

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

APRIL 20, 2023

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

April 13, 2023

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, April 20, 2023, at 1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.**

The following WebEx link and telephone number are provided to join/watch the meeting.
<https://districts.webex.com/districts/j.php?MTID=mb87b4bbc474a1f5b9c4a153efc62d7d6>
Access Code: **2332 284 0169**, Event password: **Jpward**
Phone: **408-418-9388** and enter the access code **2332 284 0169**, password **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Consideration of Minutes:
 - I. March 16, 2023 – Regular Meeting. [Page 7]
4. Fiscal Year 2024 Budget Plan along with the Capital and Asset Evaluations. [Page 18]
5. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - II. Litigation Counsel – Woods, Weidenmiller, Michetti, & Rudnick
 - a. Status Report on Appeal
 - b. Status Report on Corps of Engineers/SFWMD
 - III. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. [Page 53]
 1. Strategic Operational Plan.
 2. Bonita Springs Floodwater Diversion Plan.
 3. Lake Bank Restoration using Geo-Tubes.
 4. External Preserves Brush Fire.

IV. District Manager – JPWard & Associates, LLC.

a. Important Board Meeting Dates for Balance of Fiscal Year 2023.

1. June Board Meeting – **June 29, 2023.**
2. Public Hearings: Fiscal Year 2024 Budget Adoption – **July 20, 2023, 1:00 P.M.**

b. Financial Statements for period ending March 31, 2023 (unaudited). [Page 81]

c. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities. (Continuing Item – No additional report for April 2023)

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

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

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

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

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

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

7. Supervisor’s Requests.

I. Supervisor Bhatla – discussion on Preserve Remediation success monitoring Report. [Page 100]

8. Staff Reports – Additional Items:

I. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick

a. Request to call Executive Attorney/client shade session. Discussion of settlement matters pertaining to Taylor Morrison Defendants. (File Number: 2020-CA-4147).

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

10. Announcement of Next Meeting – Regular Meeting on May 18, 2023.

Quorum Call for May 18, 2023.

- Zack Stamp
- Ronald Miller
- Tom Kleck
- Martinn Winters
- 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 second order of business is Public Comments for non-agenda items. The Public is provided three opportunities to speak during the meeting. This is the first time for the Public to speak on non-agenda items. Each member of the Public will also be provided an opportunity to speak on each agenda item, and at the end of the Agenda a final time to speak on any other matter will be provided.

The third order of business is the consideration of the March 16, 2023, Regular Meeting minutes.

The fourth item of business is the continued review of the District's Budget for the Fiscal Year 2024 Budget.

The Budget timeline is as follows:

Date of Action	Action Required	Description
March 16, 2023	None	COMPLETED
April 20, 2023	None	Continued Workshop
May 18, 2023	Final Decision on Proposed Budget	Final Workshop
May 18, 2023	Approval of Proposed Budget by Resolution	Approve Proposed Budget Required
July 20, 2023	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2023	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

The Budget will be reviewed with the Board three (3) times before approval to set the Public Hearing, this will be the second (2) review.

The Budget is recommended to be approved at the May 18, 2023, meeting to set the Public hearing only, however the approval does not bind the Board in any way to the Budget, it merely allows the District to move forward in the process to your Public Hearing.

Once approved – the District may NOT increase the Budget, but the District can decrease the budget, thereby decreasing the assessment rate during the review period of the Budget which must be completed by May 18, 2023, Board Meeting.

The fifth order of business are staff reports.

Item 5 (I) District Attorney (Mr. Pawelczyk).

Item 5 (II) Litigation Attorney (Mr. Woods).

Item 5 (III) is the Engineer's Report, which includes the current status of the District's Strategic Operations Plan and continuing updates on the Bonita Springs Floodwater Discharge Plan.

Item 5 (IV) is the District Manager's Report (Mr. Ward)

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

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

The seventh order of business are Supervisor's Requests, Board Members may bring up matter during this item.

The eighth order of Business is Litigation Attorney to request an Executive Attorney/client shade session to discuss a settlement proposal relative to the Flow Way Community Development District's lawsuit, File Number: 20-CA-4147, and related appeal.

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

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

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

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

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

Yours sincerely,
Flow Way Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

March 16, 2023	April 20, 2023
May 18, 2023	June 29, 2023
July 20, 2023 – Public Hearing	August 17, 2023
September 21, 2023	

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, March 16, 2023, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre
12 Vista Lane, Naples, FL 34119.
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Present and constituting a quorum:

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

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Absent:

29 Martinn Winters Assistant Secretary

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Also present were:

35 James P. Ward District Manager
36 James Messick District Engineer
37 Michael Pawelczyk District Counsel
38 Greg Woods District Litigation Counsel
39 Christopher Donovan District Counsel

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Audience:

45 Lynn Hyduk HOA

46 All residents' names were not included with the minutes. If a resident did not identify
47 themselves or the audio file did not pick up the name, the name was not recorded in these
48 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

61 Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted,
62 and all Members of the Board were present, with the exception of Supervisor Winters, constituting a
63 quorum.
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SECOND ORDER OF BUSINESS

Public Comments

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

49
50 Chairperson Stamp reviewed public comment protocols.

51
52

53 **THIRD ORDER OF BUSINESS** **Consideration of Minutes**

54

55 **I. February 16, 2023 – Regular Meeting [Page 6]**

56 **II. February 28, 2023 – Special Meeting [Page 14]**

57

58 Chairperson Stamp asked if there were any corrections or deletions; hearing none, he called for a
59 motion.

60

61 **On MOTION made by Tom Kleck, seconded by Ron Miller, and with all**
62 **in favor, the February 16, 2023 Regular Meeting Minutes and the**
63 **February 28, 2023 Special Meeting Minutes were approved as**
64 **amended.**

65

66

67 **FOURTH ORDER OF BUSINESS** **Fiscal Year 2024 Budget Plan**

68

69 **Fiscal Year 2024 Budget Plan along with the Capital and Asset Evaluations [Page 17]**

70

71 *Mr. Ward: Today will be the first day that you start to review your budget. We will review it today, and*
72 *your next meeting in April, and then at your May 18th Meeting we will ask you to make any final changes,*
73 *additions, corrections, or subtractions that you want from the budget and I will ask you to approve it for*
74 *purposes of setting your public hearing. It is the exact same process that we did last year. Your public*
75 *hearing is scheduled for July 20, 2023, at which time you will be asked to adopt your budget and set the*
76 *assessment rates for fiscal year 2024. Then in August we will begin the process of transmitting your*
77 *adopted assessment rates to the Property Appraiser and Tax Collector for inclusion on the tax roles*
78 *beginning in Fiscal Year 2024. This Budget is essentially a continuation of your five year plan from last*
79 *year which includes all of the infrastructure that was transitioned from the homeowner's association to*
80 *the District and it also includes all of the debt service related your numerous bond issues. You can go*
81 *through the Agenda Letter and I will try to summarize as best I can with respect to how we develop the*
82 *budget and the plan that's included in here. I want to focus on the three areas of concern: the first is*
83 *your ongoing litigation with the developer and its financial impact on the District. That was a substantial*
84 *burden in the prior year, and it is still a substantial burden in the current year. The 2023 budget includes*
85 *some significant legal expenditures going into your 2024 budget year, but it is important that we try to*
86 *maintain that budget to ensure that we can cover all of our legal expenses going into Fiscal Year 2024.*
87 *Secondarily, the arbitrator's award we had anticipated to receive as part of the financials FY 2022, that*
88 *award, those funds were basically accounts receivable from the developer for last year which kept the*
89 *District essentially out of a state of financial emergency. Based upon where we are today, it is likely that*
90 *we will have to do what's called a "prior period adjustment" for the arbitrator's award to the 2022*
91 *statements when we get to the point of doing the financial statements for the fiscal year ending*
92 *September 30, 2023. The third area of concern, we did see some significant impact on cost of labor and*
93 *material costs and most importantly on vendors who are able to prosecute all of the infrastructure needs*
94 *that we have on a going forward basis for installation and all of the work we are doing this year. We are*
95 *seeing slower lead times on getting materials, and slower installation times on getting all of the work*

96 done for the District. I do not expect that to change going into Fiscal Year 2024. The costs are going up,
97 the labor costs are going up, and material costs are going up. We are seeing delays in getting materials
98 which is causing delays in installation and even when we get the materials, we are still seeing delays in
99 vendors getting the installations done. It has not adversely affected the District at this point, but it is
100 something we need to pay attention to on a going forward basis. The budget overview, as I said, is
101 consistent with what we've done before. It does exclude any maintenance of the exterior preserves
102 going into 2024. Your assessment rate will be \$1,678.33 for 2024. It's \$1,399.81 this year. We are
103 essentially at the cap rate going into 2024. The costs are staying relatively the same from year to year
104 within the context of the budget, so we are trying to keep those as consistent as we can. The increases
105 are due primarily to legal fees going into 2024. As you will note in here, I am contemplating that we will
106 either need an extension of our existing Truist note to be able to operate on in the first quarter of next
107 year as we are not going to have as much cash as I wanted to by the end of this count fiscal year, or
108 alternatively, we will have to do a new note with Truist. I have had some good discussions with Truist,
109 and they should be able to extend the note, which will save us some legal fees and having to go through
110 getting a new note with the bank.

111

112 Mr. Kleck: I thought that after the fees were all paid at the end of the year that there would not be any
113 additional loan money.

114

115 Mr. Ward: Correct. I originally was contemplating being in a better cash position by the end of this fiscal
116 year, but with the cost increases, and legal fees, and I hate to continually talk about legal fees, but they
117 are what they are, it's likely we will not have enough cash to flow us into the first three months of 2024.

118

119 Chairperson Stamp: Plus, if we had received the \$470,000 dollars arbitration award, that would have
120 taken care of that.

121

122 Mr. Bart Bhatla: We borrowed about \$500,000 dollars?

123

124 Mr. Ward: We borrowed \$500,000 dollars. If I can't extend the note repayment into fiscal year 2024, we
125 will have to do a new borrowing and extend it into 2024. We will have sufficient cash, because I don't
126 have to repay it then, and I can repay it in January, February or March of 2025.

127

128 Mr. Bhatla: What happened, because we were planning on paying that in the month of April I thought.

129

130 Mr. Ward: We were. We have the cash right now to do that. However, without receiving the
131 arbitrator's award, and when I forecast out our expenses for the balance of this year, there is not enough
132 cash at the end of the calendar year to pay the operating expenses for October, November and
133 December of this calendar year, which is next fiscal year.

134

135 Mr. Bhatla: So, we don't have enough proceeds from the taxes.

136

137 Mr. Ward: We have plenty of receipts from the taxes, but without the arbitrator's award payment, and
138 with legal fees nearing numbers that are higher than what I budgeted for this year, we are not going to
139 have sufficient cash to meet our operating expenses in the first three months of 2024.

140

141 Mr. Bhatla: So, we will be carrying the arbitrator's award as accounts receivable.

142

143 *Mr. Ward: It is on our books now as accounts receivable. Based upon the current discussions we've had,*
144 *it is unlikely we will get that, so we have to plan for that for cash purposes.*

145
146 *Mr. Ron Miller: I thought that we did not plan on collecting the arbitrator's award and we planned our*
147 *budget without that collection. Was that collection contemplated in Fiscal Year 2023?*

148
149 *Mr. Ward: It wasn't contemplated in Fiscal Year 2023. It was contemplated in Fiscal Year 2022 when the*
150 *arbitrator's award came down, that we would receive it by this point. That did not happen. So, on your*
151 *09/30/2022 financials we are showing it as accounts receivable. That kept us in a positive position.*
152 *Without that cash coming in, it goes into a negative position.*

153
154 Discussion ensued regarding whether the arbitrator's award was contemplated in the 2022 budget; the
155 arbitrator's award being considered accounts receivable at this point; and what would happen if Taylor
156 Morrison refused to pay the District the arbitrator's award.

157
158 *Mr. Miller: If we never receive the arbitrator's award, maybe we need to consider an additional*
159 *assessment, maybe a onetime assessment?*

160
161 *Mr. Ward: Going into 2026 that will be a strong possibility. We need roughly \$400,000 dollars in cash to*
162 *operate for the first three months. At the moment, when we did the 2023 budget, I had contemplated*
163 *that we would have about \$185,000 dollars leftover at the end of this year. Based on our current*
164 *spending trends, that number is going to be a negative \$20,000 dollars.*

165
166 *Mr. Miller: That's because we didn't collect the arbitrator's award.*

167
168 *Mr. Ward: Correct.*

169
170 *Mr. Miller: This three month cash flow issue is going to be repetitious until we somehow make it up in*
171 *the future.*

172
173 *Mr. Ward: Yes, every year.*

174
175 *Chairperson Stamp: But we could do it incrementally.*

176
177 *Mr. Ward: We could do it incrementally if we could get the District to the point of at least having*
178 *\$150,000 dollars in one year, it could carry us for a year or two, and maybe we could stage it such that*
179 *we make the \$150,000 dollars into \$200,000 dollars or \$250,000 dollars and incrementally get it over a*
180 *two or three year period. But at the moment, I'm not seeing that happen.*

181
182 *Mr. Miller: I thought I read something that talked about the CDD funding the preserves maintenance*
183 *and I thought I saw some numbers in the budget about preserve maintenance expenses.*

184
185 *Mr. Ward: In the budget right now for preserve maintenance is really only the maintenance of the*
186 *interior preserves. There is some maintenance in there for that, plus we have the capital for some*
187 *additional fencing that is contemplated for next year. The fencing would be the exterior preserves; the*
188 *rest of it would be your internal preserve maintenance.*

189

190 *Mr. Miller: We have taken the position of not funding the external preserves because we are still in the*
191 *process of attempting to collect the escrow money from Taylor Morrison. That process is not over. Why*
192 *would we put anything in for a fence for the external preserves. I would suggest taking that out.*

193

194 *Chairperson Stamp: We will entertain amendments.*

195

196 *Mr. Miller: Then this now has become even more of a collage. We had never objected from the get-go*
197 *that the internal preserves are our responsibility to maintain. We agreed to that, but now, due to the*
198 *transfer of the permit to the HOA, we no longer have any responsibility for maintenance of any of the*
199 *preserves, internal or external. So, why do we need any money for the internal preserves? It's not our*
200 *responsibility.*

201

202 *Mr. Ward: The internal preserves, whether they are the HOA or the CDDs, to me it's kind of one entity.*
203 *The internal preserves is generally easier for the CDD to maintain on an ongoing basis as a part of the*
204 *overall maintenance of the water management system. I think the community, at least with respect to*
205 *the internal preserves, tends to like having the CDD maintain them. So, we've been doing it. It's not*
206 *significant money. I would suggest, if you clearly don't want to do that, the cash is important to keep, so*
207 *we should leave the assessment rate the same going into 2024 and maybe mark it as a contingency and*
208 *you can have more discussion about that going into next year.*

209

210 *Mr. Miller: I would be okay leaving the money in the budget for a contingency and that would actually*
211 *work our way towards getting out of this annual loan. I think the ballgame has changed. We do not*
212 *have the maintenance responsibility of the internal preserves. I think the HOA needs to acknowledge*
213 *that they own it. I do understand it will come out of the same ultimate pocket, but as a public agency, I*
214 *don't think we can spend public funds by giving them to a private corporation.*

215

216 *Chairperson Stamp: Greg, is that your understanding?*

217

218 *Mr. Greg Woods: I think the internal preserves are ours. They have been ours. We assumed them way*
219 *back when.*

220

221 *Mr. Ward: We did.*

222

223 *Mr. Miller: The permit says the HOA owns the internal preserves. The permit letter states specifically*
224 *that all conditions remain intact and that includes everything.*

225

226 Discussion ensued regarding whether the CDD was responsible for the internal preserves.

227

228 Mr. Bhatla indicated he was disturbed because he had believed the District had not been planning the
229 budget to contemplate the arbitrator's award. He stated the budget process needed to be reexamined.

230

231 Discussion continued regarding the arbitrator's award; there being an appeal out for the arbitrator's
232 award; and if the District won the appeal, it would be paid the \$470,000 dollars.

233

234 Mr. Ward explained the auditor looked at the arbitrator's award as such "if you can reasonably expect to
235 receive the cash within 12 months of making the entry on your books, the entry can stay." He explained
236 if there was no reasonable expectation, then the District would do a prior period adjustment and pull it
237 off the balance sheet.

238

239 Mr. Miller asked if the year had expired.

240

241 Mr. Ward responded it would expire as of September 30, 2023. *So, it will go off the books this year unless we get it.*

242

243 *Mr. Miller: Does that put us in technical insolvency?*

244

245 *Mr. Ward: It's technical insolvency and requires a lot of extra work to get through the auditor general and the department of banking and finance with that issue. We have to provide additional reporting as a result. It's not onerous reporting. It's more work on my side of the coin just doing it, but it's not particularly onerous.*

246

247 *Mr. Miller: Let's talk more about this during the shade session.*

248

249 *Mr. Bhatla: I thought that we would leave it on the record that this appeal would take more than a year, because we had asked that question, and the answer was it's going to be at least a year plus that accounts receivable to be able to stay on. I think it's going to be a tough fight.*

250

251 *Chairperson Stamp: We did anticipate the receipt of the money, but we never anticipated spending that money, so it was never something we were going to spend. We didn't budget it to spend it. We budgeted to receive it. The second thing, and I could see where the public could be skeptical, at the time we adopted this budget, we really had no reason to think the arbitrator's award wasn't going to go into effect. We didn't get hit by this curve ball from the judge and Taylor Morrison until after that fact, so it was a good faith assumption on our part that we would get that money. It wasn't a pie in the sky thing.*

252

253 *Mr. Ward: When we did last year's budget for the year we are in now, we anticipated this year getting about an extra \$185,000 dollars in cash that we would have the ability to use for the first three months of next year. We also budgeted \$100,000 dollars in contingencies in the current year's budget we have which was preserves, so the thought was we would have \$185,000 dollars going into October, plus the \$100,000 dollars in contingencies. That's \$285,000 dollars to meet our cash needs for October, November, and December. I could have worked with that. With this budget, based upon our current spending trends, the \$185,000 dollars is not going to be realized. The \$100,000 dollars in contingencies basically goes away, and we are going to be underwater by \$20,000 dollars.*

254

255 *Mr. Bhatla: What was the source of the \$185,000 dollars?*

256

257 *Mr. Ward: Our assessments were levied to drop to the bottom line. So, now what happens going in at September 30, we are basically in the exact same position we were in a year ago. We have no cash to pay for October, November and December. So, we have to either extend the note so we don't have to repay it, or we have to do a new note.*

258

259 *Mr. Bhatla: Do you think we should review the capital expenditure program itself?*

260

261 *Mr. Ward: We have already started the capital program, so it's pretty much all underway. It's your lake bank restoration program.*

262

263 *Chairperson Stamp: We could stretch it out. We would make it a 6 or 7 year program.*

264

286

287 *Mr. Ward: You can stretch next year's. If our projections last year had been correct when we did the*
288 *budget, we would have had \$285,000 dollars plus the \$470,000 dollars. We would have been in great*
289 *shape. But we are kind of the opposite of that right now.*

290

291 *Mr. Bhatla: The \$185,000 dollars is not coming in?*

292

293 *Mr. Ward: The \$185,000 dollars was an extra \$185,000 dollars in the budget, so that would have been*
294 *cash coming to us. We are getting the money, but our expenditures are estimated to be \$20,000 dollars*
295 *over getting that cash, all the money for the operations, spending the contingencies, and that, puts us in*
296 *a position of being in the negative going into October 1.*

297

298 *Mr. Bhatla: We should be able to squeeze out \$20,000 dollars.*

299

300 *Mr. Ward: The \$20,000 dollars I'm not worried about. It's October, November, and December.*

301

302 *Chairperson Stamp: One other point and we can move on. We are going to revisit this 2 or 3 more*
303 *times. I encourage you, if you have questions, call Jim. When we look at the \$470,000 dollars that we*
304 *thought we had in hand, we have spent \$50,000 to \$60,000 dollars just trying to keep it now. We've*
305 *gone from being on the offense to being on the defense with what Taylor Morrison is doing, so we would*
306 *have dropped those out of the expenses as well. Greg's firm would have handed us a check and been*
307 *gone. Instead, now we are in a position of appealing, we still have this ongoing, we could have a hearing*
308 *on things, so it was a double whammy so to speak of not receiving it, and the extra legal fees which were*
309 *more than we anticipated because we anticipated being out of this when we put the last budget*
310 *together.*

311

312 *Mr. Miller: This increase this year is 14% and last year it was like 100%. Last year was over and I was*
313 *approached by numerous residents asking me why and not happy with the increase we had last year. So,*
314 *just be aware that we can get questions about why it is going up so much again this year.*

315

316 *Chairperson Stamp: I think we probably all got calls like that. The final point again, we don't have to do*
317 *the mailing like we did last year if we are staying under the cap rate.*

318

319

320 **FIFTH ORDER OF BUSINESS**

Staff Items

321

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

323

324 Mr. Ward welcomed and introduced Mike Pawelczyk with Billing, Cochran, P.A.

325

326 Mr. Michael Pawelczyk thanked the Board for the opportunity to serve. He provided a brief history
327 of his career experience. *I have extensive experience doing this kind of work, my partners and*
328 *associates do as well. I am happy for the opportunity and I look forward to helping you all get*
329 *through what you're going through, dealing with some conveyances as Jim said.*

330

331 Chairperson Stamp welcomed Mr. Pawelczyk.

332

333 *Mr. Bhatla: I want you to take an aggressive position and advise us if we are going the wrong way*
334 *at any place.*

335
336 *Mr. Pawelczyk: I'm not familiar with your litigation other than a brief overview of it from Jim. I think*
337 *at this point, unless I need to dig into the weeds, I don't really want to do that because then you're*
338 *paying another lawyer. But to the extent I need to, I will. The way I do things is, I like to give you*
339 *more information as a lawyer than most lawyers will do. Lawyers sometimes sit back and say "well,*
340 *can you do it legally," or "is the legal form of the agreement correct." If I see something in*
341 *specifications or I see something you're doing and from my experience other districts who have done*
342 *stuff differently in that particular area, I'm going to let you know, to help better inform you. So,*
343 *between Jim's experience and my experience, you might get a few more extra options, depending on*
344 *what the matter is. I know you're going through some lake bank stabilization projects. I have*
345 *districts who have done that all over the State, and used different methods, and I know different*
346 *contractors that have done work, just like Jim does, so I'm going to point those out, either to you or*
347 *to Jim in the meeting, as the case may be, just to add information. If you are like me, the more*
348 *information I have, the easier it is to make a decision. You can take it or leave it, but I usually offer it*
349 *unless you tell me not to. That's the way I practice. I feel like I am now part of your team. When I*
350 *drive by the Flow Way CDD the next time I'm over in that area, I want to be able to tell my wife*
351 *proudly that that's my District. It's important to me that your community is well maintained and well*
352 *run and is a good place to live.*

- 353
354 **II. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick**
355 **a) Status Report on Litigation and Appeal**
356 **b) Request to call Executive Attorney/client shade session. Discussion of settlement matters**
357 **pertaining to Taylor Morrison Defendants (File Number: 2020-CA-4147)**

358
359 No report until Executive Session.
360

- 361 **III. District Engineer – Calvin, Giordano & Associates**
362 **a) Engineer's Report [page 52]**
363 **1. Strategic Operational Plan**
364 **2. Bonita Springs Floodwater Diversion Plan**
365 **3. Rainwater Leader (RWL) Inspection Report**

366
367 *Mr. Jimmy Messick: I have three things I'd like to review, the first being the overall Strategic*
368 *Operational Plan. The vendors are continuing to maintain our assets, maintenance being the*
369 *foremost priority. He discussed the work being done by vendors regarding the lakes, water*
370 *grasses, algae, landscape maintenance replacement of plantings at the main entrance,*
371 *installation of the flow meter for the irrigation system, fountain maintenance, and painting of*
372 *the culvert. He reported the lake bank restoration project was begun on lake 12, the front*
373 *entrance was pressure washed, and the proposal requested for the recharge well pump was*
374 *approved in the current budget. He stated in regard to the Bonita Springs Floodwater Diversion*
375 *Plan there was no update; he attended the Big Cypress Board Meeting but there was no note of*
376 *the emergency bypass system during the meeting.*

377
378 *Mr. Bhatla: Is there any project in the overall water system to bring water into the ponds*
379 *because everybody is complaining about the water level dropping.*

380

381 *Mr. Messick: The current system does pump some of the aquifer in to recharge the lake. We are*
382 *limited of how much we can pump. Those recharge pumps are active and maxed out. It's just so*
383 *dry the water level is dropping well below the lake elevations and we are just trying to keep up.*
384 *But there is no additional system to –*

385
386 *Mr. Bhatla: overall in the water shed there is really no study or plans going on to bring in*
387 *additional water?*

388
389 *Mr. Messick: Like the Big Cypress Basin? No, they don't have a plan to bring in additional water.*
390 *They just manage what they have.*

391
392 *Mr. Miller: Isn't it true that most, or even all, of the water that we are pumping into the ponds,*
393 *an equal amount of that is being used for irrigation?*

394
395 *Mr. Messick: Basically. You can have continuous flow over a long period of time, but you are*
396 *maxed out by what you are using. My last item was the Rainwater Leader Inspection Report. I*
397 *attached that to the appendices. Briefly, what I found was, I watched all 27 lakes and the Flow*
398 *Way Canal to inspect visible rainwater leaders, or piping that was exposed, and had eroded and*
399 *were visible, and an eyesore. My report identifies where those rainwater leaders were located,*
400 *what they were connected to, and what could be done in the future moving forward. Of the 26*
401 *noted rainwater leaders during my inspection, the vast majority were at multifamily buildings*
402 *along lakes 20, 21, 18, 19, 16 and 17. What we're looking at doing, is as we go through and do*
403 *the lake bank restorations, we can fix those rainwater leaders and bury them deeper under the*
404 *ground, under the GeoTubes and put them at a respectable elevation, so they are not an eyesore*
405 *creating more erosion. We are not going to have lake bank restoration projects on 100% of*
406 *everybody in the community, so what we can do is come up with a plan to look at those in the*
407 *future and address those by burying and creating a yard drain on one side so the rainwater*
408 *doesn't come off and create erosion problems.*

409
410 *Mr. Miller: What is the source of the water which drains into the leaders?*

411
412 *Mr. Messick: Rainwater leaders are downspouts that go underground and pipe out to the lake*
413 *from adjacent single family and multifamily buildings.*

414
415 *Mr. Bhatla: I thought we established that all that was the responsibility of the homeowners, not*
416 *our responsibility. Is that true?*

417
418 *Mr. Messick: That's still true. We are going to have to work with the homeowners' associations*
419 *to make sure they understand what their responsibilities are. Our responsibilities stop at the*
420 *lake bank easement, when they get onto private property, as that's not part of the overall*
421 *stormwater management system, but that improvement would prevent us from having continual*
422 *lake bank restoration problems. Working alongside the homeowners' associations is important*
423 *to make sure we address these so we don't have the erosion problem.*

424
425 *Mr. Bhatla: is there anything in the County code that would (Indecipherable).*

426
427 *Mr. Messick: I really couldn't find anything that gave specifications for the construction of the*
428 *standard (indecipherable). He indicated he would double check to confirm.*

429

430 **IV. District Manager – JPWard & Associates, LLC**431 **a) Bond Refinancing – Series 2013 Bonds**432 **b) Important Board Meeting Dates for Balance of Fiscal Year 2023:**433 **1. June Board Meeting – June 29, 2023**434 **2. Public Hearings: Fiscal Year 2024 Budget Adoption – July 20, 2023, 1:00 P.M.**435 **c) Financial Statements for period ending February 28, 2022 (unaudited) [Page 90]**436 **d) Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities**
437 **(Continuing Item – No additional report for March 2023)**

438

439 *Mr. Ward: Just remember your public hearing is scheduled for July 20, 2023.*

440

441 Chairperson Stamp cleared the room for Executive Session.

442

443 **SIXTH ORDER OF BUSINESS****Executive Session**

444

445 **Executive Session of the Board of Supervisor’s (Closed to the Public) – Estimated time for Session is**
446 **One (1) hour, after which the Board of Supervisors will open the Regular Meeting and take up any**
447 **actions that may be needed from the Executive Session.**

448

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

452

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

456

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

460

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

463

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

466

467 *Chairperson Stamp: The District will now commence an Attorney Client Session. It's approximately 1:55*
468 *p.m. The shade session is expected to last approximately one hour. The individuals attending the shade*
469 *session today are Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla, Greg Woods,*
470 *Christopher Donovan, and District Manager James Ward. Please note that at the conclusion of this*
471 *attorney client session the meeting shall be reopened and it will be announced at the termination of this*
472 *session. At that time, we will finish the Board Agenda.*

473

474 The meeting went off the record; the audio recording ended at this point. The Executive Session was
475 held.

476

477 Following the Executive Session, Mr. Ward reconvened the Regular Meeting of the Board of Supervisors
478 for the Flow Way Community Development District for Thursday, March, 16, 2023 at 3:10 p.m.

479

480 **SEVENTH ORDER OF BUSINESS** **Supervisor’s Requests**

481

482 There were no Supervisor’s Requests.

483

484 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

485

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

490

491 Chairperson Stamp noted there were no audience members present; therefore, there were no audience
492 comments.

493

494 Mr. Bhatla asked about the status of the agreement with the HOA.

495

496 *Mr. Ward: The last conversation I had with the HOA, we would be doing that probably the middle part of*
497 *next year.*

498

499 *Chairperson Stamp: The HOA is going to take over from us, like the bridges, but we are still talking.*

500

501 *Mr. Ward: Do you want to call another shade session for April?*

502

503 Mr. Woods called a shade session for April, noting present would be the Board Members, District
504 Manager, and himself (Greg Woods) or Jessica Tolin and the court reporter.

505

506 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

507 **Announcement of Next Meeting – Regular Meeting on April 20, 2023**

508

509 **TENTH ORDER OF BUSINESS** **Adjournment/Recess**

510

511 The meeting was adjourned at approximately 3:12 p.m.

512

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

513

514

515

516

517

Flow Way Community Development District

518

519

520

521

James P. Ward, Secretary

Zack Stamp, Chairperson

522

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024 (April 20, 2023)

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Date: March 16, 2023
From: James P. Ward, District Manager
To: Board of Supervisors
Subject: Fiscal Year 2024 Budget

The Fiscal Year 2024 Budget year begins on October 1, 2023, and end on September 30, 2024 in accordance with Chapter 190 Florida Statutes.

The Budget timeline is as follows:

Date of Action	Action Required	Description
March 16, 2023	None	Presentation
April 20, 2023	None	Continued Workshop
May 18, 2023	Final Decision on Proposed Budget	Final Workshop
May 18, 2023	Approval of Proposed Budget by Resolution	Approve Proposed Budget Required
July 20, 2023	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2023	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

We will have three opportunities to review the Budget for Fiscal Year 2024, and at the May 18th meeting, the Board will approve the Proposed Budget and set the Public Hearing. The approval sets the maximum assessment rate, however the Board will have one final opportunity during the Public Hearing for any changes. Changes at the Public Hearing can only be reductions in services.

The proposed comprehensive budget includes operations, continues implementation of the 5-year Capital Improvement Plan, and includes debt service which pays for principal and interest on Bonds.

With this process, we have four main goals to accomplish along with three areas of concern.

The first goal is the development of the priorities for the next fiscal year, that identifies the expectations of the Board and the public for the future operations for the District. I believe the message that we have

heard from our residents this year is clear, and the recurring theme is to properly maintain the assets of the community in a manner that befits the community.

The second goal was to thoroughly involve the office of the District Engineer in this process. The District Engineer was tasked with doing the research to provide the professional assessment of what was possible, how to do it, and what it would cost.

The third goal was to develop a budget that remained fiscally responsible and ensure that our residents receive the high-quality services that is expected and fulfill the continued obligation of the District to maintain these services in a fiscally responsible manner.

The final goal and most important is to remain fully transparent to our residents in our services, expectations and delivery goals identified in the budget, with very specific line item detail in both our operational program and the capital programs for the year.

The first area of concern is the on-going litigation with the Developer and it's financial impact on the District. The primary concern financially is to the anticipated expenditures for the remainder of the Fiscal Year along with projected expenditures moving into Fiscal Year 2024.

The second area of concern is that the CDD has not received the funds from the Arbitrator's award, which we anticipated as a part of the Fiscal Year 2022 final financial statements. If we do not receive these funds, this is going to cause a prior period adjustment in the next audit period, that essentially notes the material mis-statement. The disclosure of the prior period adjustment may or may not have an effect on future financings.

The third area of concern deals with the continuing rise in labor and materials costs along with inflation over the course of the coming years. We are seeing costs rise this year, and as we move into future years those increase will have an adverse effect on assessment rates. Current economic indicators show an economic slowdown to continue into 2023, inflation anticipated to remain higher than normal with an average of 4.7% for 2023 as wages push higher. While demand for most materials is expected to ease in the coming year, rising input costs, high energy prices and other challenges are expected to offset this.

Public Hearing

The District's public hearing is scheduled for **Thursday, July 20, 2023, at 1:00 P.M.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119.**

There are two (2) public hearings, the first public hearing will be to consider the adoption of the District's budget(s). The purpose of the second public hearing will be to determine and levy non-ad valorem assessments on all property owners in the District. We will remain within the CAP rate for Fiscal Year 2024 and as such, mailed notice to property owners for the Public Hearing is not required.

Fiscal Year 2024 – Proposed Budget

This past year brought many challenges and opportunities as the District moves into its first full year of operations, however with the Board's support and the community embracing the goals set forth in our Fiscal Year 2023 budget, we have been very successful in getting the operations fully functional in a short period of time.

Clearly, the comprehensive analysis prepared by the District Engineer of the state of the District's assets, was a benchmark for the District to plan a strategy that was instrumental in the District moving into Fiscal Year 2023 and now into Fiscal Year 2024 with a strong financial and operations understanding of the costs and needs of the community. We still face the adverse financial impact of the litigation with the Developer and which the District has an on-going evaluation.

The Fiscal Year 2024 Proposed Budget continues the implementation of a comprehensive plan and complete set of goals, to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly.

The focus of the Fiscal Year 2024 Budget is to continually invest in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide a focused management of the District's assets.

Fiscal Year 2024 - Budget Summary

In Fiscal Year 2022 the District completed a comprehensive engineering review of its assets which outlines the District's operating requirements, which is fully implemented in Fiscal Year 2023. The Fiscal Year 2024 Budget continues along that path to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the operating expectations of residents, and finally, to maintain the assets and to preserve their value for the benefit of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Irrigation System, and the entrance to the community.

The Stormwater Management System includes both internal and external preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 190 acres of lakes, 19 miles of lake banks, 15.8 acres of littoral plantings, 33,148 linear feet of drainage pipes and over 1,125 acres of wetland preserves. Three control structures discharge the stormwater management lake system to the exterior flow way canal, with ultimate discharge to the Collier County maintained Cocohatchee Canal along Immokalee Road.

The Community-Wide Irrigation System consists of a Pump House located adjacent to Lake 10, which houses two pumps, a 2.5-acre lake that feeds the pumps water, and two (2) recharge wells that are drilled into the Lower Tamiami Aquifer that supplements water to the recharge lake with up to 269.50 million gallons of water each year. Budget also includes construction of a backup recharge well for emergency purposes, which is subject to SFWMD review and approval. Following legal council's review of the District Engineer's asset maintenance report and transfer of applicable parcels, SFWMD's Water

Use Permit ownership will be transferred to the CDD's name for continual operation of the withdraw facilities and overall irrigation system.

Finally, the entrance to the community along Immokalee Road from Addison Place Drive west to Rose Boulevard are a part of the Landscaping/Bridge program, and includes the Bridge itself, entrance pavers, landscaping, fountains, and entrance monuments.

The chart below shows a summary the Fiscal Year 2024 Budget. Importantly, we note that the operations and capital plan that we put into place in Fiscal Year 2023 continues, with those changes needed based on our operating experiences. With respect to the legal challenges that are on-going, the proposed budget challenge is to insure that we adequately fund expenses that may be incurred, with the knowledge that anticipating legal expenses in an environment of on-going litigation is very difficult, however, we must plan accordingly for those challenges.

Proposed Budget – General Fund
Fiscal Year 2024
Budget Summary

Description	AMENDED Fiscal Year 2023 Budget	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources			
Carryforward	\$ (85,253)	N/A	\$ (143,452)
Assessments - On-Roll	\$ 1,657,379	\$ 1,657,379	\$ 1,984,881
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000
Total Revenue:	\$ 2,072,126	\$ 2,157,379	\$ 2,341,429
Appropriations			
General Government			
Administration	\$ 156,340	\$ 147,136	\$ 154,340
Legal	\$ 214,000	\$ 252,705	\$ 173,000
Engineering	\$ 55,000	\$ 57,500	\$ 60,000
Stormwater Management Services			
Preserve Area Maintenance	\$ 111,820	\$ 55,000	\$ 131,820
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 476,733	\$ 495,605	\$ 460,498
Community Wide Irrigation System	\$ 146,307	\$ 143,307	\$ 168,608
Landscaping Services	\$ 268,041	\$ 270,050	\$ 401,568
Reserves & Overall Contingencies:	\$ 68,800	\$ -	\$ 180,000
Debt Service	\$ 512,200	\$ 512,200	\$ 512,200
Discounts	\$ 62,885	\$ 62,885	\$ 99,395
Total Appropriations	\$ 2,072,126	\$ 1,996,388	\$ 2,341,429
Net Increase/(Decrease) in Fund Balance		\$ 95,846	\$ 239,299
Components of Fund Balance			
Beginning - Projected Ending Fund Balance		\$ 95,846	\$ 239,299
Reserved for Operations (1st. Three Months)		\$ -	\$ 239,299
Storm Event's/Unforseen Capital/Reserves/Future Operations		\$ -	\$ 80,000
Total Fund Balance		\$ 95,846	\$ 319,299
Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:			\$ 526,822
Assessment Rate:	\$ 1,399.81		\$ 1,676.42
CAP Rate - Adopted by Resolution 2022-6	\$ 1,679.78		\$ 1,679.78
Total Units Subject to Assessment: (Includes Hatcher)			1184

Truist Loan Financing:

Note Matures October 28, 2023 in full - the District will need to secure an extension of the Note Repayment or a new note will be needed to meet FY 2024 operating requirments to meet the 1st Three months of operations.

The Proposed Budget continues to recognize the need to increase the cash balance over a three-year period, to meet the first three months of operations, in anticipation of receiving assessments in late December of each year.

The administration is the cost of continued administration of the District, which remains relatively constant from year-to-year. The legal costs are litigation-related and as those matters are resolved, those costs should decrease over time. The engineering costs for Fiscal Year 2024 reflect the necessity to continually ensure regulatory compliance with permits, periodic reviews of system assets, assuring that the Bonita Springs Emergency pumping plan is not detrimental to the overall District's functioning systems and associated recommendations / reporting to the Board.

The remaining items of the maintenance program continue to represent the operations and capital needed bases. The Fiscal Year 2024 capital items are also included in the maintenance program. The recommended continuation of our five-year Capital Plan is noted below, that looks forward to what our future needs will be, to better ensure that the District can deliver on the requisite services for the community.

This Budget, however, does not include funds for the maintenance of the exterior preserves, that are the subject of on-going litigation with the Developer. The average annual cost of the exterior preserve maintenance is approximately \$250,000/year and may further impact future Budgets.

Included in the Capital Plan, and one of the most important assets of the District of note, are the lakes and lake banks and which must be repaired in a manner that ensures the integrity of the stormwater system. As such, the estimated cost of that capital item (Erosion Restoration), that we started in Fiscal Year 2023 and continuing through Fiscal Year 2027 is approximately \$646,000.00.

Also included in the Capital Plan, is the permitting and construction of an additional backup recharge well and pump for the Main Irrigation Pumps and Well System, which would supplement or replace one the two (2) existing recharge wells during dry season emergency conditions. These recharge facilities are allowed to match permitted water usage by the primary system withdrawing from the onsite lake management system. This irrigation system includes a pump house structure with two (2) pumps and motors, electrical, filters along with the associated piping and valves. The irrigation system piping includes 48,010 linear feet of irrigation main varying in diameter between 2" and 12". During Fiscal Year 2023 one recharge well/pump experienced sediment intrusion which caused low pumping efficiency. The well and pump had to be shut down until the District was able to replace the pump. Further investigations confirmed no damage was made to the well's casing, so re-establishment of this well is not needed at this time. This happened during dry season and caused significant difficulties in it's operations. We have secured a backup pump for the well system that is on-site, however, we included funds to permit and construct a backup recharge well for the irrigation system this year and if the regulatory agencies approve the permit (which may not be approved), the District will be able to construct this critical recharge facility to prevent dry season low water level concerns. The implementation of this redundant facility would ensure proper watering for the established landscaping throughout the Community. The additional costs for the redundant recharge well installation far outweigh the costs of landscape replacement, and for this reason is considered a critical capital project for Fiscal Year 2024.

The balance of the Capital Plan encompasses assets that are generally in good order, and to keep those assets in shape, their recommended capital items are included in the Capital Plan.

The total investment of all capital items over the five-year Capital Plan is \$1,155,765.

Capital Plan

Description of Item	2023	2024	2025	2026	2027	Total
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 44,000
Erosion Restoration	\$ 183,128	\$ 172,298	\$ 106,449	\$ 97,494	\$ 87,397	\$ 646,765
Drainage Pipes	\$ 31,000	\$ -	\$ 36,000	\$ 36,000	\$ -	\$ 103,000
Internal and External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000	\$ 279,000
Recharge Wells (Meter 2023 & Well 2024)	\$ 28,000	\$ 45,000	\$ -	\$ -	\$ -	\$ 73,000
Community Entrance	\$ 10,000	\$ 82,500	\$ 75,000	\$ 111,000	\$ 88,500	\$ 367,000
Total - All Capital	\$ 311,128	\$ 302,298	\$ 276,449	\$ 160,494	\$ 105,397	\$ 1,155,765

Total Costs: All Years \$1,155,765

Summary

The District’s Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin in the event that expenditures vary from provided recommended forecasts. The capital funding will continue to remain an important focus of the budget requirements, and which are adequately funded to keep our infrastructure maintained for the community. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

Assessment Rates

The proposed assessment rate for Fiscal Year 2024 is proposed at \$1,676.42 in comparison to the Fiscal Year 2023 rate of \$1,399.81. The proposed Fiscal Year 2024 assessment rate is essentially at the CAP rate of \$1,678.33.

Finally, on behalf of the entire professional team, we would like to thank you for your valued contributions and we look forward to a successful year.

**Proposed Budget - General Fund
Fiscal Year 2024
Budget Summary**

Description	AMENDED Fiscal Year 2023 Budget	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Revenues and Other Sources				
Carryforward	\$ (85,253)	N/A	\$ (143,452)	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 1,657,379	\$ 1,657,379	\$ 1,984,881	Assessments from Property Owner's
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000	Short Term Bank Loan to Fund Operations
Total Revenue:	\$ 2,072,126	\$ 2,157,379	\$ 2,341,429	
Appropriations				
General Government				
Administration	\$ 156,340	\$ 147,136	\$ 154,340	
Legal	\$ 214,000	\$ 252,705	\$ 173,000	SFWMD/Corps, Appellate, Experts, General Counsel
Engineering	\$ 55,000	\$ 57,500	\$ 60,000	General & Bonita Springs Engineering
Stormwater Management Services				
Preserve Area Maintenance	\$ 111,820	\$ 55,000	\$ 131,820	Internal Preserves - External Fencing
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 476,733	\$ 495,605	\$ 460,498	Maint. Continued Lake Bank Restoration
Community Wide Irrigation System	\$ 146,307	\$ 143,307	\$ 168,608	Maint. Capital for Backup Well
Landscaping Services	\$ 268,041	\$ 270,050	\$ 401,568	Maintenance
Reserves & Overall Contingencies:	\$ 68,800	\$ -	\$ 180,000	Unforseen Operations/Natural Disaster
Debt Service	\$ 512,200	\$ 512,200	\$ 512,200	Short Term Bank Loan Repayment
Discounts	\$ 62,885	\$ 62,885	\$ 99,395	Discount for Early Payment Tax Bills
Total Appropriations	\$ 2,072,126	\$ 1,996,388	\$ 2,341,429	
Net Increase/(Decrease) in Fund Balance		\$ 95,846	\$ 239,299	Anticipated Cash Balance at FYE
Components of Fund Balance				
Beginning - Projected Ending Fund Balance		\$ 95,846	\$ 239,299	Anticipated Cash Balance at FYI
Reserved for Operations (1st. Three Months)		\$ -	\$ 239,299	Partial Funds 1st Qtr Operations
Storm Event's/Unforseen Capital/Reserves/Future Operations		\$ -	\$ 80,000	Unfunded (may be funded if Contingency is not Needed)
Total Fund Balance		\$ 95,846	\$ 319,299	
Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:			\$ 526,822	Amount Needed to Fully Fund 1st 3 Months Operations - this changes yearly based on total operating expenses
Assessment Rate:	\$ 1,399.81		\$ 1,676.42	Assessment Rates
CAP Rate - Adopted by Resolution 2022-6	\$ 1,679.78		\$ 1,679.78	Cap Rate which triggers mailed notices
Total Units Subject to Assessment: (Includes Hatcher)			1184	Residential Units subject to Assessment

**Proposed Budget - General Fund
Fiscal Year 2024
Budget Summary**

Description	AMENDED Fiscal Year 2023 Budget	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
-------------	---------------------------------------	---------------------------------------	----------------------------	-------

Truist Loan Financing:

Note Matures October 28, 2023 in full - the District will need to secure an extension of the Note Repayment or a new note will be needed to meet FY 2024 operating requirements to meet the 1st Three months of operations.

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Amendment #1	AMENDED Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Revenues and Other Sources							
Carryforward	\$ (85,253)	\$ -	\$ (85,253)	N/A	N/A	\$ (143,452)	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue							
Assessments - On-Roll	\$ 1,657,379	\$ -	\$ 1,657,379	\$ 1,404,569	\$ 1,657,379	\$ 1,984,881	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Truist - Loan Proceeds	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	Short Term Bank Loan to Fund Operations
Total Revenue & Other Sources	\$ 1,572,126	\$ 500,000	\$ 2,072,126	\$ 1,904,569	\$ 2,157,379	\$ 2,341,429	
Appropriations							
Legislative							
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	\$ 2,800	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 10,000	\$ 40,000	\$ 43,000	District Manager
Financial and Administrative							
Audit Services	\$ 5,700	\$ -	\$ 5,700	\$ -	\$ 5,700	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	\$ 4,000	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	\$ 4,000	\$ 16,000	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 550	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 26,665	\$ -	\$ 26,665	\$ 3,950	\$ 26,665	\$ 26,665	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 5,000	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	\$ 2,750	\$ 5,000	\$ 5,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ -	\$ 300	\$ 26	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 250	\$ -	\$ 250	\$ 229	\$ 500	\$ 250	Agenda Mailings and other misc mail
Rentals and Leases							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance							
	\$ 15,000	\$ -	\$ 15,000	\$ 11,196	\$ 11,196	\$ 15,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships							
	\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding							
	\$ 250	\$ -	\$ 250	\$ -	\$ 100	\$ 250	Agenda books and copies
Office Supplies							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Services							
General Counsel	\$ 20,000	\$ -	\$ 20,000	\$ 6,625	\$ 23,500	\$ 25,000	District Attorney
Special Counsel - Litigation	\$ 175,000	\$ -	\$ 175,000	\$ 39,672	\$ 175,200	\$ 35,000	Special Counsel
Special Counsel - Court Reporter/Arbitrator	\$ -	\$ -	\$ -	\$ -	\$ 4,005	\$ 7,500	Court Reporter & Arbitrator's Fees
Special Counsel - Experts for Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	Special Counsel - To Be Determined
Special Counsel - Appellate Court	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 75,000	Special Counsel
Truist Loan - Legal Fees	\$ -	\$ 19,000	\$ 19,000	\$ 20,000	\$ 20,000	\$ 20,000	Truist - Operating Loan Closing Fees
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 351,340	\$ 19,000	\$ 370,340	\$ 106,473	\$ 399,841	\$ 327,340	
Other General Government Services							
Engineering							
General Engineering	\$ 55,000	\$ -	\$ 55,000	\$ 5,433	\$ 50,000	\$ 50,000	Engineer (projects separated as identified)
Bonita Springs - Stormwater Discharge to Preserves	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 10,000	Un-going project to evaluate Bonita Springs Plan for stormwater discharge
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed FY 2022
Sub-Total:	\$ 55,000	\$ -	\$ 55,000	\$ 5,433	\$ 57,500	\$ 60,000	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Amendment #1	AMENDED Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Stormwater Management Services							
Preserve Area Maintenance							
Environmental Engineering Consultant							
Task 1 - Bid Documents	\$ -		\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Task 2 Monthly site visits	\$ 13,350		\$ 13,350	\$ -	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000		\$ 8,000	\$ -	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350		\$ 10,350	\$ -	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000		\$ 1,000	\$ -	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000		\$ 1,000	\$ -	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -		\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -		\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Repairs and Maintenance							
Wading Bird Foraging Areas	\$ 1,523		\$ 1,523	\$ -	\$ -	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598		\$ 6,598	\$ -	\$ -	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 3,333		\$ 3,333	\$ -	\$ -	\$ 3,333	Preserves Maintenance
Northern Preserve Area 1	\$ 3,333		\$ 3,333	\$ -	\$ -	\$ 3,333	Preserves Maintenance
Northern Preserve Area 2	\$ 3,334		\$ 3,334	\$ -	\$ -	\$ 3,334	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000		\$ 5,000	\$ -	\$ -	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ -		\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -		\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Capital Outlay							
Internal and External	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ 75,000	See CIP for Detail
Sub-Total:	\$ 111,819	\$ -	\$ 111,820	\$ -	\$ 55,000	\$ 131,820	
Lake, Lake Bank and Littoral Shelf Maintenance							
Professional Services							
Asset Management	\$ 21,600	\$ -	\$ 21,600	\$ 3,600	\$ 21,600	\$ 27,100	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance							
Aquatic Weed Control	\$ 104,000	\$ -	\$ 104,000	\$ 10,200	\$ 104,000	\$ 120,000	Weekly spraying Lakes w/(added treatments as needed)
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 66,000	\$ -	\$ 66,000	\$ 5,600	\$ 66,000	\$ 35,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,500	\$ -	\$ 14,500	\$ -	\$ 14,500	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 20,000	Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ 12,000	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ 28,000	Rotating Three Year Program
Contingencies	\$ 15,505	\$ -	\$ 15,505	\$ -	\$ 15,505	\$ 18,600	8% of Repairs and Maintenance
Capital Outlay							
Fountain Installations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Littoral Shelf Planting	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ 6,000	\$ 10,000	See CIP for Detail
Lake Bank Restorations	\$ 183,128	\$ -	\$ 183,128	\$ 3,440	\$ 200,000	\$ 172,298	See CIP for Detail
Water Control Structures	\$ 31,000	\$ -	\$ 31,000	\$ -	\$ 31,000	\$ -	See CIP for Detail
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 476,733	\$ -	\$ 476,733	\$ 22,840	\$ 495,605	\$ 460,498	
Community Wide Irrigation System							
Professional Services							
Asset Management	\$ 11,250	\$ -	\$ 11,250	\$ 1,875	\$ 11,250	\$ 15,700	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ -	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	SFWMD Permit Compliance Requirements
Utility Services							
Electric - Pump Station	\$ 32,000	\$ -	\$ 32,000	\$ 3,014	\$ 32,000	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 8,000	\$ -	\$ 8,000	\$ 112	\$ 8,000	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance							
Pump Station and Wells	\$ 30,000	\$ -	\$ 30,000	\$ 1,137	\$ 30,000	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ 8,500	\$ -	\$ 8,500	\$ -	\$ 8,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 6,600	\$ -	\$ 6,600	\$ -	\$ 6,600	\$ 6,600	Irrigaion Main line Repairs
Contingencies	\$ 5,957	\$ -	\$ 5,957	\$ -	\$ 5,957	\$ 6,808	8% of Repairs and Maintenance
Capital Outlay							
New Meter and Backup Pump/Motor	\$ 28,000	\$ -	\$ 28,000	\$ -	\$ 25,000	\$ 45,000	See CIP for Detail (Backup Well FY 2024)
Sub-Total:	\$ 146,307	\$ -	\$ 146,307	\$ 6,137	\$ 143,307	\$ 168,608	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Amendment #1	AMENDED Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Landscaping Services							
Professional Services							
Asset Management	\$ 9,250	\$ -	\$ 9,250	\$ 1,542	\$ 9,250	\$ 14,000	Field Operations Manager
Utility Services							
Electric - Landscape Lighting	\$ 19,600	\$ -	\$ 19,600	\$ -	\$ 19,600	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Two (20 Fountains)
Community Entrance (Landscaping)							
Repairs & Maintenance							
Landscape Maintenance	\$ 95,000	\$ -	\$ 95,000	\$ 15,860	\$ 95,000	\$ 101,000	Turf, Hedges, groundcover, trees
Tree Trimming	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 12,000	Yearly Trimming of oak branches
Landscape Replacements	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 15,000	\$ 17,500	Yearly Replacements as needed
Mulch Installation	\$ 12,500	\$ -	\$ 12,500	\$ 8,686	\$ 15,000	\$ 27,000	Two (2) times/year replacement with touchup
Annuals	\$ 32,000	\$ -	\$ 32,000	\$ -	\$ 32,000	\$ 35,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 18,000	\$ -	\$ 18,000	\$ 11,300	\$ 18,000	\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ 3,600	\$ -	\$ 3,600	\$ -	\$ 3,600	\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ 7,200	\$ -	\$ 7,200	\$ -	\$ 7,200	\$ 9,000	Periodic Pressure Washing/Repairs
Fountains	\$ 18,500	\$ -	\$ 18,500	\$ 2,090	\$ 18,500	\$ 22,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 13,500	\$ -	\$ 13,500	\$ -	\$ 13,500	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 15,491	\$ -	\$ 15,491	\$ -	\$ -	\$ 20,968	8% of Repairs and Maintenance
Capital Outlay							
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 82,500	See CIP for Detail
Sub-Total:	\$ 268,041	\$ -	\$ 268,041	\$ 39,478	\$ 270,050	\$ 401,568	
Reserves & Overall Contingencies:							
District Asset Restoration and/or Natural Disaster Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	Long term Capital Planning tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Contingencies	\$ 100,000	\$ (31,200)	\$ 68,800	\$ -	\$ -	\$ 100,000	Unforeseen Operation Additions
Debt Service							
Principal Repayment - Mandatory (Trust Loan)	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Operating Loan Required to Fund Operations
Interest Expense - Mandatory (Trust Loan)	\$ -	\$ 12,200	\$ 12,200	\$ -	\$ 12,200	\$ 12,200	Interest Expense - Operating Loan
Sub-Total:	\$ -	\$ 512,200	\$ 512,200	\$ -	\$ 512,200	\$ 512,200	
Other Fees and Charges							
Discounts	\$ 62,885	\$ -	\$ 62,885	\$ -	\$ 62,885	\$ 99,395	Discount on assessments for November early payment - 4%
Total Appropriations	\$ 1,572,125	\$ 500,000	\$ 2,072,126	\$ 180,361	\$ 1,996,388	\$ 2,341,429	
Net Increase/(Decrease) in Fund Balance				\$ 1,724,208	\$ 160,991	\$ 143,452	Projected Cash Balances
Components of Fund Balance							
Beginning - Projected Ending Fund Balance	\$ (65,145)	\$ -	\$ (65,145)	\$ (65,145)	\$ 95,846	\$ 239,299	Projected Cash Balances
Reserved for Operations (1st. Three Months)					\$ -	\$ 239,299	Cash Anticipated Available at September 30, 2024
Storm Event's/Unforeseen Capital/Reserves/Future Operations					\$ -	\$ 80,000	Long Term Planning - Asset Restoration/Hurricane
Total Fund Balance	\$ (65,145)				\$ 95,846	\$ 319,299	
Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:						\$ 526,822	
Assessment Rate:	\$ 1,399.81				\$ 1,676.42		
CAP Rate - Adopted by Resolution 2022-6	\$ 1,679.78				\$ 1,679.78		Maximum Rate without sending mailed notices
Total Units Subject to Assessment: (Includes Hatcher)					1184		

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2024
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Stormwater Management Services					
Improvements to Water Quality					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Sub-Total:	<u>\$ 4,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>
Erosion Restoration					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (10%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,333	\$ 7,470
Sub-Total:	<u>\$ 183,128</u>	<u>\$ 172,298</u>	<u>\$ 106,449</u>	<u>\$ 97,494</u>	<u>\$ 87,397</u>
Drainage Pipes					
Video Drainage System			\$ 36,000	\$ 36,000	
Stormwater Pipe Repairs	\$ 31,000			24000	
Sub-Total:	<u>\$ 31,000</u>	<u>\$ -</u>	<u>\$ 36,000</u>	<u>\$ 36,000</u>	<u>\$ -</u>
Total - Stormwater Management System	<u><u>\$ 218,128</u></u>	<u><u>\$ 182,298</u></u>	<u><u>\$ 152,449</u></u>	<u><u>\$ 143,494</u></u>	<u><u>\$ 97,397</u></u>

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2024
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Internal and External Preserves					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
External: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
Total - External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Irrigation Pump Station					
Recharge Wells (Meter 2023 & Well 2024)	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Backup Well Installation	\$ -	\$ 45,000	\$ -	\$ -	\$ -
Total - Irrigation Pump Station	\$ 28,000	\$ 45,000	\$ -	\$ -	\$ -
Community Entrance					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 82,500	\$ 75,000	\$ 80,000	\$ 57,500
Total - Community Entrance	\$ 10,000	\$ 82,500	\$ 75,000	\$ 111,000	\$ 88,500
Total - All Capital	\$ 311,128	\$ 302,298	\$ 276,449	\$ 160,494	\$ 105,397
Cost Per Residentl Unit	\$ 273.29	\$ 265.53	\$ 242.83	\$ 140.97	\$ 92.58

**Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 4	\$ 5	\$ -
Reserve Account	\$ 11,000	\$ 5,846	\$ 11,693	\$ 11,000
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 475,161	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 588,069	\$ 481,012	\$ 588,767	\$ 588,069

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 130,000 \$ 130,000 \$ 130,000 \$ 135,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series A Bonds \$ 410,525 \$ 203,463 \$ 410,525 \$ 395,075

Other Fees and Charges

Fees/Discounts for Early Payment \$ 37,725 \$ 930 \$ 37,725 \$ 37,725

Total Expenditures and Other Uses \$ 578,250 \$ 334,393 \$ 578,250 \$ 567,800

Net Increase/(Decrease) in Fund Balance \$ - \$ 146,619 \$ 10,517 \$ 20,270

Fund Balance - Beginning \$ 997,116 \$ 997,116 \$ 997,116 \$ 1,007,633

Fund Balance - Ending \$ 997,116 \$ 1,143,736 \$ 1,007,633 \$ 1,027,903

Restricted Fund Balance:

Reserve Account Requirement \$ 539,000

Restricted for November 1, 2024 Principal & Interest Payment \$ 340,513

Total - Restricted Fund Balance: \$ 879,513

Assessment Comparison

Description	Number of Units	Fiscal Year 2023	Fiscal Year 2024
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

**Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
Par Amount Issued:	\$ 7,050,000	6.00%			
11/1/2014			\$ 225,062.50		
5/1/2015			\$ 225,062.50	\$ 450,125	
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50		\$ 6,965,000
5/1/2016			\$ 222,512.50	\$ 532,575	
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50		\$ 6,875,000
5/1/2017			\$ 219,812.50	\$ 532,325	
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50		\$ 6,780,000
5/1/2018			\$ 216,962.50	\$ 531,775	
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50		\$ 6,675,000
5/1/2019			\$ 213,812.50	\$ 535,775	
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50		\$ 6,565,000
5/1/2020			\$ 210,512.50	\$ 534,325	
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50		\$ 6,450,000
5/1/2021			\$ 207,062.50	\$ 532,575	
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50		\$ 6,330,000
5/1/2022			\$ 203,462.50	\$ 530,525	
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50		\$ 6,200,000
5/1/2023			\$ 199,562.50	\$ 533,025	
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50		\$ 6,065,000
5/1/2024			\$ 195,512.50	\$ 530,075	
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50		\$ 5,920,000
5/1/2025			\$ 191,162.50	\$ 531,675	
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50		\$ 5,765,000
5/1/2026			\$ 186,512.50	\$ 532,675	
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50		\$ 5,600,000
5/1/2027			\$ 181,562.50	\$ 533,075	
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50		\$ 5,425,000
5/1/2028			\$ 176,312.50	\$ 532,875	
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50		\$ 5,240,000
5/1/2029			\$ 170,300.00	\$ 531,613	
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00		\$ 5,045,000
5/1/2030			\$ 163,962.50	\$ 529,263	
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50		\$ 4,835,000
5/1/2031			\$ 157,137.50	\$ 531,100	
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50		\$ 4,615,000
5/1/2032			\$ 149,987.50	\$ 527,125	
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50		\$ 4,380,000
5/1/2033			\$ 142,350.00	\$ 527,338	
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00		\$ 4,130,000
5/1/2034			\$ 134,225.00	\$ 526,575	
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00		\$ 3,860,000
5/1/2035			\$ 125,450.00	\$ 529,675	
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00		\$ 3,575,000
5/1/2036			\$ 116,187.50	\$ 526,638	
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50		\$ 3,270,000
5/1/2037			\$ 106,275.00	\$ 527,463	
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00		\$ 2,945,000

**Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
5/1/2038			\$ 95,712.50	\$ 526,988	
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50		\$ 2,600,000
5/1/2039			\$ 84,500.00	\$ 525,213	
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00		\$ 2,230,000
5/1/2040			\$ 72,475.00	\$ 526,975	
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00		\$ 1,840,000
5/1/2041			\$ 59,800.00	\$ 522,275	
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00		\$ 1,425,000
5/1/2042			\$ 46,312.50	\$ 521,113	
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50		\$ 980,000
5/1/2043			\$ 31,850.00	\$ 523,163	
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00		\$ 505,000
5/1/2044			\$ 16,412.50	\$ 523,263	
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 3	\$ 6	\$ -
Reserve Account	\$ 5,300	\$ 2,670	\$ 5,340	\$ 5,300
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 225,489	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 279,084	\$ 228,162	\$ 279,130	\$ 279,084
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 80,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 166,406	\$ 84,000	\$ 166,406	\$ 163,113
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ 442	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 259,317	\$ 159,442	\$ 259,317	\$ 261,024

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2023

Description	Anticipated			Fiscal Year 2024 Budget
	Fiscal Year 2023 Budget	Actual at 12/31/2022	Year End 09/30/2023	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 68,721	\$ 19,813	\$ 18,060
Fund Balance - Beginning	\$ 526,139	\$ 526,139	\$ 526,139	\$ 545,952
Fund Balance - Ending	<u>\$ 427,716</u>	<u>\$ 594,859</u>	<u>\$ 545,952</u>	<u>\$ 564,012</u>

Restricted Fund Balance:

Reserve Account Requirement	\$ 246,188
Restricted for November 1, 2024 Debt Service	
Principal	\$ 160,706
Interest	<u>\$ 82,406</u>
Total - Restricted Fund Balance:	<u><u>\$ 489,300</u></u>

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2023	Fiscal Year 2024
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	<u>32</u>		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	<u>23</u>		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	<u>90</u>		N/A

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,950,000				
11/1/2015				\$ 111,776.84		
5/1/2016				\$ 99,603.13	\$ 211,380	
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13		\$ 3,885,000
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931	
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13		\$ 3,560,000
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275	
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25		\$ 3,480,000
5/1/2019				\$ 88,462.50	\$ 238,219	
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50		\$ 3,410,000
5/1/2020				\$ 86,975.00	\$ 245,438	
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00		\$ 3,340,000
5/1/2021				\$ 85,487.50	\$ 242,463	
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50		\$ 3,270,000
5/1/2022				\$ 84,000.00	\$ 239,488	
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00		\$ 3,195,000
5/1/2023				\$ 82,406.25	\$ 241,406	
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25		\$ 3,115,000
5/1/2024				\$ 80,706.25	\$ 243,113	
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25		\$ 3,035,000
5/1/2025				\$ 79,006.25	\$ 239,713	
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25		\$ 2,950,000
5/1/2026				\$ 77,200.00	\$ 241,206	
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00		\$ 2,860,000
5/1/2027				\$ 74,950.00	\$ 242,150	
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00		\$ 2,765,000
5/1/2028				\$ 72,575.00	\$ 242,525	
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00		\$ 2,670,000
5/1/2029				\$ 70,200.00	\$ 237,775	
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00		\$ 2,570,000
5/1/2030				\$ 67,700.00	\$ 237,900	
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00		\$ 2,465,000
5/1/2031				\$ 65,075.00	\$ 237,775	
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00		\$ 2,350,000
5/1/2032				\$ 62,200.00	\$ 242,275	
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00		\$ 2,230,000
5/1/2033				\$ 59,200.00	\$ 241,400	
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00		\$ 2,105,000
5/1/2034				\$ 56,075.00	\$ 240,275	
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00		\$ 1,975,000
5/1/2035				\$ 52,825.00	\$ 238,900	
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00		\$ 1,840,000
5/1/2036				\$ 49,450.00	\$ 237,275	
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00		\$ 1,695,000
5/1/2037				\$ 45,553.13	\$ 240,003	
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13		\$ 1,545,000
5/1/2038				\$ 41,521.88	\$ 237,075	
11/1/2038		\$ 160,000	5.375%	\$ 41,521.88		\$ 1,385,000

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2039				\$ 37,221.88	\$ 238,744	
11/1/2039		\$ 170,000	5.375%	\$ 37,221.88		\$ 1,215,000
5/1/2040				\$ 32,653.13	\$ 239,875	
11/1/2040		\$ 180,000	5.375%	\$ 32,653.13		\$ 1,035,000
5/1/2041				\$ 27,815.63	\$ 240,469	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 850,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 655,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 450,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 230,000
5/1/2044				\$ 6,181.25	\$ 238,275	
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Revenue Account	\$ 8	\$ 2	\$ 8	\$ 8
Reserve Account	\$ 3,500	\$ 1,756	\$ 3,513	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue	-			
Special Assessment - On-Roll	\$ 231,388	\$ 190,522	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 234,896	\$ 192,280	\$ 234,909	\$ 234,896
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 151,356	\$ 76,313	\$ 151,356	\$ 148,281
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 15,046	\$ 373	\$ 15,046	\$ 15,046
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 226,402	\$ 136,686	\$ 226,402	\$ 223,327
Net Increase/(Decrease) in Fund Balance	\$ 8,494	\$ 55,594	\$ 8,507	\$ 11,569
Fund Balance - Beginning	\$ 337,797	\$ 337,797	\$ 337,797	\$ 346,304
Fund Balance - Ending	\$ 294,468	\$ 393,392	\$ 346,304	\$ 357,873

Restricted Fund Balance:

Reserve Account Requirement	\$ 161,930
Restricted for November 1, 2024 Debt Service	
Principal	\$ 65,000
Interest	\$ 73,372
Total - Restricted Fund Balance:	\$ 300,302

Assessment Comparison			
Description	Number of Units	Fiscal Year 2023	Fiscal Year 2024
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,190,000				
5/1/2016				\$ 65,365.40		
11/1/2016				\$ 82,278.13	\$ 147,644	
5/1/2017			5.375%	\$ 82,278.13		
11/1/2017	\$ 50,000			\$ 82,278.13	\$ 214,556	\$ 3,140,000
5/1/2018			5.375%	\$ 81,278.13		
11/1/2018	\$ 50,000			\$ 81,278.13	\$ 212,556	\$ 3,090,000
5/1/2019			5.375%	\$ 80,278.13		
11/1/2019	\$ 55,000			\$ 80,278.13	\$ 215,556	\$ 3,035,000
5/1/2020			5.375%	\$ 79,178.13		
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356	\$ 2,960,000
5/1/2021			5.375%	\$ 77,546.88		
11/1/2021	\$ 55,000			\$ 77,546.88	\$ 210,094	\$ 2,905,000
5/1/2022			5.375%	\$ 76,446.88		
11/1/2022	\$ 60,000			\$ 76,446.88	\$ 212,894	\$ 2,845,000
5/1/2023			5.375%	\$ 74,909.38		
11/1/2023	\$ 60,000			\$ 74,909.38	\$ 209,819	\$ 2,785,000
5/1/2024			5.375%	\$ 73,371.88		
11/1/2024	\$ 65,000			\$ 73,371.88	\$ 211,744	\$ 2,720,000
5/1/2025			5.375%	\$ 71,706.25		
11/1/2025	\$ 70,000			\$ 71,706.25	\$ 213,413	\$ 2,650,000
5/1/2026			5.375%	\$ 69,912.50		
11/1/2026	\$ 70,000			\$ 69,912.50	\$ 209,825	\$ 2,580,000
5/1/2027			5.375%	\$ 68,118.75		
11/1/2027	\$ 75,000			\$ 68,118.75	\$ 211,238	\$ 2,505,000
5/1/2028			5.375%	\$ 66,196.88		
11/1/2028	\$ 80,000			\$ 66,196.88	\$ 212,394	\$ 2,425,000
5/1/2029			5.375%	\$ 64,146.88		
11/1/2029	\$ 85,000			\$ 64,146.88	\$ 213,294	\$ 2,340,000
5/1/2030			5.375%	\$ 61,968.75		
11/1/2030	\$ 90,000			\$ 61,968.75	\$ 213,938	\$ 2,250,000
5/1/2031			5.375%	\$ 59,662.50		
11/1/2031	\$ 95,000			\$ 59,662.50	\$ 214,325	\$ 2,155,000
5/1/2032			5.375%	\$ 57,228.13		
11/1/2032	\$ 100,000			\$ 57,228.13	\$ 214,456	\$ 2,055,000
5/1/2033			5.375%	\$ 54,665.63		
11/1/2033	\$ 105,000			\$ 54,665.63	\$ 214,331	\$ 1,950,000
5/1/2034			5.375%	\$ 51,975.00		
11/1/2034	\$ 110,000			\$ 51,975.00	\$ 213,950	\$ 1,840,000
5/1/2035			5.375%	\$ 49,156.25		
11/1/2035	\$ 115,000			\$ 49,156.25	\$ 213,313	\$ 1,725,000
5/1/2036			5.375%	\$ 46,209.38		
11/1/2036	\$ 120,000			\$ 46,209.38	\$ 212,419	\$ 1,605,000
5/1/2037			5.375%	\$ 43,134.38		
11/1/2037	\$ 125,000			\$ 43,134.38	\$ 211,269	\$ 1,480,000
5/1/2038			5.375%	\$ 39,775.00		
11/1/2038	\$ 135,000			\$ 39,775.00	\$ 214,550	\$ 1,345,000
5/1/2039			5.375%	\$ 36,146.88		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294	\$ 1,205,000
5/1/2040			5.375%	\$ 32,384.38		
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769	\$ 1,060,000
5/1/2041			5.375%	\$ 28,487.50		
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975	\$ 905,000
5/1/2042			5.375%	\$ 24,321.88		
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644	\$ 740,000
5/1/2043			5.375%	\$ 19,887.50		
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775	\$ 570,000
5/1/2044			5.375%	\$ 15,318.75		
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638	\$ 390,000
5/1/2045			5.375%	\$ 10,481.25		
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963	\$ 200,000
5/1/2046			5.375%	\$ 5,375.00		
11/1/2046		\$ 200,000		\$ 5,375.00	\$ 210,750	\$ -

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 12	\$ 2	\$ 4	\$ 12
Reserve Account	\$ 3,700	\$ 1,894	\$ 3,787	\$ 3,700
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 324,503	\$ 374,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 378,276	\$ 326,399	\$ 378,355	\$ 378,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 236,785	\$ 119,589	\$ 236,785	\$ 232,000
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 371,288	\$ 229,589	\$ 371,289	\$ 366,504
Net Increase/(Decrease) in Fund Balance	\$ 6,988	\$ 96,811	\$ 7,066	\$ 11,772
Fund Balance - Beginning	\$ 442,254	\$ 442,254	\$ 442,254	\$ 449,321
Fund Balance - Ending	\$ 449,242	\$ 539,065	\$ 449,321	\$ 461,093

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2043 Debt Service	
Principal	\$ 115,000
Interest	\$ 114,804
Total - Restricted Fund Balance:	\$ 404,393

Assessment Comparison			
Description	Number of Units	Fiscal Year 2023	Fiscal Year 2024
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

**Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:	\$ 5,425,000				
5/1/2017		3.400%	\$ 108,235.61		
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409	\$ 5,315,000
5/1/2018		3.400%	\$ 126,303.75		
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608	\$ 5,220,000
5/1/2019		3.400%	\$ 124,688.75		
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378	\$ 5,125,000
5/1/2020		3.400%	\$ 123,073.75		
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148	\$ 5,025,000
5/1/2021		3.400%	\$ 121,373.75		
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748	\$ 4,920,000
5/1/2022		3.400%	\$ 119,588.75		
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178	\$ 4,810,000
5/1/2023		4.350%	\$ 117,196.25		
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393	\$ 4,700,000
5/1/2024		4.350%	\$ 114,803.75		
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608	\$ 4,585,000
5/1/2025		4.350%	\$ 112,302.50		
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605	\$ 4,465,000
5/1/2026		4.350%	\$ 109,692.50		
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385	\$ 4,340,000
5/1/2027		4.350%	\$ 106,973.75		
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948	\$ 4,205,000
5/1/2028		4.350%	\$ 104,037.50		
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075	\$ 4,065,000
5/1/2029		4.875%	\$ 100,625.00		
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250	\$ 3,920,000
5/1/2030		4.875%	\$ 97,090.63		
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181	\$ 3,770,000
5/1/2031		4.875%	\$ 93,434.38		
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869	\$ 3,610,000
5/1/2032		4.875%	\$ 89,534.38		
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069	\$ 3,440,000
5/1/2033		4.875%	\$ 85,390.63		
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781	\$ 3,265,000
5/1/2034		4.875%	\$ 81,125.00		
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250	\$ 3,080,000
5/1/2035		4.875%	\$ 76,615.63		
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231	\$ 2,885,000
5/1/2036		4.875%	\$ 71,862.50		
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725	\$ 2,680,000
5/1/2037		4.875%	\$ 66,865.63		
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731	\$ 2,465,000
5/1/2038		4.875%	\$ 61,625.00		
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250	\$ 2,240,000
5/1/2039		5.000%	\$ 56,000.00		
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000	\$ 2,005,000
5/1/2040		5.000%	\$ 50,125.00		

**Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250	\$ 1,760,000
5/1/2041		5.000%	\$ 44,000.00		
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000	\$ 1,500,000
5/1/2042		5.000%	\$ 37,500.00		
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000	\$ 1,230,000
5/1/2043		5.000%	\$ 30,750.00		
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500	\$ 945,000
5/1/2044		5.000%	\$ 23,625.00		
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250	\$ 645,000
5/1/2045		5.000%	\$ 16,125.00		
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250	\$ 330,000
5/1/2046		5.000%	\$ 8,250.00		
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500	\$ -

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 8	\$ 1	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,284	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 209,476	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 256,439	\$ 210,762	\$ 256,439	\$ 256,439
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 75,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 161,750	\$ 8,488	\$ 161,750	\$ 159,213
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ -	\$ -	
Total Expenditures and Other Uses	\$ 248,382	\$ 78,488	\$ 248,382	\$ 250,844
Net Increase/(Decrease) in Fund Balance	\$ 8,057	\$ 132,274	\$ 8,057	\$ 5,594
Fund Balance - Beginning	\$ 288,733	\$ 288,733	\$ 288,733	\$ 296,790
Fund Balance - Ending	\$ 296,790	\$ 421,007	\$ 296,790	\$ 302,384

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2024 Debt Service	
Principal	\$ 75,000
Interest	\$ 78,950
Total - Restricted Fund Balance:	\$ 272,325

Assessment Comparison			
Description	Number of Units	Fiscal Year 2023	Fiscal Year 2024
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

**Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

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

**Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

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

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 15	\$ 4	\$ 15	\$ 15
Reserve Account	\$ 15	\$ 3	\$ 15	\$ 15
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 454,246	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 551,592	\$ 454,253	\$ 551,592	\$ 551,592
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 170,000	\$ 170,000	\$ 170,000	\$ 175,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 339,743	\$ 171,295	\$ 339,743	\$ 333,964
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 36,083	\$ 888	\$ 36,083	\$ 36,083
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 545,826	\$ 342,184	\$ 545,826	\$ 545,047
Net Increase/(Decrease) in Fund Balance	\$ 5,766	\$ 112,070	\$ 5,766	\$ 6,544
Fund Balance - Beginning	\$ 653,990	\$ 653,990	\$ 653,990	\$ 659,756
Fund Balance - Ending	\$ 659,756	\$ 766,059	\$ 659,756	\$ 666,300

Restricted Fund Balance:	
Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2024 Debt Service	
Principal	\$ 180,000
Interest	\$ 165,516
Total - Restricted Fund Balance:	\$ 601,938

Assessment Comparison			
Description	Number of Units	Fiscal Year 2023	Fiscal Year 2024
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023				\$ 168,447.50	\$ 509,743	
11/1/2023		\$ 175,000	3.350%	\$ 168,447.50		\$ 7,915,000
5/1/2024				\$ 165,516.25	\$ 508,964	
11/1/2024		\$ 180,000	3.350%	\$ 165,516.25		\$ 7,735,000
5/1/2025				\$ 162,501.25	\$ 508,018	
11/1/2025		\$ 185,000	3.700%	\$ 162,501.25		\$ 7,550,000
5/1/2026				\$ 159,078.75	\$ 506,580	
11/1/2026		\$ 190,000	3.700%	\$ 159,078.75		\$ 7,360,000
5/1/2027				\$ 155,563.75	\$ 504,643	
11/1/2027		\$ 200,000	3.700%	\$ 155,563.75		\$ 7,160,000
5/1/2028				\$ 151,863.75	\$ 507,428	
11/1/2028		\$ 205,000	3.700%	\$ 151,863.75		\$ 6,955,000
5/1/2029				\$ 148,071.25	\$ 504,935	
11/1/2029		\$ 215,000	3.700%	\$ 148,071.25		\$ 6,740,000
5/1/2030				\$ 144,093.75	\$ 507,165	
11/1/2030		\$ 220,000	4.125%	\$ 144,093.75		\$ 6,520,000
5/1/2031				\$ 139,556.25	\$ 503,650	
11/1/2031		\$ 230,000	4.125%	\$ 139,556.25		\$ 6,290,000
5/1/2032				\$ 134,812.50	\$ 504,369	
11/1/2032		\$ 240,000	4.125%	\$ 134,812.50		\$ 6,050,000
5/1/2033				\$ 129,862.50	\$ 504,675	
11/1/2033		\$ 250,000	4.125%	\$ 129,862.50		\$ 5,800,000
5/1/2034				\$ 124,706.25	\$ 504,569	
11/1/2034		\$ 260,000	4.125%	\$ 124,706.25		\$ 5,540,000
5/1/2035				\$ 119,343.75	\$ 504,050	
11/1/2035		\$ 270,000	4.125%	\$ 119,343.75		\$ 5,270,000
5/1/2036				\$ 113,775.00	\$ 503,119	
11/1/2036		\$ 285,000	4.125%	\$ 113,775.00		\$ 4,985,000
5/1/2037				\$ 107,896.88	\$ 506,672	
11/1/2037		\$ 295,000	4.125%	\$ 107,896.88		\$ 4,690,000
5/1/2038				\$ 101,812.50	\$ 504,709	
11/1/2038		\$ 305,000	4.125%	\$ 101,812.50		\$ 4,385,000
5/1/2039				\$ 95,521.88	\$ 502,334	
11/1/2039		\$ 320,000	4.125%	\$ 95,521.88		\$ 4,065,000
5/1/2040				\$ 88,921.88	\$ 504,444	
11/1/2040		\$ 335,000	4.375%	\$ 88,921.88		\$ 3,730,000
5/1/2041				\$ 81,593.75	\$ 505,516	
11/1/2041		\$ 345,000	4.375%	\$ 81,593.75		\$ 3,385,000
5/1/2042				\$ 74,046.88	\$ 500,641	
11/1/2042		\$ 360,000	4.375%	\$ 74,046.88		\$ 3,025,000
5/1/2043				\$ 66,171.88	\$ 500,219	
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -

**Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2024**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2023	FY 2024	FY 2023	FY 2023	FY 2023	FY 2024
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 1,399.81	\$ 1,676.42	\$ 1,229.38	\$ 1,229.38	\$ 2,629.19	\$ 2,905.80
SF - 62'	82	\$ 1,399.81	\$ 1,676.42	\$ 1,992.82	\$ 1,992.82	\$ 3,392.63	\$ 3,669.24
SF - 76'	62	\$ 1,399.81	\$ 1,676.42	\$ 3,282.90	\$ 3,282.90	\$ 4,682.71	\$ 4,959.32
SF - 90'	7	\$ 1,399.81	\$ 1,676.42	\$ 3,198.48	\$ 3,198.48	\$ 4,598.29	\$ 4,874.90
Multi-Family	96	\$ 1,399.81	\$ 1,676.42	\$ 1,071.89	\$ 1,071.89	\$ 2,471.70	\$ 2,748.31
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,399.81	\$ 1,676.42	\$ 1,313.66	\$ 1,313.66	\$ 2,713.47	\$ 2,990.08
Partial Phase buydown	28	\$ 1,399.81	\$ 1,676.42	\$ 1,492.80	\$ 1,492.80	\$ 2,892.61	\$ 3,169.22
SF - 76'							
Partial Phase buydown	11	\$ 1,399.81	\$ 1,676.42	\$ 3,745.36	\$ 3,745.36	\$ 5,145.17	\$ 5,421.78
Partial Phase buydown	12	\$ 1,399.81	\$ 1,676.42	\$ 3,901.42	\$ 3,901.42	\$ 5,301.23	\$ 5,577.84
SF - 90'	18	\$ 1,399.81	\$ 1,676.42	\$ 3,866.11	\$ 3,866.11	\$ 5,265.92	\$ 5,542.53
SF - 100'	17	\$ 1,399.81	\$ 1,676.42	\$ 4,066.15	\$ 4,066.15	\$ 5,465.96	\$ 5,742.57
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,399.81	\$ 1,676.42	\$ 1,396.98	\$ 1,396.98	\$ 2,796.79	\$ 3,073.40
SF - 62'	31	\$ 1,399.81	\$ 1,676.42	\$ 2,181.28	\$ 2,181.28	\$ 3,581.09	\$ 3,857.70
MF - Esplanade	30	\$ 1,399.81	\$ 1,676.42	\$ 1,016.34	\$ 1,016.34	\$ 2,416.15	\$ 2,692.76
MF - Vercelli	56	\$ 1,399.81	\$ 1,676.42	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,693.93
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,399.81	\$ 1,676.42	\$ 1,440.78	\$ 1,440.78	\$ 2,840.59	\$ 3,117.20
SF - 62'	52	\$ 1,399.81	\$ 1,676.42	\$ 2,176.05	\$ 2,176.05	\$ 3,575.86	\$ 3,852.47
SF - 76'	24	\$ 1,399.81	\$ 1,676.42	\$ 3,535.95	\$ 3,535.95	\$ 4,935.76	\$ 5,212.37
MF - Vercelli	46	\$ 1,399.81	\$ 1,676.42	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,693.93
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,399.81	\$ 1,676.42	\$ 1,782.60	\$ 1,782.60	\$ 3,182.41	\$ 3,459.02
SF - 62'	44	\$ 1,399.81	\$ 1,676.42	\$ 2,690.48	\$ 2,690.48	\$ 4,090.29	\$ 4,366.90
SF - 76'	25	\$ 1,399.81	\$ 1,676.42	\$ 4,425.12	\$ 4,425.12	\$ 5,824.93	\$ 6,101.54
MF - Esplanade	14	\$ 1,399.81	\$ 1,676.42	\$ 1,370.23	\$ 1,370.23	\$ 2,770.04	\$ 3,046.65
MF - Vercelli	2	\$ 1,399.81	\$ 1,676.42	\$ 1,236.39	\$ 1,236.39	\$ 2,636.20	\$ 2,912.81
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,399.81	\$ 1,676.42	\$ -	\$ -	\$ 1,676.42	\$ 1,676.42
SF - 62'	29	\$ 1,399.81	\$ 1,676.42	\$ -	\$ -	\$ 1,676.42	\$ 1,676.42
SF - 76'	23	\$ 1,399.81	\$ 1,676.42	\$ -	\$ -	\$ 1,676.42	\$ 1,676.42
MF - Esplanade (Phase 8)	72	\$ 1,399.81	\$ 1,676.42	\$ -	\$ -	\$ 1,676.42	\$ 1,676.42
MF - Vercelli	64	\$ 1,399.81	\$ 1,676.42	\$ -	\$ -	\$ 1,676.42	\$ 1,676.42
MF - Esplanade (phase 7)	36	\$ 1,399.81	\$ 1,676.42	\$ -	\$ -	\$ 1,676.42	\$ 1,676.42
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT
April 2023

Board Meeting
April 20th, 2023

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
April 20th, 2023

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF APPENDICES

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APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	ASSET IMPROVEMENTS PICTURES
APPENDIX D	NORTH COLLIER FIRE RESCUE – FIRE REPORT

I. PURPOSE

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

II. CURRENT ITEMS

The following items are currently outstanding:

1. Strategic Operational Plan
2. Bonita Springs Floodwater Diversion Plan – Follow-up Coordination
3. Lake Bank Restoration Using Geo-Tubes – Website Write-up
4. External Preserves Brush Fire

1. Strategic Operational Plan

Current Assets

- Lake Maintenance
 - Eco-Logic Services (aquatic lake and wetland plant maintenance) – Aquatic vendor focused on addressing lily regrowth and submerged weeds. Shoreline and general new weed growth in the cordgrass beds were treated. Aquatic vendor will continue to treat the remaining lilies and submerged weeds. No problems with Algae blooms and is considered under control. Water levels continue to fall, and exposed shorelines are much more evident than normal.
 - GHD Services, Inc. (Water Quality Sampling)
- Landscape Maintenance
 - Privacy wall repair completed at 8688 Dilillo Court.
 - Estate Landscaping and Lawn Management (perimeter planting) – New plantings installed along East Berm along eastern property line.
 - Approximately 4,700 annuals were installed at the front entrance and adjacent to the monument walls.
 - Everglades Pine straw (mulching)
- Irrigation Pump Station
 - Metro Pumping Systems (preventative pump maintenance) – no update
 - MRI Underground Services (chemical treatment for irrigation) – no update
- Entrance Features
 - Fast Signs
 - Bentley Electric (electrical contractor)
 - Marlin Pool Services (main entry fountain) – New nozzles and lights were installed in both water fountains.
 - 'No fishing from bridge' signs & posts were installed on both sides of the entrance bridge.

Projects

- CIP FY2023 Lake 12 & Lake 20/21 Lake Bank Restoration - Cross Creek Environmental (CCE) continues to install the geo tubes around lake 12. They still need to finish up the west side of the lake bank, grade, and resod. CCE has a substantial completion date of April 7th.
- An outfall pipe repair was made at lake 8, by installing a repair sleeve to the 15-inch storm drainpipe in the lake. (MRI)

2. Bonita Springs Floodwater Diversion Plan – Follow-up Coordination

On October 26th, 2022, coordination was made with Collier County – Transportation Management Services Department Head, Trinity Scott. The County set up a virtual meeting with representatives of City of Bonita Springs, Big Cypress Basin, SFWMD, Flow Way CDD Engineer and CDD Council, including Jeanne Marcella, Collier County’s Stormwater Management Section Capital Project Director, to join this meeting in hopes they could conclude for the recommended alternate swale design along Logan Boulevard, in leu of discharge to CDD’s preserve.

The meeting was held virtually on 12/16/22 with representatives from Collier County, SFWMD, Big Cypress Basin, City of Bonita Springs and the District Engineer (Jimmy Messick, PE) representing the Flow Way CDD.

Following introductions, and a brief explanation of the Bonita Springs Floodwater Diversion Plan and proposed Logan Boulevard discharge recommendation, the meeting was concluded, and a request was made by Collier County that just the technical experts hold a follow-up meeting to review possible solutions to appease all parties interested. Akin Owosina with SFWMD was tasked to pull together some ideas that the technical group can hash through to try and address our concerns regarding emergency discharge to the Woodlands Slough / preserves. Follow-up meeting date is to be determined.

No mention of Bonita Springs Emergency Pumping Plan mentioned at February’s Big Cypress Basin Board Meeting.

3. Lake Bank Restoration Using Geo-Tubes – Website Write-up



Flow Way Community Development District (CDD) has undertaken a restoration program of the lake banks in the Community. Over the years, natural wave action caused by wind and fluctuating water levels has caused lake bank erosion in various portions of the 27 lakes and flow way canal. Lake Inspections were completed in 2022, so a 5-year Capital Improvement Program (CIP) could be prepared to address the non-compliant permitted slopes in a timely manner. The Stormwater Erosion Report prepared by the District Engineer in March, 2022 provides a recommendation for lake bank restoration using geo-tubes.

Over the next few months Lakes 12 and 20/21 will be under construction for the installation of these geo-tubes to restore the lake banks to their original permitted condition.

Geo-tubes are sediment-filled sleeves that are used to help protect lake shores from erosion. To install a geo-tube, the lake needs to go under a pump dredging procedure. Pump dredging is performed in shallower areas to gather up all the bottom sediments and dispose them to another location or reuse the sediment to recreate a shoreline. There are three types of geo-tube bags that are used to create a new shoreline, which are a base tube, middle tube, and a sacrificial tube. The base tube will help create the new base of the shoreline, the middle tube will help create the vertical height along with setting the long steep slope at a proper ratio, and the sacrificial tube will provide a base for sod to complete the new shoreline.





The reason why shore restoration is important is because recycling soils eliminates the cost of offsite sediment disposal. Addressing the natural process of erosion and saltation will help restore the pond's depth, slope, and grades that meet permit requirements. The process includes the use of the pond's old materials to restore the eroded shoreline.

The final product will protect residents from potential fall accidents along the lake's bank and promote volunteer littoral to grow and create better aesthetics for the entire community.



4. External Preserve Brush Fire

A brush fire estimated to be an acre and a half in size, located adjacent to Flow Way CDD external preserves (off-site) in North Collier County, broke out Monday afternoon on April 3rd.

According to Florida Forest Service (FFS), crews 100% contained the brush fire that broke out on Nursery Lane by Monday evening.

Mop-up operations were initiated in the evening, with three FFS tractor-pLOW units are at the scene, along with a local fire department.

The cause of the fire is unknown.

PERMITTING

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Application Withdrawn/Closed for Uploads
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Site Inspection – Add Application Type

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf & Country Club – Driving Range Improvements	PL20230001832	02/02/2023		ESPLANADE GOLF & COUNTRY CLUB OF NAPLES INC	Complete – Add Application Type

*Additional Collier County permits completed, available upon request.

III. ENGINEER’S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870

APPENDIX A

LOCATION MAP



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

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

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

APPENDIX B

LEGAL DESCRIPTION

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

APPENDIX C

ASSET IMPROVEMENT PICTURES



BUFFER WALL BEFORE REPAIR



BUFFER WALL AFTER REPAIR



NO FISHING FROM BRIDGE SIGN AT
MAIN ENTRANCE BRIDGE



RECENTLY INSTALL ANNUALS



LAKE BANK RESTORATION – LAKE 12



LAKE BANK RESTORATION – LAKE 12

APPENDIX D

NORTH COLLIER FIRE RESCUE – FIRE REPORT



NFIRS-1 Basic

A

64038	FL	04	03	2023	Station 42 (42)	CC23040300038939	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Location Type

Census tract:

Street Address
 Intersection
 In Front Of
 Rear Of
 Adjacent To
 Directions
 US National Grid

810		NURSERY		LN-Lane	
Number	Prefix	Street or Highway	Street Type	Suffix	

	Naples	FL	34119
Apt./Suite/Room	City	State	Zip Code

Cross Street

Additional location information for this incident is provided on the Wildland Fire Module in Section B, "Alternative Location Specification."

<p>C Incident Type</p> <p><input style="width: 100%;" type="text" value="141-Forest, woods or wildland fire"/></p>	<p>E1 Dates and Times</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Alarm</td> <td style="text-align: center;">04</td> <td style="text-align: center;">03</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">16:11</td> </tr> <tr> <td>Arrival</td> <td style="text-align: center;">04</td> <td style="text-align: center;">03</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">16:19</td> </tr> <tr> <td>Controlled</td> <td style="text-align: center;">04</td> <td style="text-align: center;">03</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">18:44</td> </tr> <tr> <td>Last Unit Cleared</td> <td style="text-align: center;">04</td> <td style="text-align: center;">03</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">20:44</td> </tr> </table>	Alarm	04	03	2023	16:11	Arrival	04	03	2023	16:19	Controlled	04	03	2023	18:44	Last Unit Cleared	04	03	2023	20:44	<p>E2 Shifts and Alarms</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">1</td> <td style="text-align: center;">377</td> </tr> <tr> <td style="text-align: center;">Shift or Platoon</td> <td style="text-align: center;">Alarms</td> <td style="text-align: center;">District</td> </tr> </table>	B	1	377	Shift or Platoon	Alarms	District
Alarm	04	03	2023	16:11																								
Arrival	04	03	2023	16:19																								
Controlled	04	03	2023	18:44																								
Last Unit Cleared	04	03	2023	20:44																								
B	1	377																										
Shift or Platoon	Alarms	District																										
<p>D Aid Given Or Received</p> <p> <input type="checkbox"/> 1 Mutual Aid Received <input checked="" type="checkbox"/> 2 Auto. Aid Received <input type="checkbox"/> 3 Mutual Aid Given <input type="checkbox"/> 4 Auto. Aid Given <input type="checkbox"/> 5 Other Aid Given <input type="checkbox"/> None </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%;">Greater Naples Fire District (34027)</td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">Their FDID</td> <td style="text-align: center;">Their State</td> </tr> <tr> <td colspan="2" style="text-align: center;"><input style="width: 100%;" type="text"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Their Incident Number</td> </tr> </table>	Greater Naples Fire District (34027)		Their FDID	Their State	<input style="width: 100%;" type="text"/>		Their Incident Number		<p>E3 Special Studies</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">ID#</td> <td style="text-align: center;">Value</td> </tr> </table>			ID#	Value															
Greater Naples Fire District (34027)																												
Their FDID	Their State																											
<input style="width: 100%;" type="text"/>																												
Their Incident Number																												
ID#	Value																											

F Actions Taken <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">11-Extinguishment by fire service personnel</div> Primary Action Taken	G1 Resources <input checked="" type="checkbox"/> Apparatus or Personnel Module is used. <table style="width:100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">Apparatus</td> <td style="text-align: center; border-bottom: 1px solid black;">Personnel</td> </tr> <tr> <td style="border: 1px solid black;">Suppression 5</td> <td style="border: 1px solid black;">8</td> </tr> <tr> <td style="border: 1px solid black;">EMS 1</td> <td style="border: 1px solid black;">1</td> </tr> <tr> <td style="border: 1px solid black;">Other 0</td> <td style="border: 1px solid black;">0</td> </tr> </table> <input type="checkbox"/> Resource counts include aid received resources.	Apparatus	Personnel	Suppression 5	8	EMS 1	1	Other 0	0	G2 Estimated Dollar Losses and Values Losses: Required for all fires if known. Optional for all non-fires. None
Apparatus	Personnel									
Suppression 5	8									
EMS 1	1									
Other 0	0									
		Property: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/> Contents: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/> Pre-Incident Values: Optional None Property: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/> Contents: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/>								

Completed Modules <input type="checkbox"/> 2 - Fire <input type="checkbox"/> 3 - Structure Fire <input type="checkbox"/> 4 - Civilian Fire Cas. <input type="checkbox"/> 5 - Fire Service Cas. <input type="checkbox"/> 6 - EMS <input type="checkbox"/> 7 - HazMat <input type="checkbox"/> 8 - Wildland Fire <input type="checkbox"/> 9 - Apparatus <input type="checkbox"/> 10 - Personnel <input type="checkbox"/> 11 - Arson	H1 Casualties <input checked="" type="checkbox"/> None <table style="width:100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">Deaths</td> <td style="text-align: center; border-bottom: 1px solid black;">Injuries</td> </tr> <tr> <td style="border: 1px solid black;">Fire Service 0</td> <td style="border: 1px solid black;">0</td> </tr> <tr> <td style="border: 1px solid black;">Civilian 0</td> <td style="border: 1px solid black;">0</td> </tr> </table>	Deaths	Injuries	Fire Service 0	0	Civilian 0	0	H3 Hazardous Materials Release <input type="checkbox"/> 1 - Natural Gas <input type="checkbox"/> 2 - Propane Gas <input type="checkbox"/> 3 - Gasoline <input type="checkbox"/> 4 - Kerosene <input type="checkbox"/> 5 - Diesel Fuel / Fuel Oil <input type="checkbox"/> 6 - Household Solvents <input type="checkbox"/> 7 - Motor Oil <input type="checkbox"/> 8 - Paint <input type="checkbox"/> 0 - Other <input checked="" type="checkbox"/> None	I Mixed Use Property <input type="checkbox"/> Not Mixed <input type="checkbox"/> 10 - Assembly Use <input type="checkbox"/> 20 - Education Use <input type="checkbox"/> 33 - Medical Use <input type="checkbox"/> 40 - Residential Use <input type="checkbox"/> 51 - Row Of Stores <input type="checkbox"/> 53 - Enclosed Mall <input type="checkbox"/> 58 - Business and Residential <input type="checkbox"/> 59 - Office Use <input type="checkbox"/> 60 - Industrial Use <input type="checkbox"/> 63 - Military Use <input type="checkbox"/> 65 - Farm Use <input type="checkbox"/> 00 - Other Mixed Use
Deaths	Injuries								
Fire Service 0	0								
Civilian 0	0								
	H2 Detector Required for Confined Fires <input type="checkbox"/> 1 - Detector Alerted Occupants <input type="checkbox"/> 2 - Detector Did Not Alert Them <input type="checkbox"/> 3 - Unknown								

J Property Use <input type="checkbox"/> None Structures 131 <input type="checkbox"/> Church, Place of Worship 161 <input type="checkbox"/> Restaurant or Cafeteria 162 <input type="checkbox"/> Bar/Tavern or Nightclub 213 <input type="checkbox"/> Elementary School, Kindergarten 215 <input type="checkbox"/> High School, Junior High 241 <input type="checkbox"/> College, Adult Education 311 <input type="checkbox"/> Nursing Home 331 <input type="checkbox"/> Hospital	341 <input type="checkbox"/> Clinic, Clinic-Type Infirmary 342 <input type="checkbox"/> Doctor/Dentist Office 361 <input type="checkbox"/> Prison or Jail, Not Juvenile 419 <input type="checkbox"/> 1- or 2-Family Dwelling 429 <input type="checkbox"/> MultiFamily Dwelling 439 <input type="checkbox"/> Rooming/Boarding House 449 <input type="checkbox"/> Commerical Hotel or Motel 459 <input type="checkbox"/> Residential, Board and Care 464 <input type="checkbox"/> Dormitory/Barracks 519 <input type="checkbox"/> Food and Beverage Sales	539 <input type="checkbox"/> Household Goods, Sales, Repairs 571 <input type="checkbox"/> Gas or Service Station 579 <input type="checkbox"/> Motor Vehicle/Boat Sales/Repairs 599 <input type="checkbox"/> Business Office 615 <input type="checkbox"/> Electric-Generating Plant 629 <input type="checkbox"/> Laboratory/Science Laboratory 700 <input type="checkbox"/> Manufacturing Plant 819 <input type="checkbox"/> Livestock/Poultry Storage (Barn) 882 <input type="checkbox"/> Non-Residential Parking Garage 891 <input type="checkbox"/> Warehouse
---	--	--

Outside 124 <input type="checkbox"/> Playground or Park 655 <input type="checkbox"/> Crops or Orchard 669 <input type="checkbox"/> Forest (Timberland) 807 <input type="checkbox"/> Outdoor Storage Area 919 <input type="checkbox"/> Dump or Sanitary Landfill 931 <input type="checkbox"/> Open Land or Field 936 <input checked="" type="checkbox"/> Vacant Lot	938 <input type="checkbox"/> Graded/Cared for Plot of Land 946 <input type="checkbox"/> Lake, River, Stream 951 <input type="checkbox"/> Railroad Right-of-Way 960 <input type="checkbox"/> Other Street 961 <input type="checkbox"/> Highway/Divided Highway 962 <input type="checkbox"/> Residential Street/Driveway 981 <input type="checkbox"/> Construction Site 984 <input type="checkbox"/> Industrial Plant Yard	Property Use: <input style="width: 150px; height: 20px;" type="text"/> Description Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.
--	---	--

K2				
Owner				
Local Option	Person/Entity Type	Business Name (if applicable)	Phone Number	
Mr., Ms., Mrs.	First Name	MI	Last Name	Suffix
Number	Prefix	Street or Highway	Street Type	Suffix
Post Office Box	Apt./Suite/Room		City	
State	Zip Code			

L Remarks:

EN 42 & BR 42 dispatched for a brush fire. BA73 first on scene, followed by EN42 & BR42. On scene heavy smoke and flames approx. 100 yards behind a commercial building. EN42 crew cut the lock off the fence for BR42 to make entry to the property. BR42 crew knocked down the spread of the fire. CH410, BA10, BR73, BR10 and WT10 arrived on scene. BR73 and BR10 assisted with extinguishment. Forestry arrived with multiple tractors and cut a very wide line around the fire. CCSO helicopter dumped multiple passes of water. BR73 used approx. 1600 gallons of water, BR10 and BR42 used approx. 2400 gallons of water. The property consisted of very dense trees and the ground area was mulch. All BR crews used foam and extinguished all hot spots.

M Authorization

Officer In Charge ID	Signature	Position or Rank	Assignment	Date
058	Cory, Troy	Battalion Chief/ EMT		04/04/2023
Member Making Report ID	Signature	Position or Rank	Assignment	Date
146	Harlem, John	Engineer / EMT		04/03/2023

NFIRS-2 Fire

A	64038	FL	04	03	2023	Station 42 (42)	CC23040300038939	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

<p>B</p> <p>Property Details</p> <p>B1 <input type="text"/> <input type="checkbox"/> Not Residential <small>Estimated number of residential living units in the building of origin whether or not all units became involved</small></p> <p>B2 <input type="text"/> <input type="checkbox"/> Buildings Not Involved <small>Number of buildings involved</small></p> <p>B3 <input type="text"/> <input checked="" type="checkbox"/> None <input type="checkbox"/> Less than 1 acre <small>Acres burned (outside fires)</small></p>	<p>C</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">On-Site Materials Or Products</td> <td style="width: 50%;">On-Site Materials Storage Use</td> </tr> </table>	On-Site Materials Or Products	On-Site Materials Storage Use
On-Site Materials Or Products	On-Site Materials Storage Use		

<p>D</p> <p>Ignition</p> <p>D1 <input type="text"/> <small>Area of Fire Origin</small></p> <p>D2 <input type="text"/> <small>Heat Source</small></p> <p>D3 <input type="text"/> <small>Item First Ignited</small></p> <p>D4 <input type="text"/> <small>Type of Material First Ignited</small></p>	<p>E1</p> <p>Cause of Ignition</p> <p><input type="checkbox"/> 1 - Intentional <input type="checkbox"/> 2 - Unintentional <input type="checkbox"/> 3 - Failure of Equipment or Heat Source <input type="checkbox"/> 4 - Act of Nature <input type="checkbox"/> 5 - Cause Under Investigation <input type="checkbox"/> U - Cause Undetermined After Investigation</p> <hr/> <p>E2</p> <p>Factors Contributing to Ignition</p>	<p>E3</p> <p>Human Factors Contributing to Ignition</p> <p><small>Check all applicable boxes</small></p> <p><input checked="" type="checkbox"/> None <input type="checkbox"/> 1 - Asleep <input type="checkbox"/> 2 - Possibly impaired by alcohol or drugs <input type="checkbox"/> 3 - Unattended person <input type="checkbox"/> 4 - Possibly Mentally Disabled <input type="checkbox"/> 5 - Physically Disabled <input type="checkbox"/> 6 - Multiple Persons Involved</p> <hr/> <p><input type="checkbox"/> 7 - Age Was A Factor</p> <p><small>Estimated Age of Person Involved</small> <input type="text"/></p> <p><input type="checkbox"/> Male <input type="checkbox"/> Female</p>
--	---	--

<p>F1</p> <p>Equipment Involved In Ignition</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/> <small>Equipment Involved</small></p> <p>Brand <input type="text"/> Model <input type="text"/> Serial # <input type="text"/> Year <input type="text"/></p>	<p>F2</p> <p>Equipment Power Source</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/> <small>Equipment Power Source</small></p> <hr/> <p>F3</p> <p>Equipment Portability</p> <p><input type="checkbox"/> 1 - Portable <input type="checkbox"/> 2 - Stationary <small>Portable equipment normally can be moved by one or two persons.</small></p>	<p>G</p> <p>Fire Suppression Factors</p>
---	--	--

<p>H1</p> <p>Mobile Property Involved</p> <p><input type="checkbox"/> 1 - Not involved in ignition, but burned</p> <p><input type="checkbox"/> 2 - Involved in ignition, but did not burn</p> <p><input type="checkbox"/> 3 - Involved in ignition and burned</p> <p><input checked="" type="checkbox"/> None</p>	<p>H2</p> <p>Mobile Property Type and Make</p> <p><input type="text"/></p> <p>Mobile Property Type</p> <p><input type="text"/></p> <p>Mobile Property Make</p>	<p>Local Use</p> <p><input type="checkbox"/> Pre-Fire Plan Available</p> <p><input type="checkbox"/> Arson Report Attached</p> <p><input type="checkbox"/> Police Report Attached</p> <p><input type="checkbox"/> Coroner Report Attached</p> <p><input type="checkbox"/> Other Reports Attached</p> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Mobile Property Model</p> <p><input type="text"/></p>		<p>Year</p> <p><input type="text"/></p>
<p>State</p> <p><input type="text"/></p>	<p>License Plate Number</p> <p><input type="text"/></p>	<p>VIN</p> <p><input type="text"/></p>

NFIRS-8 Wildland Fire

A	64038	FL	04	03	2023	Station 42 (42)	CC23040300038939	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

<p>B</p> <p>Alternate Location Specification</p> <table style="width: 100%;"> <tr> <td style="width: 50%;"><input type="text"/></td> <td style="width: 5%;"><input type="checkbox"/></td> <td style="width: 45%;">North</td> <td style="width: 5%;"><input type="checkbox"/></td> <td style="width: 5%;"><input type="text"/></td> <td style="width: 5%;"><input type="checkbox"/></td> <td style="width: 45%;">East</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>South</td> <td><input type="checkbox"/></td> <td></td> <td><input type="checkbox"/></td> <td>West</td> </tr> </table> <p>Township Range</p> <p><input type="text"/></p> <p>Section</p> <p><input type="text"/></p> <p>Subsection</p> <p><input type="text"/></p> <p>Meridian</p>	<input type="text"/>	<input type="checkbox"/>	North	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	East		<input type="checkbox"/>	South	<input type="checkbox"/>		<input type="checkbox"/>	West	<p>D1</p> <p>Wildland Fire Cause</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Natural Source <input type="checkbox"/> 2 - Equipment <input type="checkbox"/> 3 - Smoking <input type="checkbox"/> 4 - Open/Outdoor Fire <input type="checkbox"/> 5 - Debris/Vegetation Burn <input type="checkbox"/> 6 - Structure (Exposure) <input type="checkbox"/> 7 - Incendiary <input type="checkbox"/> 8 - Misuse of Fire <input type="checkbox"/> 0 - Other <input checked="" type="checkbox"/> U - Undetermined 	<p>D3</p> <p>Factors Contributing to Ignition</p> <p><input type="text"/></p>
<input type="text"/>	<input type="checkbox"/>	North	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	East										
	<input type="checkbox"/>	South	<input type="checkbox"/>		<input type="checkbox"/>	West										
<p>C</p> <p>Area Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Rural, Farms > 50 Acres <input type="checkbox"/> 2 - Urban (Heavily Populated) <input type="checkbox"/> 3 - Rural/Urban or Suburban <input checked="" type="checkbox"/> 4 - Urban-Wildland Interface Area 	<p>D2</p> <p>Human Factors Contributing to Ignition</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Asleep <input type="checkbox"/> 2 - Possibly Impaired by Alcohol or Drugs <input type="checkbox"/> 3 - Unattended Person <input type="checkbox"/> 4 - Possibly Mental Disabled <input type="checkbox"/> 5 - Physically Disabled <input type="checkbox"/> 6 - Multiple Persons Involved <input type="checkbox"/> 7 - Age Was a Factor <input checked="" type="checkbox"/> None 	<p>D4</p> <p>Fire Suppression Factors</p> <p><input type="text"/></p>														
		<p>E</p> <p>Heat Source</p> <p><input type="text"/></p>														
		<p>F</p> <p>Mobile Property Type</p> <p><input type="text"/></p>														
		<p>G</p> <p>Equipment Involved In Ignition</p> <p><input type="text"/></p>														

<p>H</p> <p>Weather Information</p> <table style="width: 100%;"> <tr> <td style="width: 50%;"><input type="text"/></td> <td style="width: 50%;"><input type="text"/></td> </tr> <tr> <td>NFDRS Weather Station ID</td> <td>Weather Type</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>Wind Direction</td> <td>Wind Speed</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td><input type="checkbox"/> Negative</td> <td></td> </tr> <tr> <td>Air Temperature (F)</td> <td>Relative Humidity (%)</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>Fuel Moisture (%)</td> <td>Fire Danger Rating</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>	<input type="text"/>	<input type="text"/>	NFDRS Weather Station ID	Weather Type	<input type="text"/>	<input type="text"/>	Wind Direction	Wind Speed	<input type="text"/>	<input type="text"/>	<input type="checkbox"/> Negative		Air Temperature (F)	Relative Humidity (%)	<input type="text"/>	<input type="text"/>	Fuel Moisture (%)	Fire Danger Rating	<input type="text"/>	<input type="text"/>	<p>I1</p> <p>Number of Buildings Ignited</p> <p><input type="text"/> <input checked="" type="checkbox"/> None</p>	<p>I4</p> <p>Primary Crops Burned</p> <p><input type="text"/></p>
<input type="text"/>	<input type="text"/>																					
NFDRS Weather Station ID	Weather Type																					
<input type="text"/>	<input type="text"/>																					
Wind Direction	Wind Speed																					
<input type="text"/>	<input type="text"/>																					
<input type="checkbox"/> Negative																						
Air Temperature (F)	Relative Humidity (%)																					
<input type="text"/>	<input type="text"/>																					
Fuel Moisture (%)	Fire Danger Rating																					
<input type="text"/>	<input type="text"/>																					
	<p>I2</p> <p>Number of Buildings Threatened</p> <p><input type="text"/> <input checked="" type="checkbox"/> None</p>																					
	<p>I3</p> <p>Total Acres Burned</p> <p><input type="text" value="1.5"/></p>																					

<p>J</p> <p>Property Management</p> <p>Owner % Acres Burned</p> <p><input type="checkbox"/> U - Undetermined <input type="checkbox"/></p> <p>Private</p> <p><input type="checkbox"/> 1 - Tax Paying <input type="checkbox"/></p> <p><input type="checkbox"/> 2 - Non-tax Paying <input type="checkbox"/></p> <p>Public</p> <p><input type="checkbox"/> 3 - City, Town, Village, or Other Locality <input type="checkbox"/></p> <p><input type="checkbox"/> 4 - County or Parish <input type="checkbox"/></p> <p><input type="checkbox"/> 5 - State or Province <input type="checkbox"/></p> <p><input type="checkbox"/> 6 - Federal <input type="checkbox"/></p> <p><input type="checkbox"/> 7 - Foreign <input type="checkbox"/></p> <p><input type="checkbox"/> 8 - Military <input type="checkbox"/></p> <p><input type="checkbox"/> 0 - Other <input type="checkbox"/></p>	<p>K</p> <p>NFDRS Fuel Model At Origin</p> <p><input type="checkbox"/></p> <hr/> <p>L1</p> <p>Person Responsible For Fire</p> <p><input type="checkbox"/> 1 - Identified Person Caused Fire</p> <p><input type="checkbox"/> 2 - Unidentified Person Caused Fire</p> <p><input type="checkbox"/> 3 - Fire Not Caused By Person</p> <hr/> <p>L2</p> <p>Gender of Person Involved</p> <p><input type="checkbox"/> 1 - Male</p> <p><input type="checkbox"/> 2 - Female</p> <hr/> <p>L3</p> <p>Age or Date of Birth</p> <p><input type="text"/> OR <input type="text"/></p> <p>Age Date of Birth</p> <hr/> <p>L4</p> <p>Activity of Person Involved</p> <p><input type="checkbox"/></p>	<p>M</p> <p>Type of Right-Of-Way</p> <p><input type="text"/> Feet</p> <p>Horizontal Distance From Right-of-Way</p> <hr/> <p><input type="text"/></p> <p>Type of Right-of-Way</p> <hr/> <p>N</p> <p>Fire Behavior</p> <p><input type="text"/> Feet</p> <p>Elevation</p> <p><input type="text"/></p> <p>Relative Position on Slope</p> <p><input type="text"/></p> <p>Aspect</p> <p><input type="text"/> Feet</p> <p>Flame Length</p> <p><input type="text"/></p> <p>Chains Per Hour</p> <p>Rate of Spread</p>
---	---	--

NFIRS-9 Apparatus or Resources

A

64038	FL	04	03	2023	Station 42 (42)	CC23040300038939	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Apparatus/Resource	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: <input type="text" value="BA10"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="04/03/2023"/> <input type="text" value="16:13"/> Arrival: <input type="text" value="04/03/2023"/> <input type="text" value="16:23"/> Clear: <input type="text" value="04/03/2023"/> <input type="text" value="20:43"/>	<input checked="" type="checkbox"/> Sent	<input type="text" value="1"/>	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	<input type="text" value="81-Incident command"/>
ID: <input type="text" value="BR10"/> Type: <input type="text" value="16-Brush truck"/>	Dispatch: <input type="text" value="04/03/2023"/> <input type="text" value="16:30"/> Arrival: <input type="text" value="04/03/2023"/> <input type="text" value="16:47"/> Clear: <input type="text" value="04/03/2023"/> <input type="text" value="20:44"/>	<input checked="" type="checkbox"/> Sent	<input type="text" value="2"/>	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/>
ID: <input type="text" value="BR42"/> Type: <input type="text" value="16-Brush truck"/>	Dispatch: <input type="text" value="04/03/2023"/> <input type="text" value="16:11"/> Arrival: <input type="text" value="04/03/2023"/> <input type="text" value="16:21"/> Clear: <input type="text" value="04/03/2023"/> <input type="text" value="20:44"/>	<input checked="" type="checkbox"/> Sent	<input type="text" value="2"/>	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/>
ID: <input type="text" value="CH410"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="04/03/2023"/> <input type="text" value="16:17"/> Arrival: <input type="text" value="04/03/2023"/> <input type="text" value="16:21"/> Clear: <input type="text" value="04/03/2023"/> <input type="text" value="17:08"/>	<input checked="" type="checkbox"/> Sent	<input type="text" value="1"/>	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	<input type="text" value="81-Incident command"/>
ID: <input type="text" value="EN42"/> Type: <input type="text" value="11-Engine"/>	Dispatch: <input type="text" value="04/03/2023"/> <input type="text" value="16:11"/> Arrival: <input type="text" value="04/03/2023"/> <input type="text" value="16:19"/> Clear: <input type="text" value="04/03/2023"/> <input type="text" value="20:44"/>	<input checked="" type="checkbox"/> Sent	<input type="text" value="2"/>	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/>
ID: <input type="text" value="WT10"/> Type: <input type="text" value="24-Tanker or tender"/>	Dispatch: <input type="text" value="04/03/2023"/> <input type="text" value="16:11"/> Arrival: <input type="text" value="04/03/2023"/> <input type="text" value="16:27"/> Clear: <input type="text" value="04/03/2023"/> <input type="text" value="20:41"/>	<input type="checkbox"/> Sent	<input type="text" value="1"/>	<input type="checkbox"/> Suppression <input checked="" type="checkbox"/> EMS <input type="checkbox"/> Other	<input type="text" value="76-Provide water"/>

NFIRS-10 Personnel

A							
64038	FL	04	03	2023	Station 42 (42)	CC23040300038939	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B							
Apparatus/Resource	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken		
ID: BA10 Type: 92-Chief officer car	Dispatch: 04/03/2023 16:13 Arrival: 04/03/2023 16:23 Clear: 04/03/2023 20:43	<input checked="" type="checkbox"/> Sent	1	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	81-Incident command		
Personnel ID	Name	Rank	Role	Attend	Actions Taken		
058	Cory, Troy	Battalion Chief/ EMT		<input type="checkbox"/>			

ID: BR10 Type: 16-Brush truck	Dispatch: 04/03/2023 16:30 Arrival: 04/03/2023 16:47 Clear: 04/03/2023 20:44	<input checked="" type="checkbox"/> Sent	2	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	11-Extinguishment by fire service personnel		
Personnel ID	Name	Rank	Role	Attend	Actions Taken		
193	Ashley, Jeremy	Engineer/ Paramedic	5588001-Driver	<input type="checkbox"/>	11-Extinguishment by fire service personnel		
105	Varon, James	Lieutenant / EMT	5588002-Officer	<input type="checkbox"/>	11-Extinguishment by fire service personnel		

ID: BR42 Type: 16-Brush truck	Dispatch: 04/03/2023 16:11 Arrival: 04/03/2023 16:21 Clear: 04/03/2023 20:44	<input checked="" type="checkbox"/> Sent	2	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	11-Extinguishment by fire service personnel		
Personnel ID	Name	Rank	Role	Attend	Actions Taken		
083	Boisselle, Robert	Captain/ Act BC /EMT	5588002-Officer	<input type="checkbox"/>	11-Extinguishment by fire service personnel		
335	Allen, Nathaniel	Firefighter/EMT	5588001-Driver	<input type="checkbox"/>	11-Extinguishment by fire service personnel		

ID: CH410 Type: 92-Chief officer car	Dispatch: 04/03/2023 16:17 Arrival: 04/03/2023 16:21 Clear: 04/03/2023 17:08	<input checked="" type="checkbox"/> Sent	1	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	81-Incident command		
Personnel ID	Name	Rank	Role	Attend	Actions Taken		
038	Hammond, James	Assistant Chief / Paramedic	5588002-Officer	<input type="checkbox"/>			

ID: EN42 Type: 11-Engine	Dispatch: 04/03/2023 16:11 Arrival: 04/03/2023 16:19 Clear: 04/03/2023 20:44	<input checked="" type="checkbox"/> Sent	2	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	11-Extinguishment by fire service personnel		
Personnel ID	Name	Rank	Role	Attend	Actions Taken		
146	Harlem, John	Engineer / EMT		<input type="checkbox"/>			

280	Shepard, Ryan	Firefighter/Para medic	<input type="checkbox"/>	<input type="checkbox"/>
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ID:	WT10	Dispatch:	04/03/2023	16:11	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	76-Provide water
Type:	24-Tanker or tender	Arrival:	04/03/2023	16:27			<input checked="" type="checkbox"/> EMS	
		Clear:	04/03/2023	20:41			<input type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
207	Kline, Remington	Firefighter / EMT		<input type="checkbox"/>	76-Provide water

NFIRS-1S Supplemental

A

64038	FL	04	03	2023	Station 42 (42)	CC23040300038939	0
FDID	State	Month	Day	Year	Station	Number	Exposure

Primary Narrative:

EN 42 & BR 42 dispatched for a brush fire. BA73 first on scene, followed by EN42 & BR42. On scene heavy smoke and flames approx. 100 yards behind a commercial building. EN42 crew cut the lock off the fence for BR42 to make entry to the property. BR42 crew knocked down the spread of the fire. CH410, BA10, BR73, BR10 and WT10 arrived on scene. BR73 and BR10 assisted with extinguishment. Forestry arrived with multiple tractors and cut a very wide line around the fire. CCSO helicopter dumped multiple passes of water. BR73 used approx. 1600 gallons of water, BR10 and BR42 used approx. 2400 gallons of water. The property consisted of very dense trees and the ground area was mulch. All BR crews used foam and extinguished all hot spots.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2023

FISCAL YEAR 2023

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 1,705,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,705,208
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	606,011	349,393	230,482	346,694	228,379	510,615	-	-	-	-	2,271,574
Prepayment Account	-	-	883	272	-	-	29,507	-	-	-	-	30,662
General Redemption Account	-	-	-	2,476	-	-	-	-	-	-	-	2,476
Construction	-	-	-	-	-	-	-	27,550	18,127	34,863	-	80,540
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	46,793	22,206	18,762	30,380	20,629	44,733	-	-	-	-	183,501
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,982,546	3,982,546
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,467,454	24,467,454
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 2,187,703	\$ 1,191,803	\$ 617,788	\$ 412,633	\$ 551,663	\$ 367,383	\$ 841,276	\$ 27,550	\$ 18,127	\$ 34,863	\$ 28,450,000	\$ 34,700,789

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	183,501	-	-	-	-	-	-	-	-	-	-	183,501	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420	
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	<u>\$ 655,921</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,450,000</u>	<u>\$ 29,105,921</u>	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance													
Restricted													
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	367,383	653,990	25,623	16,785	34,296	-	3,401,383	
Results from Current Operations	-	194,687	91,649	74,836	109,409	-	187,287	1,927	1,342	568	-	661,703	
Unassigned													
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	(65,145)	
Results from Current Operations	1,596,927	-	-	-	-	-	-	-	-	-	-	1,596,927	
Total Fund Equity and Other Credits	<u>\$ 1,531,782</u>	<u>\$ 1,191,803</u>	<u>\$ 617,788</u>	<u>\$ 412,633</u>	<u>\$ 551,663</u>	<u>\$ 367,383</u>	<u>\$ 841,276</u>	<u>\$ 27,550</u>	<u>\$ 18,127</u>	<u>\$ 34,863</u>	<u>\$ -</u>	<u>\$ 5,594,868</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 2,187,703</u>	<u>\$ 1,191,803</u>	<u>\$ 617,788</u>	<u>\$ 412,633</u>	<u>\$ 551,663</u>	<u>\$ 367,383</u>	<u>\$ 841,276</u>	<u>\$ 27,550</u>	<u>\$ 18,127</u>	<u>\$ 34,863</u>	<u>\$ 28,450,000</u>	<u>\$ 34,700,789</u>	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	58,264	28,698	1,542,887	1,594,494	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	500,000						500,000	500,000	N/A
Contributions Private Sources	-						-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 512,295	\$ 407,003	\$ 985,271	\$ 51,356	\$ 58,264	\$ 28,698	2,042,887	\$ 2,009,241	102%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	4,800	12,000	40%
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Financial and Administrative									
Audit Services	-	-	-	5,600	-	-	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Arbitrage Rebate Services	-	-	500	1,500	500	-	2,500	3,000	83%
Other Contractual Services									
Recording and Transcription	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	280	830	3,500	24%
Trustee Services	-	3,950	-	8,573	-	-	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	5,500	5,500	5,500	100%
Property Appraiser Fees	2,750	-	-	296	-	-	3,046	10,000	30%
Bank Services	15	11	-	-	-	-	26	300	9%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services									
Postage, Freight & Messenger	-	229	-	-	-	-	229	250	92%
Rentals & Leases									
Meeting Room Rental	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	-	-	2,000	0%
Insurance	-	11,196	-	-	-	-	11,196	15,000	75%
Printing & Binding	-	-	-	-	-	-	-	250	0%
Office Supplies	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	1,967	4,659	1,845	-	-	8,470	20,000	42%
Boundary Expansion	-	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	35,667	4,005	22,705	-	16,215	78,592	175,000	45%
Truist Loan Fees	20,000	-	-	-	-	-	20,000	19,000	105%
Other General Government Services									
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	8,744	20,409	55,000	37%
Miscellaneous Services	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	N/A
Community Wide Irrigation System									
Professional Services									
Asset Management	-	938	938	938	-	1,875	4,688	-	N/A
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	N/A
Utility Services									

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Electric - Pump Station	-	3,014	-	-	-	21,042	24,056	-	N/A
Electric - Recharge Pumps	-	112	-	-	2,466	3,076	5,654	-	N/A
Repairs and Maintenance									
Pump Station and Wells	410	155	572	-	1,960	965	4,062	-	N/A
Recharge Pumps	-	-	-	932	-	-	932	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services									
Preserve Area Maintenance									
Environmental Engineering Consultant									
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	1,000	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	1,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance									
Wading Bird Foraging Areas	-	-	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 1	-	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 2	-	-	-	-	-	-	-	3,334	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	N/A
Capital Outlay									

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Internal and External	-	-	-	-	-	-	-	55,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Asset Management	-	1,800	1,800	1,800	-	3,600	9,000	21,600	42%
Repairs & Maintenance									
Aquatic Weed Control	-	5,100	5,100	7,500	-	36,175	53,875	104,000	52%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	-	10,100	66,000	15%
Lake Bank Maintenance	-	-	-	-	-	1,990	1,990	15,000	13%
Water Quality Testing	-	-	-	-	-	-	-	14,500	0%
Littortal Shelf Planting	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	12,000	0%
Contingencies	-	-	-	-	-	-	-	15,505	0%
Capital Outlay									
Fountain Installations	-	-	-	-	-	100	100	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	400	4,440	183,128	2%
Water Control Structures	-	-	-	-	-	6,400	6,400	31,000	21%
Contingencies	-	-	-	450	-	-	450	-	N/A
Community Wide Irrigation System									
Professional Services									
Asset Management	-	-	-	-	-	-	-	11,250	0%
Consumptive Use Permit Monitoring	-	-	-	-	-	-	-	16,000	0%
Utility Services									
Electric - Pump Station	-	-	-	-	-	-	-	32,000	0%
Electric - Recharge Pumps	-	-	-	-	-	-	-	8,000	0%
Repairs and Maintenance									
Pump Station and Wells	-	-	-	410	-	-	410	30,000	1%
Recharge Pumps	-	-	-	-	-	-	-	8,500	0%

Unaudited

**Prepared by:
JPWARD and Associates, LLC**

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Main Line Irrigation System	-	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	-	5,957	0%
Capital Outlay									
New Meter and Backup Pump/Motor	-	-	-	150	-	3,161	3,311	28,000	12%
Landscaping Services									
Professional Services									
Asset Management	-	771	771	771	-	1,542	3,854	9,250	42%
Utility Services									
Electric - Landscape Lighting	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	-	2,400	0%
Community Entrance (Landscaping)									
Repairs and Maintenance									
Landscaping Maintenance	-	7,930	7,930	-	-	23,790	39,650	95,000	42%
Tree Trimming	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,905	10,905	10,000	109%
Mulch Installation	-	-	8,686	-	-	-	8,686	12,500	69%
Annuals	-	-	-	15,200	-	-	15,200	32,000	N/A
Annual Holiday Decorations	-	5,650	5,650	-	-	-	11,300	18,000	N/A
Landscape Lighting	-	-	-	-	-	-	-	3,600	N/A
Landscape Monuments	-	-	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	805	6,499	9,394	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	3,845	3,845	13,500	28%
Miscellaneous Repairs	-	-	-	-	-	1,037	1,037	3,000	N/A
Contingencies	-	-	-	-	-	2,725	2,725	15,491	18%
Debt Service									
Principal	-	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	-	12,200	N/A
Reserves and Overall Contingencies									
District Asset Restoration	-	-	-	-	-	-	-	-	N/A

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	68,800	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	N/A
Sub-Total:	29,176	96,329	54,856	81,919	17,014	166,666	445,960	2,009,241	22%
Total Expenditures and Other Uses:	\$ 29,176	\$ 96,329	\$ 54,856	\$ 81,919	\$ 17,014	\$ 166,666	\$ 445,960	\$ 2,009,241	22%
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	930,415	(30,563)	41,250	(137,968)	1,596,927	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,659,063	1,628,500	1,669,751	(65,145)	-	
Fund Balance - Ending	\$ 417,974	\$ 728,648	\$ 1,659,063	\$ 1,628,500	\$ 1,669,751	\$ 1,531,782	1,531,782	\$ -	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	-	-	-	-	0	-	#DIV/0!
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	97	5,951	11,000	54%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,175	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	521,954	539,344	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,006	\$ 137,690	\$ 333,315	\$ 17,375	\$ 19,798	\$ 10,896	529,080	\$ 550,344	N/A
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	930.45	-	-	-	-	-	930	\$ -	N/A
Debt Service									
Principal Debt Service - Mandatory									
Series 2013 Bonds	-	130,000	-	-	-	-	130,000	\$ 130,000	100%
Principal Debt Service - Early Redemptions									
Series 2013 Bonds	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2013 Bonds	-	203,463	-	-	-	-	203,463	410,525	50%
Operating Transfers Out (To Other Funds)									
	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$930	\$333,463	\$0	\$0	\$0	\$0	\$334,393	\$540,525	N/A
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	10,896	194,687	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	997,116		
Fund Balance - Ending	\$ 1,006,192	\$ 810,420	\$ 1,143,735	\$ 1,161,110	\$ 1,180,907	\$ 1,191,803	1,191,803	\$ 9,819	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	3	43	2,716	5,300	51%
Prepayment Account	-	-	-	-	0	2	2	-	N/A
Revenue Account	1	1	1	1	46	629	678	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	247,695	255,873	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In									
Debt Proceeds	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,645	\$ 65,342	\$ 158,176	\$ 8,245	\$ 9,403	\$ 5,280	251,091	\$ 261,173	N/A
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	442	-	-	-	-	-	442	\$ -	N/A
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds (Phase 3)	-	75,000	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	-	84,000	166,406	50%
Operating Transfers Out (To Other Funds)									
Total Expenditures and Other Uses:	\$442	\$159,000	\$0	\$0	\$0	\$0	\$159,442	\$241,406	N/A
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	5,280	91,649	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	526,139	-	
Fund Balance - Ending	\$ 530,342	\$ 436,684	\$ 594,859	\$ 603,105	\$ 612,508	\$ 617,788	617,788	\$ 19,767	

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	2	27	1,785	3,500	51%
Prepayment Account	-	-	-	-	0	0	1	-	N/A
Revenue Account	1	1	0	0	30	415	447	8	5584%
General Redemption Account	0	0	0	0	0	4	5	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	209,284	216,342	97%
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:	\$ 3,424	\$ 55,209	\$ 133,647	\$ 6,966	\$ 7,936	\$ 4,339	211,521	\$ 219,850	N/A
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	373.07	-	-	-	-	-	373	\$ -	N/A
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	-	60,000	\$ 60,000	100%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2015 Bonds (Phase 4)	-	76,313	-	-	-	-	76,313	151,356	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$373	\$136,313	\$0	\$0	\$0	\$0	\$136,686	\$211,356	N/A
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	4,339	74,836	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	337,797		
Fund Balance - Ending	\$ 340,849	\$ 259,745	\$ 393,392	\$ 400,358	\$ 408,294	\$ 412,633	412,633	\$ 8,494	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	31	1,927	3,700	52%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	672	12	5599%
Special Assessment Revenue									
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	338,875	350,060	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Operating Transfers In (To Other Funds)	-	-	-	-	-	54	54	-	N/A
Total Revenue and Other Sources:	\$ 4,595	\$ 89,394	\$ 216,402	\$ 11,280	\$ 12,845	\$ 7,013	341,529	\$ 353,772	N/A
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	604.09	-	-	-	-	-	604	\$ -	N/A
Debt Service									
Principal Debt Service - Mandatory									
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	-	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions									
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2016 Bonds (Phase 5)	-	119,589	-	-	-	-	119,589	236,785	51%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	31	1,927	-	N/A
Total Expenditures and Other Uses:	\$604	\$231,482	\$0	\$0	\$2	\$31	\$232,120	\$346,785	N/A
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	109,409	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	442,254		
Fund Balance - Ending	\$ 446,245	\$ 304,157	\$ 520,559	\$ 531,839	\$ 544,682	\$ 551,663	551,663	\$ 6,987	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	2	21	1,307	2,200	59%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	442	8	5530%
Special Assessment Revenue									
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	230,105	237,599	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,118	\$ 60,701	\$ 146,943	\$ 7,659	\$ 8,721	\$ 4,712	231,854	\$ 239,807	N/A
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	410.19	-	-	-	-	-	410	\$ -	N/A
Debt Service									
Principal Debt Service - Mandatory									
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2017 Bonds (Phase 6)	-	81,488	-	-	-	-	81,488	161,750	50%
Debt Service-Other Costs									
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	21	1,307	-	N/A
Total Expenditures and Other Uses:	\$410	\$152,771	\$0	\$0	\$2	\$21	\$153,205	\$231,750	N/A
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	78,650	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	288,733		
Fund Balance - Ending	\$ 291,441	\$ 199,370	\$ 346,313	\$ 353,972	\$ 362,692	\$ 367,383	367,383	\$ 8,057	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	462	501	15	3337%
Prepayment Account	-	-	-	-	-	0	0	-	N/A
Revenue Account	2	2	0	0	67	919	990	15	6597%
Special Assessment Revenue									
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	9,281	498,979	515,479	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	29,502	29,502	-	N/A
Debt Proceeds									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,979	\$ 131,630	\$ 318,644	\$ 16,610	\$ 18,944	\$ 40,164	529,972	\$ 515,509	N/A
Expenditures and Other Uses									
Property Appraiser & Tax Collection Fees	889.49	-	-	-	-	-	889	\$ -	N/A
Debt Service									
Principal Debt Service - Mandatory									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	170,000	\$ 170,000	100%
Principal Debt Service - Early Redemptions									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	-	-	171,295	339,743	50%
Debt Service-Other Costs									
Operating Transfers Out (To Other Funds)	1	1	1	1	34	462	501	-	N/A
Total Expenditures and Other Uses:	\$891	\$341,296	\$1	\$1	\$34	\$462	\$342,685	\$509,743	N/A
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	187,287	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	653,990		
Fund Balance - Ending	\$ 657,078	\$ 447,412	\$ 766,055	\$ 782,664	\$ 801,574	\$ 841,276	841,276	\$ 5,766	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income								
Construction Account	0	0	0	0	4	50	54	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Proceeds								
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	1,927	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 6	\$ 81	\$ 1,981	\$ -
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding								
Printing & Binding	-	-	-	-	-	-	\$ -	\$ -
Legal Services								
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -	\$ -
Other General Government Services								
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay								
Construction in Progress								
Construction in Progress	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -
Underwriter's Discount								
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	54	\$ 55	-
Total Expenditures and Other Uses:	\$ -	\$ 54	\$ 55	\$ -				
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 6	27	\$ 1,927	-
Fund Balance - Beginning	25,623	25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	25,623	-
Fund Balance - Ending	\$ 25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,550	\$ 27,550	\$ -

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	0	0	0	0	2	33	35	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Proceeds								
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	1,307	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 1,342	\$ -
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding								
Printing & Binding	-	-	-	-	-	-	\$ -	\$ -
Legal Services								
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay								
Water-Sewer Combination-Construction	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	\$ -	\$ -
Construction in Progress	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -							
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 1,342	-
Fund Balance - Beginning	16,785	16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	16,785	-
Fund Balance - Ending	\$ 16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	\$ 18,127	\$ 18,127	\$ -

**Flow Way Community Development District
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	0	0	0	0	5	62	67	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Contributions from Private Sources								
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	501	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 568	\$ -
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding								
	-	-	-	-	-	-	\$ -	\$ -
Legal Services								
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay								
Water-Sewer Combination-Construction	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	\$ -	\$ -
Construction in Progress								
	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -
Underwriter's Discount								
	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -							
Net Increase/ (Decrease) in Fund Balance								
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 568	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,296	-
Fund Balance - Ending	\$ 34,297	\$ 34,298	\$ 34,299	\$ 34,300	\$ 34,339	\$ 34,863	\$ 34,863	\$ -

Cori Dissinger

From: James Ward
Sent: Tuesday, April 4, 2023 7:09 AM
To: Cori Dissinger
Subject: FW: Preserve A & B remediation success monitoring reports

To agenda for FW.



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

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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: Bart Bhatla <bhatlamail@gmail.com>
Sent: Wednesday, March 29, 2023 9:06 AM
To: James Ward <jimward@jpwardassociates.com>
Subject: Re: Preserve A & B remediation success monitoring reports

Jim ,

All this below is to lead us to a better prep for the budgets we have to approve in the coming months.

You may share this all with other supervisors and the Chairman.

First a few questions

What is the Role of CgA environmental? Are they the preserve engineer?

Are they performing services presently in Preserve?

Who is or was the remedial contractor?

Are they the remedial contractor?

Are we generating reports and sending these to ACOE as required in the permit

List of reports being sent currently?

Overarching Necessities

We should be generating reports for monitoring the success criteria related work

These reports should be sent to Agencies as prescribed

We may not discontinue this part of the maintenance of the preserve. Repair of fences , gates, tree removal etc can be deferred to save costs

Rationale is simple

We need to have the Preserves get ready for future transfer by meeting the remedial objectives. This will advance the programs to next step of relieving the responsibility of future monitoring and the iterative process of continuing to incur remedial activity and expense. The latter expense is the responsibility of the original permittee, TM. We should keep a log of these expenses for future recovery request. Easier now to keep a running log than to go back in future.

A case can be made with ACOE for that. Lack of monitoring amplifies chaos and leads to potential cure NOTICES/consequences against all stakeholders (which Corp will most likely not mediate). WE HAVE TO REVIEW WHETHER THERE ARE FINE PROVISIONS IN THE PERMIT and or other administrative actions provided for?

We want to get to a point where we can put Corp on the spot to define compliance action on their part for establishment of the sustainable fund.It would be an ideal situation if the monitoring reports are Up-to date.

My brief preliminary thoughts for the future

Once the success criteria is met

We ask ACOE 's compliance unit to define / enforce compliance with obtaining a non sustainable fund from the original permittee. If the cooperation is lacking

Our options could be

Request administrative hearing

Shop for generating revenues from the reserve by using it as a potential use facility with or without partnering.

Outright sale of Outer Preserves to the interested trusted parties etc

Sent from my iPad

On Mar 23, 2023, at 12:05 PM, James Ward <jimward@jowardassociates.com> wrote:

Bart

These reports were stopped some time ago - when we decided to terminate the contract for maintenance of the preserves.

Attached is the contract with the firm that was doing this work - I did NOT terminate the "preserve engineer" contract - just the vendor doing the maintenance.

Jim.

<image001.jpg>

James P. Ward
Chief Operating Officer

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

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Fort Lauderdale, Florida 33308

<image003.png>

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

-----Original Message-----

From: Manmohan Bhatla <bhatlamailg@gmail.com>

Sent: Thursday, March 23, 2023 11:58 AM

To: James Ward <jimward@jpwardassociates.com>

Subject: Preserve A & B remediation success monitoring reports

Hi Jim,

Which consultant is doing these reports for us which go to the ACOE?

Is Jimmy in the loop for these reports?

I am interested in talking to the consultant who these reports. Like to learn about the status we are at.

Would help us formulate a path forward with the ACOE.

Could u PI share the info

Sent from my iPhone

<FW - Ecological Services Associates - Preserve Engineer - v1 - 01 28 2021 EXECUTED.pdf>