace fencing between the monuments at

the front entrance.

PERMITTING

We are continuing our ongoing work of identifying permits that have been obtained for the development of the District's infrastructure. The below list is not complete, and will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Complete – Closed for Upload
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf & Country Club – Driving Range Improvements	PL20230001832	02/02/2023		ESPLANADE GOLF & COUNTRY CLUB OF NAPLES INC	Complete – Add Application Type
Esplanade Golf and Country Club of Naples – Hatcher Parcel (UTCP)(UTCF)	PL20200002660	12/30/2020		TAYLOR MORRISON ESPLANADE NAPLES LLC	Complete - Closed for Uploads

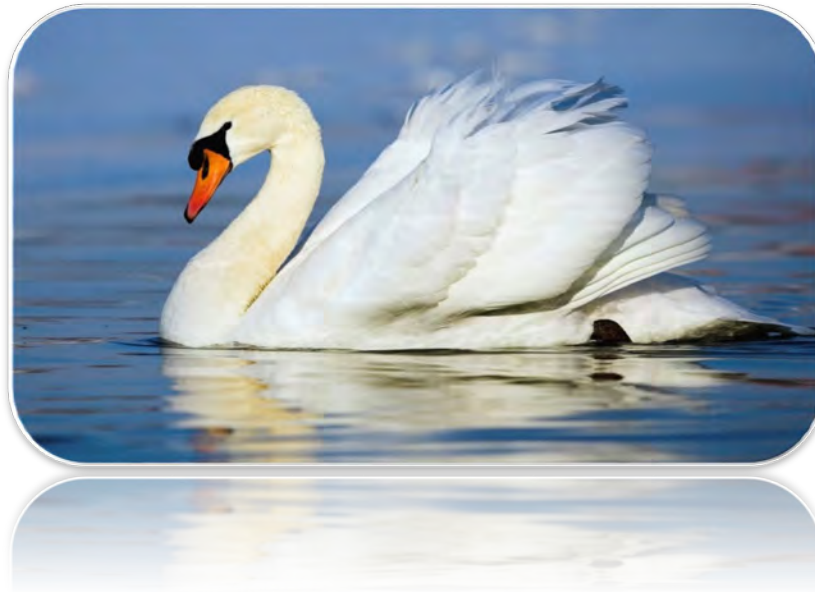
*Additional Collier County permits completed, available upon request.

V. ENGINEER’S REPORT COMPLETE

By: _____
 By: James Messick, P.E.
 District Engineer

State of Florida Registration No. 70870

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2024

FISCAL YEAR 2025

PREPARED BY:

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

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

Flow Way Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2015 Bonds (Phase 3)</i>	<i>9</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>10</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>11</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>12</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>13</i>
<i>Series 2024</i>	<i>14</i>
<i>Capital Project Fund</i>	
<i>Series 2024</i>	<i>15</i>

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

**Flow Way Community Development District
Balance Sheet
for the Period Ending November 30, 2024**

	Governmental Funds			Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets		
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 858,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 858,419
Debt Service Fund												
Interest Account	-	-	-	-	-	-	181	-	-	-	-	181
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	174,366	118,375	254,756	10,000	-	-	-	-	962,827
Revenue	-	253,650	129,262	169,980	102,422	243,836	138,624	-	-	-	-	1,037,774
Prepayment Account	-	463	192	-	1,615	188	-	-	-	-	-	2,458
General Redemption Account	-	-	2,684	-	-	-	-	-	-	-	-	2,684
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,095	-	-	-	3,095
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable												
Accounts Receivable												
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,005,923	-	-	2,005,923
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	24,439,077	-	-	24,439,077
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	17,541,822	-	17,541,822
Total Assets	\$ 868,495	\$ 498,994	\$ 292,586	\$ 344,346	\$ 222,412	\$ 498,780	\$ 148,805	\$ 3,095	\$ 26,445,000	\$ 17,541,822	\$ -	\$ 46,864,335

**Flow Way Community Development District
Balance Sheet
for the Period Ending November 30, 2024**

	Governmental Funds			Debt Service Funds			Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets		
Liabilities												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable												
Current Portion (Due Within 12 Months)												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000
Series 2024	-	-	-	-	-	-	-	-	160,000	-	-	160,000
Long Term												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000
Series 2024	-	-	-	-	-	-	-	-	5,135,000	-	-	5,135,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,445,000	\$ -	\$ -	\$ 26,597,054
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	17,541,822	-	17,541,822
Fund Balance												
Restricted												
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	-	8,671,866
Results from Current Operations	-	(93,548)	(82,477)	(169,750)	(94,658)	(213,644)	(6,160,843)	18	-	-	-	(6,814,902)
Unassigned												
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185
Results from Current Operations	373,310	-	-	-	-	-	-	-	-	-	-	373,310
Total Fund Equity and Other Credits	\$ 868,495	\$ 498,994	\$ 292,586	\$ 344,346	\$ 222,412	\$ 498,780	\$ 148,805	\$ (148,959)	\$ -	\$ 17,541,822	\$ -	\$ 20,267,281
Total Liabilities, Fund Equity and Other Credits	\$ 868,495	\$ 498,994	\$ 292,586	\$ 344,346	\$ 222,412	\$ 498,780	\$ 148,805	\$ 3,095	\$ 26,445,000	\$ 17,541,822	\$ -	\$ 46,864,335

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest					
Interest - General Checking	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	27,856	481,257	509,113	2,184,477	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds					
	-	-	-	-	N/A
Contributions Private Sources					
Master HOA Preserve Cost Share	-	-	-	122,450	0%
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 509,113	\$ 2,306,927	22%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	800	800	12,000	7%
Executive					
Professional Management	3,767	3,767	7,533	45,200	17%
Financial and Administrative					
Audit Services	-	-	-	5,800	0%
Accounting Services	1,458	1,458	2,917	17,500	17%
Assessment Roll Services	1,458	1,458	2,917	17,500	17%
Arbitrage Rebate Services	-	250	250	3,000	8%
Other Contractual Services					
Recording and Transcription	-	-	-	-	N/A
Legal Advertising	-	-	-	3,500	0%
Trustee Services	-	-	-	26,665	0%
Dissemination Agent Services	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	15,500	0%
Bank Services	-	-	-	300	0%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	N/A
Communications & Freight Services					
Postage, Freight & Messenger	7	-	7	250	3%
Rentals & Leases					
Meeting Room Rental	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	2,000	0%
Insurance	21,908	-	21,908	59,912	37%
Printing & Binding	-	-	-	200	0%
Office Supplies	-	-	-	-	N/A
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	40,000	0%
SFWMD - Permit Objection	-	-	-	-	-
SFWMD - Water Use	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	N/A
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	N/A
Truist Loan - Legal Fees	-	-	-	-	N/A
Other General Government Services					
Engineering Services - General Fund	-	-	-	57,000	0%
Bonita Springs - Stormwater Discharge	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System					
Professional Services					
Asset Management	-	1,667	1,667	20,000	8%
Consumptive Use Permit Monitor	-	1,200	1,200	16,000	8%
Utility Services					
Electric - Pump Station	-	3,163	3,163	36,000	9%
Electric - Recharge Pumps	-	473	473	42,000	1%
Wireless - Pump Station	-	-	-	1,350	0%
Repairs and Maintenance					
Pump Station and Wells	-	-	-	30,000	0%
Recharge Pumps	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	7,500	0%
Contingencies	-	-	-	6,900	0%
Capital Outlay					
New Meter and Backup Pump/Motor	-	-	-	155,000	0%
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 1 - Bid Documents	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	7,500	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance					
Wading Bird Foraging Areas	-	-	-	6,300	0%
Internal Preserves	-	-	-	7,000	0%
Western Preserve	-	-	-	36,000	0%
Northern Preserve Area 1	-	-	-	63,800	0%
Northern Preserve Area 2	-	-	-	106,300	0%
Northern Preserve Areas 1&2	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	N/A
Contingencies	-	-	-	4,900	0%
Capital Outlay					
Capital Outlay - Stormwater Mgmt	-	-	-	-	
Internal and External	-	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	-	3,333	3,333	40,000	8%
NPDES Monitoring	-	-	-	1,800	0%
Repairs & Maintenance					
Aquatic Weed Control	-	29,278	29,278	186,104	16%
Littortal Shelf-Invasive Plant Control/Monitoring	-	5,830	5,830	55,000	11%
Lake Bank Maintenance	-	3,209	3,209	30,000	11%
Water Quality Testing	-	-	-	15,000	0%
Littortal Shelf Planting	-	-	-	25,000	0%
Aeration System	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	2,500	2,500	70,000	4%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	N/A
Contingencies	-	400	400	19,055	2%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Capital Outlay					
Fountain Installations	-	-	-	22,725	0%
Littortal Shelf Planting	-	-	-	40,000	0%
Lake Bank Restorations	-	-	-	90,982	0%
Water Control Structures	-	-	-	-	N/A
Contingencies	-	-	-	26,130	0%
Landscaping Services					
Professional Services					
Asset Management	-	2,500	2,500	30,000	8%
Utility Services					
Electric - Landscape Lighting	-	-	-	-	N/A
Potable Water - Fountains	-	366	366	3,700	10%
Community Entrance (Landscaping)					
Repairs and Maintenance					
Landscaping Maintenance	-	25,510	25,510	174,000	15%
Tree Trimming	-	-	-	25,000	0%
Landscape Replacements	-	-	-	38,000	0%
Mulch Installation	-	-	-	33,000	0%
Annuals	-	-	-	60,000	0%
Annual Holiday Decorations	13,888	-	13,888	22,000	63%
Landscape Lighting	-	-	-	4,000	0%
Landscape Monuments	-	-	-	10,000	0%
Fountains	-	850	850	20,000	4%
Irrigation System	330	-	330	6,000	N/A
Well System	-	-	-	-	N/A
Bridge & Roadway - Main Entrance	-	3,600	3,600	18,000	20%
Miscellaneous Repairs	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	4,000	0%
Lawn - Rye Seeding	-	-	-	5,000	0%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	2,000	0%
Capital Outlay - Landscaping	-	-	-	-	N/A
Capital Outlay - Monuments	-	-	-	120,000	0%
Contingencies	-	1,200	1,200	41,751	3%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Debt Service					
Principal	-	-	-	-	N/A
Interest	-	-	-	-	N/A
Reserves and Overall Contingencies					
District Asset Restoration	-	-	-	76,750	0%
Contingencies	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	N/A
Other Fees and Charges					
Discounts/Collection Fees	-	-	-	87,379	0%
Sub-Total:	42,816	92,987	135,803	2,306,927	6%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 135,803	\$ 2,306,927	6%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	373,310	-	
Fund Balance - Beginning	495,185	480,225	495,185	348,925	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 868,495	\$ 348,925	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	-	-	-	N/A
Sinking Fund	-	-	-	-	N/A
Reserve Account	1,013	985	1,998	8,700	23%
Prepayment Account	2	2	4	-	N/A
Revenue Account	1,435	1,405	2,840	15,752	18%
Special Assessment Revenue					
Special Assessments - On-Roll	3,402	58,779	62,182	273,784	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	N/A
Intragovernmental Transfers In					
Debt Proceeds	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 67,024	\$ 298,236	22%
Expenditures and Other Uses					
Property Appraiser & Tax Collection Fees	-	-	-	-	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2015 Bonds (Phase 3)	-	80,000	80,000	80,000	100%
Principal Debt Service - Early Redemptions					
Series 2015 Bonds (Phase 3)	-	-	-	-	N/A
Interest Expense					
Series 2015 Bonds (Phase 3)	-	80,572	80,572	159,444	51%
Other Fees and Charges					
Discounts for Early Payment	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)					
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 160,572	\$ 257,355	62%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	(93,548)	40,881	
Fund Balance - Beginning	592,542	598,394	592,542	589,073	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 498,994	\$ 629,954	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income			-		
Interest Account	-	-	-	-	N/A
Sinking Fund	-	-	-	-	N/A
Reserve Account	664	645	1,309	5,690	23%
Prepayment Account	1	1	2	-	N/A
Revenue Account	875	857	1,733	9,820	18%
General Redemption Account	11	11	22	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	2,876	49,692	52,568	231,388	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 55,633	\$ 246,898	23%
Expenditures and Other Uses					
Property Appraiser & Tax Collection Fees	-	-	-	-	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2015 Bonds (Phase 4)	-	65,000	65,000	65,000	100%
Principal Debt Service - Early Redemptions					
Series 2015 Bonds (Phase 4)	-	-	-	-	N/A
Interest Expense					
Series 2015 Bonds (Phase 4)	-	73,109	73,109	144,553	51%
Other Fees and Charges					
Discounts for Early Payment	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 138,109	\$ 224,599	61%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	(82,477)	22,299	
Fund Balance - Beginning	375,063	379,490	375,063	372,486	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 292,586	\$ 394,785	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	-	-	-	N/A
Sinking Fund	-	-	-	-	N/A
Reserve Account	722	701	1,423	6,211	23%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1,290	1,265	2,555	14,554	18%
Special Assessment Revenue					
Special Assessments - On-Roll	4,650	80,338	84,989	374,564	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds					
-	-	-	-	-	-
Operating Transfers In (To Other Funds)	490	476	966	-	N/A
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 89,932	\$ 395,329	23%
Expenditures and Other Uses					
Property Appraiser & Tax Collection Fees	-	-	-	-	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2016 Bonds (Phase 5)	-	115,000	115,000	115,000	100%
Principal Debt Service - Early Redemptions					
Series 2016 Bonds (Phase 5)	-	30,000	30,000	-	N/A
Interest Expense					
Series 2016 Bonds (Phase 5)	-	114,682	114,682	226,863	51%
Other Fees and Charges					
Discounts for Early Payment	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 259,682	\$ 366,367	71%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	(169,750)	28,962	
Fund Balance - Beginning	514,096	521,247	514,096	486,227	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 344,346	\$ 515,189	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	-	-	-	N/A
Sinking Fund	-	-	-	-	N/A
Reserve Account	490	476	966	4,211	23%
Prepayment Account	-	-	-	-	N/A
Revenue Account	815	796	1,610	9,437	17%
Special Assessment Revenue					
Special Assessments - On-Roll	3,156	54,526	57,682	254,230	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Debt Proceeds					
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	60,258	\$ 267,878	N/A
Expenditures and Other Uses					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2017 Bonds (Phase 6)	-	75,000	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions					
Series 2017 Bonds (Phase 6)	-	-	-	-	N/A
Interest Expense					
Series 2017 Bonds (Phase 6)	-	78,950	78,950	156,400	50%
Debt Service-Other Costs					
Other Fees and Charges					
Discounts for Early Payment	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	490	476	966	-	N/A
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 154,916	\$ 248,032	N/A
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	(94,658)	19,846	
Fund Balance - Beginning	317,070	321,041	317,070	316,091	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 222,412	\$ 335,937	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	-	-	206	0%
Sinking Account	-	-	-	-	N/A
Reserve Account	1,054	1,024	2,078	12,119	17%
Prepayment Account	-	1	1	-	N/A
Revenue Account	1,891	1,851	3,742	21,377	18%
Special Assessment Revenue					
Special Assessments - On-Roll	6,849	118,332	125,182	551,562	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds					
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	131,003	\$ 585,264	N/A
Expenditures and Other Uses					
Property Appraiser & Tax Collection Fees	-	-	-	-	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	180,000	180,000	100%
Principal Debt Service - Early Redemptions					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	N/A
Interest Expense					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	164,648	326,280	50%
Debt Service-Other Costs					
Other Fees and Charges					
Discounts for Early Payment	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 344,648	\$ 542,363	N/A
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	(213,644)	42,901	
Fund Balance - Beginning	712,424	722,219	712,424	712,535	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 498,780	\$ 755,436	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	54	127	181	-	N/A
Sinking Account	-	-	-	-	N/A
Reserve Account	17	40	57	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	13	30	43	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	7,168	123,843	131,011	-	N/A
Special Assessments - Off-Roll	-	-	-	-	N/A
Debt Proceeds					
Refunding Bond Proceeds					
2024 Refinance (2013 Bonds)	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	131,293	\$ -	N/A
Expenditures and Other Uses					
Property Appraiser & Tax Collection Fees	-	-	-	-	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	6,260,513	-	N/A
Principal Debt Service - Early Redemptions					
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	N/A
Interest Expense					
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	31,623	-	N/A
Debt Service-Other Costs					
Other Fees and Charges					
Discounts for Early Payment	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 6,292,135	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	(6,160,843)	-	
Fund Balance - Beginning	6,309,648	6,316,900	6,309,648		
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 148,805	\$ -	

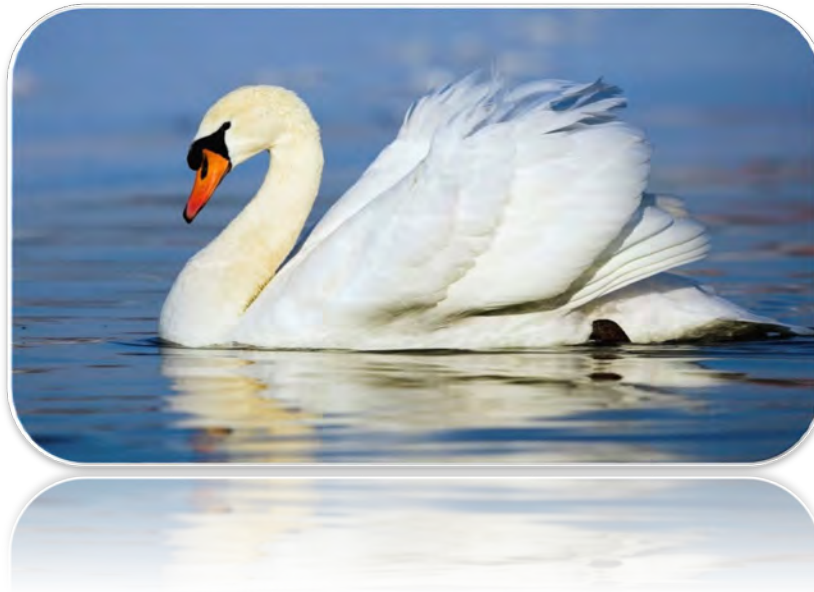
**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Construction Account	-	-	-	-
Cost of Issuance	5	12	18	-
Retainage Account	-	-	-	-
Debt Proceeds				
Contributions from Private Sources				
Refunding Bond Proceeds				
2024 Refinance (2013 Bonds)	-	-	-	-
Operating Transfers In (From Other Funds)				
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 18	\$ -
Expenditures and Other Uses				
Executive				
Professional Management	-	-	-	-
Financial and Administrative				
Accounting Services	-	-	-	-
Other Contractual Services				
Trustee Services	-	-	-	-
Printing & Binding				
Legal Services				
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-
Underwriter's Discount				
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	18	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,959)	\$ -

Prepared by:

JPWARD and Associates, LLC

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2024

FISCAL YEAR 2025

PREPARED BY:

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

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

Flow Way Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2015 Bonds (Phase 3)</i>	<i>9</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>10</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>11</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>12</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>13</i>
<i>Series 2024</i>	<i>14</i>
<i>Capital Project Fund</i>	
<i>Series 2024</i>	<i>15</i>

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

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

	Governmental Funds					Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets			
Assets													
Cash and Investments													
General Fund - Invested Cash	\$ 2,343,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,343,011
Debt Service Fund													
Interest Account	-	-	-	-	-	-	182	-	-	-	-	-	182
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	-	961,961
Revenue	-	409,631	260,636	382,355	245,771	245,261	463,896	-	-	-	-	-	2,007,551
Prepayment Account	-	464	192	866	1,615	189	-	-	-	-	-	-	3,326
General Redemption Account	-	-	2,694	-	-	-	-	-	-	-	-	-	2,694
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,107	-	-	-	-	3,107
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds													
General Fund	-	4,166	3,522	5,693	3,864	321,279	8,776	-	-	-	-	-	347,299
Debt Service Fund(s)	2,188	-	-	-	-	-	-	-	-	-	-	-	2,188
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments													
Accrued Interest Receivable													
Accounts Receivable													
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,323,013	-	-	-	3,323,013
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,121,987	-	-	-	23,121,987
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	17,541,822	-	17,541,822
Total Assets	\$ 2,355,274	\$ 659,142	\$ 427,493	\$ 562,414	\$ 369,625	\$ 821,484	\$ 482,854	\$ 3,107	\$ 26,445,000	\$ 17,541,822	\$ -	\$ -	\$ 49,668,216

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

	Governmental Funds		Debt Service Funds					Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets		
Liabilities												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds												
General Fund	-	-	-	-	-	2,188	-	-	-	-	-	2,188
Debt Service Fund(s)	347,299	-	-	-	-	-	-	-	-	-	-	347,299
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable												
Current Portion (Due Within 12 Months)												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000
Series 2024	-	-	-	-	-	-	-	-	160,000	-	-	160,000
Long Term												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000
Series 2024	-	-	-	-	-	-	-	-	5,135,000	-	-	5,135,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054
Total Liabilities	\$ 347,299	\$ -	\$ -	\$ -	\$ -	\$ 2,188	\$ -	\$ 152,054	\$ 26,445,000	\$ -	\$ -	\$ 26,946,542
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	17,541,822	-	17,541,822
Fund Balance												
Restricted												
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	-	8,671,866
Results from Current Operations	-	66,600	52,430	48,319	52,555	106,872	(5,826,794)	29	-	-	-	(5,499,989)
Unassigned												
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185
Results from Current Operations	1,512,790	-	-	-	-	-	-	-	-	-	-	1,512,790
Total Fund Equity and Other Credits	\$ 2,007,975	\$ 659,142	\$ 427,493	\$ 562,414	\$ 369,625	\$ 819,296	\$ 482,854	\$ (148,947)	\$ -	\$ 17,541,822	\$ -	\$ 22,721,674
Total Liabilities, Fund Equity and Other Credits	\$ 2,355,274	\$ 659,142	\$ 427,493	\$ 562,414	\$ 369,625	\$ 821,484	\$ 482,854	\$ 3,107	\$ 26,445,000	\$ 17,541,822	\$ -	\$ 49,668,216

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	27,856	481,257	1,306,638	1,815,751	2,184,477	83%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds						
	-	-	-	-	-	N/A
Contributions Private Sources						
Master HOA Preserve Cost Share	-	-	-	-	122,450	0%
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 1,815,751	\$ 2,306,927	79%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	800	-	800	12,000	7%
Executive						
Professional Management	3,767	3,767	3,767	11,300	45,200	25%
Financial and Administrative						
Audit Services	-	-	-	-	5,800	0%
Accounting Services	1,458	1,458	1,458	4,375	17,500	25%
Assessment Roll Services	1,458	1,458	1,458	4,375	17,500	25%
Arbitrage Rebate Services	-	250	-	250	3,000	8%
Other Contractual Services						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	3,500	0%
Trustee Services	-	-	3,950	3,950	26,665	15%
Dissemination Agent Services	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	9,248	9,248	15,500	60%
Bank Services	-	-	-	-	300	0%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	7	-	-	7	250	3%
Rentals & Leases						
Meeting Room Rental	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	2,000	0%
Insurance	21,908	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	200	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	6,701	6,701	40,000	17%
SFWMD - Permit Objection	-	-	-	-	-	
SFWMD - Water Use	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	N/A
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	N/A
Truist Loan - Legal Fees	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General Fund	-	-	7,603	7,603	57,000	13%
Bonita Springs - Stormwater Discharge	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Emergency & Disaster Relief Services						
Hurricane Milton	-	-	234	234	-	N/A

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System						
Professional Services						
Asset Management	-	1,667	1,667	3,333	20,000	17%
Consumptive Use Permit Monitor	-	1,200	600	1,800	16,000	11%
Utility Services						
Electric - Pump Station	-	3,163	3,575	6,738	36,000	19%
Electric - Recharge Pumps	-	473	68	541	42,000	1%
Wireless - Pump Station	-	-	-	-	1,350	0%
Repairs and Maintenance						
Pump Station and Wells	-	-	-	-	30,000	0%
Recharge Pumps	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	6,900	0%
Capital Outlay						
New Meter and Backup Pump/Motor	-	-	-	-	155,000	0%
Stormwater Management Services						
Preserve Area Maintenance						
Environmental Engineering Consultant						
Task 1 - Bid Documents	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	7,500	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance						
Wading Bird Foraging Areas	-	-	-	-	6,300	0%
Internal Preserves	-	-	-	-	7,000	0%
Western Preserve	-	-	-	-	36,000	0%
Northern Preserve Area 1	-	-	-	-	63,800	0%
Northern Preserve Area 2	-	-	-	-	106,300	0%
Northern Preserve Areas 1&2	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	N/A
Contingencies	-	-	-	-	4,900	0%
Capital Outlay						
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	
Internal and External	-	-	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance						
Professional Services						
Asset Management	-	3,333	3,333	6,667	40,000	17%
NPDES Monitoring	-	-	-	-	1,800	0%
Repairs & Maintenance						
Aquatic Weed Control	-	29,278	13,181	42,459	186,104	23%
Littortal Shelf-Invasive Plant Control/Monitoring	-	5,830	2,915	8,745	55,000	16%
Lake Bank Maintenance	-	3,209	-	3,209	30,000	11%
Water Quality Testing	-	-	-	-	15,000	0%
Littortal Shelf Planting	-	-	-	-	25,000	0%
Aeration System	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,500	70,000	4%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	N/A
Contingencies	-	400	3,232	3,632	19,055	19%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Capital Outlay						
Fountain Installations	-	-	-	-	22,725	0%
Littortal Shelf Planting	-	-	-	-	40,000	0%
Lake Bank Restorations	-	-	-	-	90,982	0%
Water Control Structures	-	-	-	-	-	N/A
Contingencies	-	-	-	-	26,130	0%
Landscaping Services						
Professional Services						
Asset Management	-	2,500	2,500	5,000	30,000	17%
Utility Services						
Electric - Landscape Lighting	-	-	-	-	-	N/A
Potable Water - Fountains	-	366	36	402	3,700	11%
Community Entrance (Landscaping)						
Repairs and Maintenance						
Landscaping Maintenance	-	25,510	13,129	38,639	174,000	22%
Tree Trimming	-	-	-	-	25,000	0%
Landscape Replacements	-	-	-	-	38,000	0%
Mulch Installation	-	-	-	-	33,000	0%
Annuals	-	-	21,524	21,524	60,000	36%
Annual Holiday Decorations	13,888	-	-	13,888	22,000	63%
Landscape Lighting	-	-	-	-	4,000	0%
Landscape Monuments	-	-	-	-	10,000	0%
Fountains	-	850	-	850	20,000	4%
Irrigation System	330	-	630	960	6,000	N/A
Well System	-	-	-	-	-	N/A
Bridge & Roadway - Main Entrance	-	3,600	1,200	4,800	18,000	27%
Miscellaneous Repairs	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	-	4,000	0%
Lawn - Rye Seeding	-	-	1,103	1,103	5,000	22%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	2,000	0%
Capital Outlay - Landscaping	-	-	-	-	-	N/A
Capital Outlay - Monuments	-	-	63,521	63,521	120,000	53%
Contingencies	-	1,200	525	1,725	41,751	4%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Debt Service						
Principal	-	-	-	-	-	N/A
Interest	-	-	-	-	-	N/A
Reserves and Overall Contingencies						
District Asset Restoration	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	N/A
Other Fees and Charges						
Discounts/Collection Fees	-	-	-	-	87,379	0%
Sub-Total:	42,816	92,987	167,158	302,961	2,306,927	13%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 302,961	\$ 2,306,927	13%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	1,512,790	-	
Fund Balance - Beginning	495,185	480,225	868,495	495,185	348,925	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 2,007,975	\$ 348,925	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	1,013	985	915	2,913	8,700	33%
Prepayment Account	2	2	2	5	-	N/A
Revenue Account	1,435	1,405	730	3,569	15,752	23%
Special Assessment Revenue						
Special Assessments - On-Roll	3,402	58,779	159,589	221,771	273,784	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	N/A
Intragovernmental Transfers In						
Debt Proceeds	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 228,259	\$ 298,236	77%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	1,087	1,087	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2015 Bonds (Phase 3)	-	80,000	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions						
Series 2015 Bonds (Phase 3)	-	-	-	-	-	N/A
Interest Expense						
Series 2015 Bonds (Phase 3)	-	80,572	-	80,572	159,444	51%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ 161,659	\$ 257,355	63%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	66,600	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	592,542	589,073	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 659,142	\$ 629,954	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	664	645	599	1,908	5,690	34%
Prepayment Account	1	1	1	3	-	N/A
Revenue Account	875	857	299	2,031	9,820	21%
General Redemption Account	11	11	10	32	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,876	49,692	134,916	187,484	231,388	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 191,458	\$ 246,898	78%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	919	919	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2015 Bonds (Phase 4)	-	65,000	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions						
Series 2015 Bonds (Phase 4)	-	-	-	-	-	N/A
Interest Expense						
Series 2015 Bonds (Phase 4)	-	73,109	-	73,109	144,553	51%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ 139,028	\$ 224,599	62%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	52,430	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	375,063	372,486	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 427,493	\$ 394,785	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	722	701	651	2,074	6,211	33%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1,290	1,265	338	2,893	14,554	20%
Special Assessment Revenue						
Special Assessments - On-Roll	4,650	80,338	218,123	303,112	374,564	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)						
-	490	476	442	1,408	-	N/A
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 309,486	\$ 395,329	78%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	1,485	1,485	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2016 Bonds (Phase 5)	-	115,000	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions						
Series 2016 Bonds (Phase 5)	-	30,000	-	30,000	-	N/A
Interest Expense						
Series 2016 Bonds (Phase 5)	-	114,682	-	114,682	226,863	51%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)						
-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ 261,167	\$ 366,367	71%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	48,319	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	514,096	486,227	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 562,414	\$ 515,189	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	490	476	442	1,408	4,211	33%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	815	796	181	1,792	9,437	19%
Special Assessment Revenue						
Special Assessments - On-Roll	3,156	54,526	148,040	205,722	254,230	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Debt Proceeds						
Operating Transfers In (To Other Funds)	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	208,921	\$ 267,878	N/A
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	1,008	1,008	\$ -	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2017 Bonds (Phase 6)	-	75,000	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions						
Series 2017 Bonds (Phase 6)	-	-	-	-	-	N/A
Interest Expense						
Series 2017 Bonds (Phase 6)	-	78,950	-	78,950	156,400	50%
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	490	476	442	1,408	-	N/A
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 156,366	\$ 248,032	N/A
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	52,555	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	317,070	316,091	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 369,625	\$ 335,937	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	N/A
Reserve Account	1,054	1,024	951	3,030	12,119	25%
Prepayment Account	-	1	1	2	-	N/A
Revenue Account	1,891	1,851	473	4,215	21,377	20%
Special Assessment Revenue						
Special Assessments - On-Roll	6,849	118,332	321,279	446,460	551,562	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Operating Transfers In (To Other Funds)	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	453,707	\$ 585,264	N/A
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	2,188	2,188	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	N/A
Interest Expense						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	164,648	326,280	50%
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ 346,835	\$ 542,363	N/A
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	106,872	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	712,424	712,535	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 819,296	\$ 755,436	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	54	127	1	182	-	N/A
Sinking Account	-	-	-	-	-	N/A
Reserve Account	17	40	37	95	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	13	30	61	104	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	7,168	123,843	336,240	467,251	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Debt Proceeds						
Refunding Bond Proceeds						
2024 Refinance (2013 Bonds)	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)						
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	467,631	\$ -	N/A
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	2,290	2,290	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	6,260,513	-	N/A
Principal Debt Service - Early Redemptions						
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	N/A
Interest Expense						
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	31,623	-	N/A
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ 6,294,425	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	(5,826,794)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	6,309,648		
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 482,854	\$ -	

Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	-	-	-	-	-
Cost of Issuance	5	12	12	29	-
Retainage Account	-	-	-	-	-
Debt Proceeds	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-
Refunding Bond Proceeds					
2024 Refinance (2013 Bonds)	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 29	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	-	-
Financial and Administrative					
Accounting Services	-	-	-	-	-
Other Contractual Services					
Trustee Services	-	-	-	-	-
Printing & Binding	-	-	-	-	-
Legal Services					
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	29	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,947)	\$ -

Prepared by:

JPWARD and Associates, LLC