

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MAY 18, 2023

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

May 11, 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, May 18, 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=mb969572a6f8e33bba5352587ff3ad935>
Access Code: **2341 943 1711**, Event password: **Jpward**
Phone: **408-418-9388** and enter the access code **2341 943 1711**, 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. April 20, 2023 – Regular Meeting. [Page 7]
4. Fiscal Year 2024 Budget Plan along with the Capital and Asset Evaluations. [Page 17]
 - I. Consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the Flow Way Community Development District approving the Proposed Budget for Fiscal Year 2024.
 - a. Consideration of Board Member Amendments
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 55]
 1. Strategic Operational Plan.

2. Prior Board Inquiries.
 3. External Perimeter Fence
 4. Water Quality Sampling.
- IV. District Manager – JPWard & Associates, LLC.
- a. Consideration of Use of Remaining Construction Funds in Series 2016, 2017 and 2019 Bond Issues.
 - b. Supervisor of Elections Qualified Elector Report dated April 15, 2023. [Page 129]
 - c. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities. (Continuing Item)
 - d. Financial Statements for the period ending April 30, 2023 (unaudited) [Page 130]
 - e. **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.**
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. 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).*
8. 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.
9. Announcement of Next Meeting – Regular Meeting on June 29, 2023.

Quorum Call for June 29, 2023.

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

10. 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 April 20, 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	COMPLETED
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 third (3) and final review.

The Budget is scheduled 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 at the 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)

- a) Currently in the District's Series 2016, 2017 and 2019 Bonds Construction Accounts there remains \$27,550 (Series 2016). \$18,127 (Series 2017) and \$34,863 (Series 2019), totaling \$80,540 in the respective Capital Accounts. Those funds can be utilized for capital improvements, which include improvements to the water management system. Currently the District, has ongoing capital improvements for lake banks estimated at \$174,000. As such, it is recommended that we utilize the remaining funds in the Bond capital accounts, towards the lake bank restoration program in the current Fiscal Year.
 - b) The Supervisor of Elections as required by Law has provided the District the number of Qualified Electors within the District as of April 15, 2023, which is 1316. There is no action required on this item, this is utilized only in District's to facilitate the transition process from landowner election's to qualified elector elections, which this District accomplished in 2022. The law does not permit the Supervisor of Elections to cease this reporting yearly, as such, this is for your information only, and no action is required.
 - c) There is a continuing item, and other than routine discussion, there is nothing to report.
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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 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.

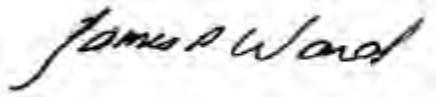
The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla: Litigation Attorney Greg Woods, Jessica and District Manager James Ward.

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:

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**

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The Regular Meeting of the Board of Directors of the Flow Way Community Development District was 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.

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Present and constituting a quorum:

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Tom Kleck	Assistant Secretary
Bart Bhatla	Assistant Secretary
Martinn Winters	Assistant Secretary

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Also present were:

James P. Ward	District Manager
James Messick	District Engineer
Greg Woods	District Counsel
Michael Pawelczyk	District Counsel

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Audience:

David Boguslawski
Robert Abell
Julia Wright (ph)

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

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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

Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

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

Chairperson Stamp reviewed public comment protocols. He asked if there were any public comments.

49
50 Mr. Robert Abell asked when the lake bank erosion behind his home would be addressed. He indicated
51 he lived on Montelanico Loop.

52
53 Chairperson Stamp responded Montelanico Loop was coming up.

54
55 Mr. Robert Abell asked if littorals would be planted in his lake.

56
57 Mr. James Messick responded if littorals were originally permitted, then the littorals would be
58 reestablished. He stated he would look up when the lake would be addressed and whether the littorals
59 would be planted and let Mr. Abell know.

60
61 Ms. Julia Wright indicated she lived on Terrasina Drive. She noted she received an email in December
62 which said the damage from the last hurricane had been addressed. She stated she wrote an email to
63 Mr. Dave Copsis (ph) and the HOA Board because the community property in the preserve on the east
64 side of the pass, near Terrasina, had fallen trees which crushed the fence, sprinkler heads which were
65 not functioning, and landscape failures as a result of the nonfunctioning sprinkler heads. She further
66 discussed these issues. She said Mr. Copsis told her to attend the CDD meeting and ask Mr. Stamp
67 about these issues.

68
69 Mr. Messick explained the bids received in December for fencing were for the external perimeter of the
70 preserves, not the internal section of fencing Ms. Wright was referring to along the walking path.

71
72 Ms. Wright stated there was no fencing along the external perimeter of the preserves and people were
73 racing four wheelers up and down the road in the preserves all night long.

74
75 Mr. Messick indicated the road was a public right-of-way and was adjacent to the preserves, not in the
76 preserve area; therefore, there was nothing the CDD could do about the four wheelers racing on this
77 road. He stated what the CDD was looking into was to provide a fence along the perimeter of the
78 preserves to prevent four wheelers from leaving the road and entering the preserves. He stated he was
79 meeting with a fence vendor tomorrow regarding the internal chain link fence Ms. Wright was
80 concerned about.

81
82 Discussion ensued regarding the section of fencing Ms. Wright was referring to.

83
84 Ms. Wright asked about the irrigation problems in the same area.

85
86 Chairperson Stamp explained sprinklers were not the CDD's responsibility.

87
88 Discussions continued regarding where the problems with the dying landscaping, lawn and trees were
89 located; the CDD would not be addressing these issues; and the trees which had fallen on the fence.

90
91 Mr. Abell asked when he would hear from Mr. Messick regarding his questions.

92
93 Mr. Messick responded the lake erosion should be addressed within the next month. He noted the
94 erosion being addressed was the erosion which was in excess of the maximum slope allowed; the
95 erosion which was not as steep would not be addressed because it was still within permit regulations.
96 He explained, however, most of the area which was considered eroded was being addressed.

97
98 Mr. Abell asked who he could send the pictures he had of the erosion to.
99
100 Mr. Ward responded the pictures could be emailed to himself and he would forward them to Mr.
101 Messick.
102
103 Mr. Messick noted if the erosion was located up near the homes, it was outside of the CDD easement
104 and would not be addressed by the CDD; only erosion within the easement could be addressed.
105

THIRD ORDER OF BUSINESS**Consideration of Minutes****March 16, 2023 – Regular Meeting [Page 7]**

106
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111 Chairperson Stamp asked if there were any corrections or deletions; hearing none, he called for a
112 motion.
113

114 **On MOTION made by Ron Miller, seconded by Martinn Winters, and**
115 **with all in favor, the March 16, 2023 Regular Meeting Minutes were**
116 **approved.**

FOURTH ORDER OF BUSINESS**Fiscal Year 2024 Budget Plan****Fiscal Year 2024 Budget Plan along with the Capital and Asset Evaluations [Page 18]**

117
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122
123 *Mr. Ward: This is the second month of the plan to approve your budget. Your approval will come at your*
124 *next Board Meeting where you will be asked to approve it for purposes of setting your public hearing*
125 *which will be scheduled for July at that point in time. I would like to make sure you have all of the input*
126 *you want to have either this month or next month, and I know the Chairman will probably do the same*
127 *process that we did in the prior year about accepting changes to the budget. I would like to have them*
128 *basically in final form by next month so that we will have a budget ready to be adopted by your July*
129 *meeting. Briefly, I will go over it with you again, and I want to focus on the cash position. By the end of*
130 *this calendar year, based on our existing expenditure projections for operations and all of the*
131 *administrative part of this District, we are going to be in a negative position by approximately \$65,000*
132 *dollars. When we did the budget last year for the year that we are in, we anticipated being in a positive*
133 *position of around \$85,000 dollars and I was assuming during this year we would not spend the*
134 *\$100,000 dollar contingency line item. That was the amount of money we moved out of the preserve*
135 *fund into a contingency, so essentially by year end we would have been in a position to have roughly*
136 *\$185,000 dollars at September 30 which was going to be almost sufficient enough to carry us through*
137 *the first couple of months of the fiscal year. So, going into this year, based on our current projections, we*
138 *are going to be basically underwater another \$65,000 dollars. So, we will need to do one of two things,*
139 *we will either need to secure an additional note going into 2024 to carry us through, and/or alternatively*
140 *be able to extend our existing note. We need to get a little further down the road to see where we will*
141 *be because we may need to do a whole new note because we will again be underwater for \$65,000*
142 *dollars. This all assumes that we will not get any moneys out of the arbitration award obviously that was*
143 *entered into last year for purposes of your budgeting process. The budget itself is relatively consistent*

144 *with what we have done year over year. The contingency amount that's in next year's budget which was*
145 *a part of the original reserve fund is still in the budget going into 2024 of \$100,000 dollars. In addition,*
146 *this year I added an \$80,000 dollar line item that would begin to accumulate some funds in the event of*
147 *a natural disaster. One thing I did see this year which you fortunately did not experience was substantial*
148 *damage from Hurricane Ian along the west coast of Florida. Those damages were in the quarter of a*
149 *million dollars or more range for this year, so I included a little bit of money for next year with respect to*
150 *that. All in all, the overall budget has not changed much. The assessment rate, I did increase it to the*
151 *maximum rate without requiring the District to send notice. Our existing rate is \$1,399.81. This budget*
152 *contemplates it being at \$1,676.42 which is a couple of pennies below the maximum rate. As we had for*
153 *the prior year and this year, legal expenses are generally a very unknown part of where we will go into*
154 *2024. I will tell you I dropped dramatically legal fees in the 2024 budget than what we have in the*
155 *current 2023 budget which is roughly \$195,000 dollars in the current budget. So, that's been dropped*
156 *somewhat in order to deal with, hopefully, decreases in our legal fees going into 2024, which is always*
157 *probably the biggest open item that we have in the budget.*

158

159 *Mr. Bhatla: We need a new note now? We have already paid the note that we had?*

160

161 *Mr. Ward: No, it is not due until October. So, between now and then, I've asked for an extension to the*
162 *note. I'm pretty sure the bank will grant us the extension, but we may need another note simply because*
163 *we are going into a negative position, in addition to the current note.*

164

165 *Mr. Bhatla: How much time will it take to get the additional note?*

166

167 *Mr. Ward: It takes about 60 days from start to finish to have the Board approve it and get the*
168 *documentation done, signed, and legal opinion signed and funded.*

169

170 *Mr. Ron Miller: Are we required to take the entire \$500,000 dollars or can we take only what we need?*

171

172 *Mr. Ward: We took the entire \$500,000 dollars. The bank traditionally asks us to take it in one tranche,*
173 *but I can ask again. Depending on where we will be I can also reduce the par amount of financing going*
174 *into the next year.*

175

176 *Mr. Miller: Budget question. There is still \$131,000 dollars budgeted for the preserves. To be consistent,*
177 *I would like to see that entire \$131,000 dollars moved out of the preserve budget, so we have no*
178 *preserve budget. We should move this into contingency.*

179

180 *Mr. Bhatla: Is that \$131,000 dollars in contingency already?*

181

182 *Mr. Ward: No. There is an additional \$100,000 dollars. The \$131,000 dollars was for internal preserve*
183 *maintenance and \$75,000 dollars for capital, which is repairing the fencing problems that we are seeing*
184 *along the external perimeter of the preserves.*

185

186 *Mr. Winters: (Indecipherable).*

187

188 *Mr. Ward: Literally after making a lot of phone calls, it was the only one who would do this, Truist,*
189 *where we have our checking. We were with SunTrust and now it is Truist.*

190

191 Chairperson Stamp asked for any who wished to make an amendment to the budget to let Mr. Ward
192 know before the next meeting so the amendments could be prepared and voted upon.

193

194

195 **FIFTH ORDER OF BUSINESS**

Staff Items

196

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

198

199 No report.

200

201 *Mr. Bhatla: I would like you to elaborate a little on the Sunshine Law because it seems absurd that*
202 *we cannot talk to each other because talking to each other we can come up with some good ideas.*

203

204 *Mr. Michael Pawelczyk: My advice to you is to follow the Sunshine Law because otherwise you could*
205 *be criminally or civilly penalized. I know you think if you got together you could come up with some*
206 *good ideas, but the reason the Sunshine Law is there is because in the 60s there were other people*
207 *who came up with bad ideas and worked together to keep things out of the public realm. It's in the*
208 *Constitution, there's a statute, so basically you are restricted from discussing any matters that could*
209 *come before the Flow Way CDD Board for a vote with another Board Member outside of a Board*
210 *Meeting. Not many Board members like it, but unfortunately, that's the law. I don't like driving 55*
211 *mph, but that's the law in some places. If you have particular questions or you want to discuss any*
212 *matters pertaining to the Sunshine Law that particularly affects you, lets set up a quick call and I*
213 *would be happy to talk to you. I think most of the Board Members do understand the Sunshine Law,*
214 *but any questions you have, you can ask. My only advice is you have to follow it. There are no*
215 *exceptions.*

216

217 *Mr. Bhatla: I was interested in the scenario that the Chair is not able to appoint a group among the*
218 *Board Members to study an issue and come up with a recommendation. Right?*

219

220 *Mr. Pawelczyk: The Board can appoint one Board Member or someone in the public to do the fact*
221 *finding and bring it back to the Board, but the CDD does not have the power to create a committee.*
222 *If the Board were to create a committee, the committee would then be subject to the Sunshine Law*
223 *and the meetings would have to be noticed pursuant to Florida Law, minutes would have to be*
224 *taken, and they would have to be open to the public.*

225

226 *Chairperson Stamp: Florida had to choose between efficiency and transparency, and they chose*
227 *transparency. That's a judgment they made, and we have to live with it. My question for you is, I*
228 *think next week when we start talking about amendments to the budget, the external fencing is*
229 *going to come up, and we would like your opinion as to do we increase our liability by putting up the*
230 *fence, are we just putting in gates, that sort of thing. If you want to defer until next month I would*
231 *be happy to have you discuss it next month.*

232

233 *Mr. Pawelczyk: This is the preserve fencing, correct?*

234

235 *Chairperson Stamp: Yes, the external preserves.*

236

237 *Mr. Pawelczyk: I will be happy to look at that and talk with Jim and get some more information and*
238 *be prepared to discuss that at the next meeting.*

239

240 *Mr. Bhatla: We should talk about the fencing because that's an enormous expenditure. I'm*
241 *wondering if our insurance would not cover the issue if there were an incident.*

242

243 *Chairperson Stamp: That's my question. Do we increase, decrease, what do we do with our liability*
244 *or exposure, if you will, by putting up the fence or not putting up the fence? What do we do? We*
245 *have ATVs apparently out running around there. What do we do with all that? So, I'm asking*
246 *Counsel to come back and give us his opinion on that issue.*

247

248 *Mr. Miller: The CDD does not have the permit for the preserves. That permit is owned by the HOA.*
249 *What I said a month ago I think I will just repeat now, I don't think the Board Members of a public*
250 *agency should be taxing residents and spending money on a project that is not our obligation. We*
251 *do not have the obligation to maintain the external preserves.*

252

253 *Chairperson Stamp: But we are the owner of it.*

254

255 *Mr. Pawelczyk: It is my understanding that the CDD owns the property.*

256

257 *Mr. Miller: But we do not have the operating permit which requires the maintenance.*

258

259 *Mr. Bhatla: It's not in the permit to put a fence.*

260

261 *Mr. Miller: It is in the permit.*

262

263 *Mr. Ward: It is in the permit. I don't know if it's required. There is a condition in the permit that*
264 *allows the fence to be there. I don't know if it requires it or not. I just know it's in the permit.*

265

266 *Mr. Bhatla: I think we should choose to seek alternatives.*

267

268 *Chairperson Stamp: Yeah, that's what we're looking at.*

269

270 **II. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

271 **a) Status Report on Litigation and Appeal**

272 **b) Status Report on Corps of Engineers/SFWMD**

273

274 **No report until Executive Session.**

275

276 **III. District Engineer – Calvin, Giordano & Associates**

277 **a) Engineer's Report [page 53]**

278 **1. Strategic Operational Plan**

279 **2. Bonita Springs Floodwater Diversion Plan**

280 **3. Lake Bank Restoration using Geo-Tubes**

281 **4. External Preserves Brush Fire**

282

283 *Mr. Jimmy Messick: We are continuing and focusing on addressing the lily growth and weeds.*
284 *The shoreline foreign grass beds have been treated. We will continue to treat the remaining*
285 *lilies. There are no known algae bleeds seen and the water levels continue to drop. For*
286 *landscaping maintenance, we repaired a wall on 860, and then along the front entrance and east*

287 *berm we installed some new plantings, and at the front entrance and monument walls we*
288 *installed 4,700 annuals. No update on the irrigation pump station and we have installed new*
289 *nozzles and lights at the water fountain at the entrance and added no fishing signs at the bridge.*
290 *The projects for lake bank restoration continue at lakes 12 and 20-21. Lakes 18-19 were*
291 *accidentally labeled 20-21 on the CIP plan, so we're addressing the minor amount of lake bank*
292 *restoration in 20-21 and lakes 18-19 all this year. Additionally, the outfall pipe was repaired at*
293 *lake 8, (indecipherable) outstanding stormwater management system improvements. For the*
294 *Bonita Springs Floodwater Diversion Plan no additional coordination has been made since we*
295 *had our conversations with the County and Cities. We are still waiting to hear back from Big*
296 *Cypress Basin's engineer with their proposed plan. Lake Bank Restoration using Geotubes is*
297 *something Jim asked me to prepare for the website. I can read it for you, but –*

298
299 *Chairperson Stamp: I think everyone can go read it on the website.* He indicated "thank you"
300 comments were posted regarding the lake bank restoration information provided online.
301

302 *Mr. Messick: The last item on my list is a followup about the external preserves brush fire. After*
303 *further investigation, the brush fire was not in our external preserves. It was within a*
304 *neighboring preserve. He noted the fire was controlled by the Fire Department and was*
305 *prevented from spreading. He indicated the brush fire was in fact located on land owned by the*
306 *Fire Department for training purposes and was caused by a faulty power line. He displayed*
307 *some photographs of the front entrance, buffer wall, and lake bank restoration Geotubes.*
308

309 Mr. Bhatla asked about insurance coverage for a brush fire.
310

311 Mr. Ward explained the CDD carried general liability, as well as officers' and directors' liability;
312 the policy was for \$1 million to \$2 million dollars. He stated he did not believe it covered fire.
313 He noted the CDD had property damage coverage for some physical assets such as the entrance
314 bridge coming in, the sidewalls, the entrance fountain, those kinds of things. He stated
315 underground facilities such as lakes, lake banks, underground piping, roadways, etc., were not
316 covered.
317

318 Mr. Messick indicated he had a discussion with the environmentalists for the external preserves
319 about the external brush fire, whether there was anyone who could take pictures, and he had a
320 report from North Collier County Fire Department which documented they put out the fire. He
321 noted he had asked the environmentalist whether a controlled burn would be an effective way
322 to rid the external preserves of exotics and weeds. He indicated the environmentalist
323 responded yes; however, melaleuca tree spores were released during fires and would spread
324 melaleuca trees; therefore, a controlled burn was not the recommended method for ridding an
325 area of exotics. He noted a controlled burn could be effective in ridding the area of debris,
326 however.
327

328 Chairperson Stamp noted if the preserve area burned, the CDD had no obligation to replant the
329 preserves. He stated the definition of a preserve was it should be designed by nature.
330

331 Discussion ensued regarding a controlled burn and the ATVs in the preserve area.
332

333 Mr. Messick indicated he may have discovered the gate which the ATVs and dirt bikes were
334 utilizing to access the preserves. He stated he was going to have the gate locked up.

335
336 Chairperson Stamp asked about the PVC pipes.

337
338 *Mr. Messick: We got a quote to rip out all of the PVC pipes and that's something we will look at.*
339 *Those pipes (indecipherable) water levels are so low you can see the drainage pipes, but we also*
340 *have our GIS maps which locate all the drainage pipes, so if there are ever any questions, we can*
341 *send the maps over to the vendor who can locate them by the map.*

342
343 *Chairperson Stamp: I just got some comments and complaints about these pipes sticking out. I*
344 *told them I thought they would be leaving shortly.*

345
346 **IV. District Manager – JP Ward & Associates, LLC**

347 **a) Important Board Meeting Dates for Balance of Fiscal Year 2023:**

348 **1. June Board Meeting – June 29, 2023**

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

350 **b) Financial Statements for period ending March 31, 2022 (unaudited) [Page 81]**

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

353
354 No report.

355
356 Chairperson Stamp noted the June meeting would be on June 29th.

357
358 Mr. Pawelczyk indicated he would not be available June 29th. He stated if he could not call in,
359 someone from his office would call in.

360
361 Chairperson Stamp cleared the room for the Executive Session.

362
363
364 **SIXTH ORDER OF BUSINESS**

Executive Session

365
366 **Executive Session of the Board of Supervisor's (Closed to the Public) – Estimated time for Session is**
367 **One (1) hour, after which the Board of Supervisor's will open the Regular Meeting and take up any**
368 **actions that may be needed from the Executive Session.**

369
370 **The sole purpose of the executive attorney/client session is to discuss a settlement proposal relative**
371 **to the Flow Way Community Development District's lawsuit, File Number: 20-CA-4147, and related**
372 **appeal.**

373
374 **The executive session is expected to last approximately one (1) hour. At the conclusion of the**
375 **executive session the Board of Supervisors will go back into Regular Session to conduct the balance of**
376 **the regular agenda items.**

377
378 **The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron**
379 **Miller, Tom Kleck, Martinn Winters, Bart Bhatla: Litigation Attorney Greg Woods, Jessica Tolin, District**
380 **Manager James Ward.**

381

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

384

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

387

388 *Chairperson Stamp: The District will now commence an Attorney Client Session. It's approximately 1:48*
389 *p.m. The shade session is expected to last approximately one hour. The individuals attending the shade*
390 *session today are Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla, Greg Woods, and*
391 *District Manager James Ward. Please note that at the conclusion of this attorney client session the*
392 *meeting shall be reopened and it will be announced at the termination of this session. At that time, we*
393 *will finish the Board Agenda.*

394

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

397

398 Following the Executive Session, Chairperson Stamp reconvened the Regular Meeting of the Board of
399 Supervisors for the Flow Way Community Development District for Thursday, April 20, 2023 at 2:23 p.m.

400

401

402 **SEVENTH ORDER OF BUSINESS** **Supervisor's Requests**

403

404 **Supervisor Bhatla – discussion on Preserve Remediation success monitoring Report [Page 100]**

405

406 This Item was deferred until the next meeting.

407

408

409 **EIGHTH ORDER OF BUSINESS** **Staff Reports – Additional Items:**

410

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

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

414

415 *Mr. Greg Woods: Based on the discussions today, and the need to get some followup*
416 *information, we will need a shade session for the meeting on May 18, 2023. Present at that*
417 *meeting will be Greg Woods or Jessica Tolin, Jim Ward the District Manager, and Zack Stamp,*
418 *Ron Miller, Tom Kleck, Martinn Winters, and Bart Bhatla, and the court reporter. The session will*
419 *last approximately one hour.*

420

421

422 **NINTH ORDER OF BUSINESS** **Audience Comments**

423

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

428

429 Chairperson Stamp noted there were no audience members present; therefore, there were no audience
430 comments.

431

432

433 **TENTH ORDER OF BUSINESS**

Announcement of Next Meeting

434

435 **Announcement of Next Meeting – Regular Meeting on May 18, 2023**

436

437

438 **ELEVENTH ORDER OF BUSINESS**

Adjournment/Recess

439

440 The meeting was adjourned at approximately 2:25 p.m.

441

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

442

443

444

445

446

Flow Way Community Development District

447

448

449

450

451 _____
James P. Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board"), a proposed Budget for Fiscal Year 2024 and

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

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

SECTION 1. There is hereby declared a public hearing to be held on **Thursday, July 20, 2023**, at **1:00 p.m.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property.

Affected parties may appear at that hearing subject to the limitation noted above or affected parties are encouraged to submit their comments in writing prior to the meeting and submit same to the office of the District Manager at J.P. Ward & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 or by email to JimWard@JPWardAssociates.com.

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

SECTION 3. The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Thursday, July 20, 2023
HOUR: 1:00 P.M.
LOCATION: Esplanade Golf and Country Club
8910 Torre Vista Lane
Naples, Florida 34119

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

SECTION 8. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 9. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of May 2023.

ATTEST:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

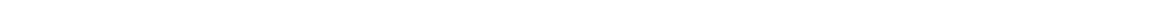
James P. Ward, Secretary

Zack Stamp, Chairman

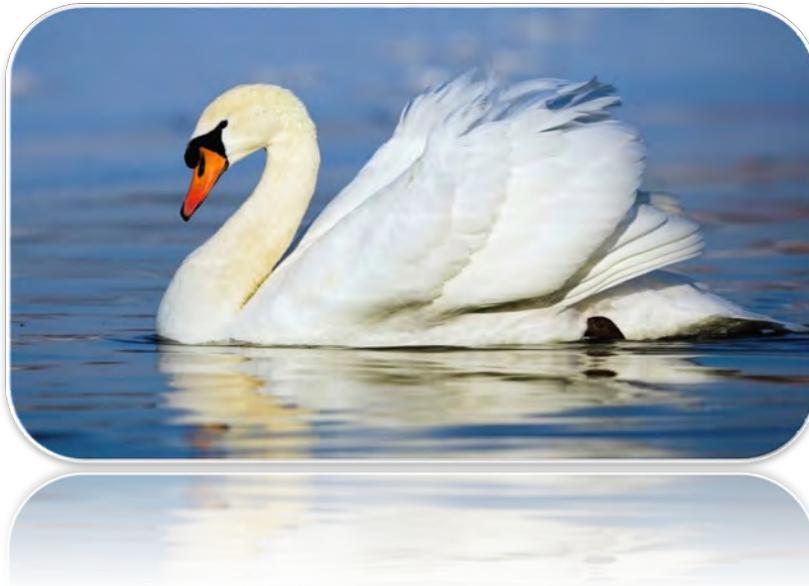
Exhibit A: Fiscal Year 2024 Proposed Budget

Exhibit A

Fiscal Year 2024 Proposed Budget



FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024 (May 18, 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: May 18, 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	Completed
April 20, 2023	None	Completed
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	\$ (143,736)
Assessments - On-Roll	\$ 1,657,379	\$ 1,657,379	\$ 1,988,573
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000
Total Revenue:	\$ 2,072,126	\$ 2,157,379	\$ 2,344,837
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	\$ 438,828
Reserves & Overall Contingencies:	\$ 68,800	\$ -	\$ 146,000
Debt Service	\$ 512,200	\$ 512,200	\$ 512,200
Discounts	\$ 62,885	\$ 62,885	\$ 99,543
Total Appropriations	\$ 2,072,126	\$ 1,996,388	\$ 2,344,837
Net Increase/(Decrease) in Fund Balance		\$ 95,846	\$ 239,583
Components of Fund Balance			
Beginning - Projected Ending Fund Balance		\$ 95,846	\$ 239,583
Reserved for Operations (1st. Three Months)		\$ -	\$ 239,583
Storm Event's/Unforseen Capital/Reserves/Future Operations		\$ -	\$ 46,000
Total Fund Balance		\$ 95,846	\$ 285,583
Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:			\$ 527,588
Assessment Rate:	\$ 1,399.81		\$ 1,679.54
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 extention 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 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	\$ (143,736)	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 1,657,379	\$ 1,657,379	\$ 1,988,573	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	\$ 2,344,837	
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	\$ 438,828	Maintenance
Reserves & Overall Contingencies:	\$ 68,800	\$ -	\$ 146,000	Unforseen Operations/Natural Disaster
Debt Service	\$ 512,200	\$ 512,200	\$ 512,200	Short Term Bank Loan Repayment
Discounts	\$ 62,885	\$ 62,885	\$ 99,543	Discount for Early Payment Tax Bills
Total Appropriations	\$ 2,072,126	\$ 1,996,388	\$ 2,344,837	
Net Increase/(Decrease) in Fund Balance		\$ 95,846	\$ 239,583	Anticipated Cash Balance at FYE
Components of Fund Balance				
Beginning - Projected Ending Fund Balance		\$ 95,846	\$ 239,583	Anticipated Cash Balance at FYI
Reserved for Operations (1st. Three Months)		\$ -	\$ 239,583	Partial Funds 1st Qtr Operations
Storm Event's/Unforseen Capital/Reserves/Future Operations		\$ -	\$ 46,000	Unfunded (may be funded if Contingency is not Needed)
Total Fund Balance		\$ 95,846	\$ 285,583	
Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:			\$ 527,588	Amount Needed to Fully Fund 1st 3 Months Operations - this changes yearly based on total operating expenses
Assessment Rate:	\$ 1,399.81		\$ 1,679.54	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
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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	\$ (143,736)	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	\$ 1,988,573	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	\$ 2,344,837	
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	\$ 15,500	Yearly Trimming of oak branches
Landscape Replacements	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 15,000	\$ 27,500	Yearly Replacements as needed
Mulch Installation	\$ 12,500	\$ -	\$ 12,500	\$ 8,686	\$ 15,000	\$ 33,000	Two (2) times/year replacement with touchup
Annuals	\$ 32,000	\$ -	\$ 32,000	\$ -	\$ 32,000	\$ 50,000	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	\$ -	\$ -	\$ 23,728	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	\$ 438,828	
Reserves & Overall Contingencies:							
District Asset Restoration and/or Natural Disaster Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,000	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	\$ 99,543	Discount on assessments for November early payment - 4%
Total Appropriations	\$ 1,572,125	\$ 500,000	\$ 2,072,126	\$ 180,361	\$ 1,996,388	\$ 2,344,837	
Net Increase/(Decrease) in Fund Balance				\$ 1,724,208	\$ 160,991	\$ 143,736	Projected Cash Balances
Components of Fund Balance							
Beginning - Projected Ending Fund Balance	\$ (65,145)	\$ -	\$ (65,145)	\$ (65,145)	\$ 95,846	\$ 239,583	Projected Cash Balances
Reserved for Operations (1st. Three Months)					\$ -	\$ 239,583	Cash Anticipated Available at September 30, 2024
Storm Event's/Unforeseen Capital/Reserves/Future Operations					\$ -	\$ 46,000	Long Term Planning - Asset Restoration/Hurricane
Total Fund Balance	\$ (65,145)				\$ 95,846	\$ 285,583	
Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:						\$ 527,588	
Assessment Rate:	\$ 1,399.81				\$ 1,679.54		
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	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
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	\$ 1,679.54	\$ 1,229.38	\$ 1,229.38	\$ 2,629.19	\$ 2,908.92
SF - 62'	82	\$ 1,399.81	\$ 1,679.54	\$ 1,992.82	\$ 1,992.82	\$ 3,392.63	\$ 3,672.36
SF - 76'	62	\$ 1,399.81	\$ 1,679.54	\$ 3,282.90	\$ 3,282.90	\$ 4,682.71	\$ 4,962.44
SF - 90'	7	\$ 1,399.81	\$ 1,679.54	\$ 3,198.48	\$ 3,198.48	\$ 4,598.29	\$ 4,878.02
Multi-Family	96	\$ 1,399.81	\$ 1,679.54	\$ 1,071.89	\$ 1,071.89	\$ 2,471.70	\$ 2,751.43
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,399.81	\$ 1,679.54	\$ 1,313.66	\$ 1,313.66	\$ 2,713.47	\$ 2,993.20
Partial Phase buydown	28	\$ 1,399.81	\$ 1,679.54	\$ 1,492.80	\$ 1,492.80	\$ 2,892.61	\$ 3,172.34
SF - 76'							
Partial Phase buydown	11	\$ 1,399.81	\$ 1,679.54	\$ 3,745.36	\$ 3,745.36	\$ 5,145.17	\$ 5,424.90
Partial Phase buydown	12	\$ 1,399.81	\$ 1,679.54	\$ 3,901.42	\$ 3,901.42	\$ 5,301.23	\$ 5,580.96
SF - 90'	18	\$ 1,399.81	\$ 1,679.54	\$ 3,866.11	\$ 3,866.11	\$ 5,265.92	\$ 5,545.65
SF - 100'	17	\$ 1,399.81	\$ 1,679.54	\$ 4,066.15	\$ 4,066.15	\$ 5,465.96	\$ 5,745.69
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,399.81	\$ 1,679.54	\$ 1,396.98	\$ 1,396.98	\$ 2,796.79	\$ 3,076.52
SF - 62'	31	\$ 1,399.81	\$ 1,679.54	\$ 2,181.28	\$ 2,181.28	\$ 3,581.09	\$ 3,860.82
MF - Esplanade	30	\$ 1,399.81	\$ 1,679.54	\$ 1,016.34	\$ 1,016.34	\$ 2,416.15	\$ 2,695.88
MF - Vercelli	56	\$ 1,399.81	\$ 1,679.54	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,697.05
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,399.81	\$ 1,679.54	\$ 1,440.78	\$ 1,440.78	\$ 2,840.59	\$ 3,120.32
SF - 62'	52	\$ 1,399.81	\$ 1,679.54	\$ 2,176.05	\$ 2,176.05	\$ 3,575.86	\$ 3,855.59
SF - 76'	24	\$ 1,399.81	\$ 1,679.54	\$ 3,535.95	\$ 3,535.95	\$ 4,935.76	\$ 5,215.49
MF - Vercelli	46	\$ 1,399.81	\$ 1,679.54	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,697.05
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,399.81	\$ 1,679.54	\$ 1,782.60	\$ 1,782.60	\$ 3,182.41	\$ 3,462.14
SF - 62'	44	\$ 1,399.81	\$ 1,679.54	\$ 2,690.48	\$ 2,690.48	\$ 4,090.29	\$ 4,370.02
SF - 76'	25	\$ 1,399.81	\$ 1,679.54	\$ 4,425.12	\$ 4,425.12	\$ 5,824.93	\$ 6,104.66
MF - Esplanade	14	\$ 1,399.81	\$ 1,679.54	\$ 1,370.23	\$ 1,370.23	\$ 2,770.04	\$ 3,049.77
MF - Vercelli	2	\$ 1,399.81	\$ 1,679.54	\$ 1,236.39	\$ 1,236.39	\$ 2,636.20	\$ 2,915.93
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,399.81	\$ 1,679.54	\$ -	\$ -	\$ 1,679.54	\$ 1,679.54
SF - 62'	29	\$ 1,399.81	\$ 1,679.54	\$ -	\$ -	\$ 1,679.54	\$ 1,679.54
SF - 76'	23	\$ 1,399.81	\$ 1,679.54	\$ -	\$ -	\$ 1,679.54	\$ 1,679.54
MF - Esplanade (Phase 8)	72	\$ 1,399.81	\$ 1,679.54	\$ -	\$ -	\$ 1,679.54	\$ 1,679.54
MF - Vercelli	64	\$ 1,399.81	\$ 1,679.54	\$ -	\$ -	\$ 1,679.54	\$ 1,679.54
MF - Esplanade (phase 7)	36	\$ 1,399.81	\$ 1,679.54	\$ -	\$ -	\$ 1,679.54	\$ 1,679.54
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
May 2023**

**Board Meeting
May 18th, 2023**

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
May 18th, 2023

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF APPENDICES

APPNEDIX A	LOCATION MAP
APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	ASSET IMPROVEMENTS PICTURES
APPENDIX D	FLOW WAY CDD PERIMETER FENCING INVESTIGATION MAP (5/23)
APPENDIX E	WATER QUALITY SAMPLING REPORT (FEB 2023)

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. Prior Board Meeting Inquiries
3. External Preserves Perimeter Fence
4. Water Quality Sampling

1. Strategic Operational Plan

Current Assets

- Lake Maintenance
 - White PVC poles removed from pipe / lake discharge locations (now GIS maps)
 - Eco-Logic Services (aquatic lake and wetland plant maintenance) – No problems with Algae blooms and is considered under control. Lily pads under control with the aggressive treatments by aquatic vendor. Continue to treat spotty patches of algae, underwater weeds, and perimeter weeds (as necessary). Cordgrass beds are targeted for taller weeds and vine growth.
 - GHD Services, Inc. (Water Quality Sampling) – February 2023 – No outstanding WQ Issues (see Appendix E for copy of WQ Report)
- Landscape Maintenance
 - New plantings installed in median from Bridge up to gate.
 - Landscape material replacement and new install in bare spots ongoing.
 - Everglades Pine straw (mulching) – No mulch this month.
- Irrigation Pump Station
 - Metro Pumping Systems (preventative pump maintenance) – no needed maintenance.
 - MRI Underground Services (chemical treatment for re-use irrigation) – no needed treatment needed.
- Entrance Features
 - Front entrance fountains being serviced weekly. Collier County Utilities identified large usage, leak detection completed and considered negative (no leaking found).
 - Pool Vendor replaced the starter in the west fountain.

Projects

- CIP FY2023 Lake 18/19 anticipated completion 1st week of May. Yard drains being installed for future connections under Geo-Tubes.
- CIP FY2023 Lake 20/21 sodding anticipated completion 2nd week of May.
- Offensive Graffiti discovered on southern weir. Quote for painting to be provided to District Manager upon receipt. Estimated at \$500 for repainting weir.
- ATVs and open access discovered at SW corner of external preserves. Pedestrian Gate was locked with Pad Lock, but intruders can still access due to lose gate latch. Pad lock was cut within a few days. Costs for gate removal and fabric installation included in Item #2B estimate, and anticipated to be replaced by end of May.

2. Prior Board Meeting Inquiries

- A. 9678 Montelanico Loop – Residents of this address provided public comment inquiring about concerns they had of lake bank erosion behind their condo on lake 20/21. A field visit to this site was completed on 3/17/23. Pictures of the subject parcel concern were taken and included in the appendix for reference. The identified location of erosion is not due to fluctuating water levels due to nature winds and high/low water levels, rather the two (2) points of erosion in the attached pictures is due to the roof gutters discharging to the surface and NOT being routed underground. Because their roof gutter is creating channeling through the lake bank, the fix would be to underground both gutters into rainwater leaders (RWLs) to prevent the channeling of CDD lake banks. The HOA should be help responsible for undergrounding the RWL to the lake bank. Furthermore, these residents requested littoral plantings be installed, and unfortunately their bank is not a good candidate for littoral shelving improvements due to the lack of extended shelving length within he wetted perimeter of the lake bank.

- B. Julia Wright – Resident mentioned that she had already emailed HOA about chain link fence damage from fallen trees along eastern property line adjacent to nature trail. Claims damage came from the last hurricane. CDD responded that staff already had appointment with fence contractor to receive a quote to fix this portion of chain link fence along eastern pedestrian nature trail. Overgrown bush and fallen trees have since been cleared and quote received from Contractor. Proposal for chain link fence report (eastern property line), along with western property line ped. gate remove and fabric installation are both included in \$2,317.57 estimate. With approval, planned to be addressed in the coming weeks.

3. External Preserve Perimeter Fence

Perimeter of external preserves was re-inspected due to the apparent off-road vehicles that have been heard in the distance near the southwest corner of the Flow Way CDD property. Refer to Appendix D – Flow Way CDD Perimeter Fencing Investigation Map (05/23), which has been updated with existing perimeter fencing conditions in the southwestern corner of the external preserves.

Revisions to map include:

- Inclusion of Pedestrian Gate Access along western property line (mid-point Rose Blvd.)
- Reduced limits of chain link fence, now shown in blue (previously believed to outline adjacent neighbors)
- Revised of location of 5-stran barbed wire field fence (believed to following CDD Boundary)

CDD staff has already placed lock on pedestrian gate in attempt to prevent all terrain vehicles from accessing preserves to race dirt bikes. Lock has since been cut and fence contractor's quote includes removing gate and installing chain link fence fabric in an attempt to permanently close-off access to preserves from residential neighbors.

Recommendation:

Budgeted Yr. – 1 (\$25,000) – Five (5) new 12-ft metal gates, Thirty (30) No Trespassing Signs every 500-ft, and Approx. 2,000 LF field fence [green - Collier Blvd ROW area]

Budgeted Yr. – 2 (\$60,000) – 5,000 LF field fence [yellow – SW Mixed residential area]

Budgeted Yr. – 3 (\$115,000) – 10,000 LF field fence [red – Western/Interior Preserves area]

FYI -

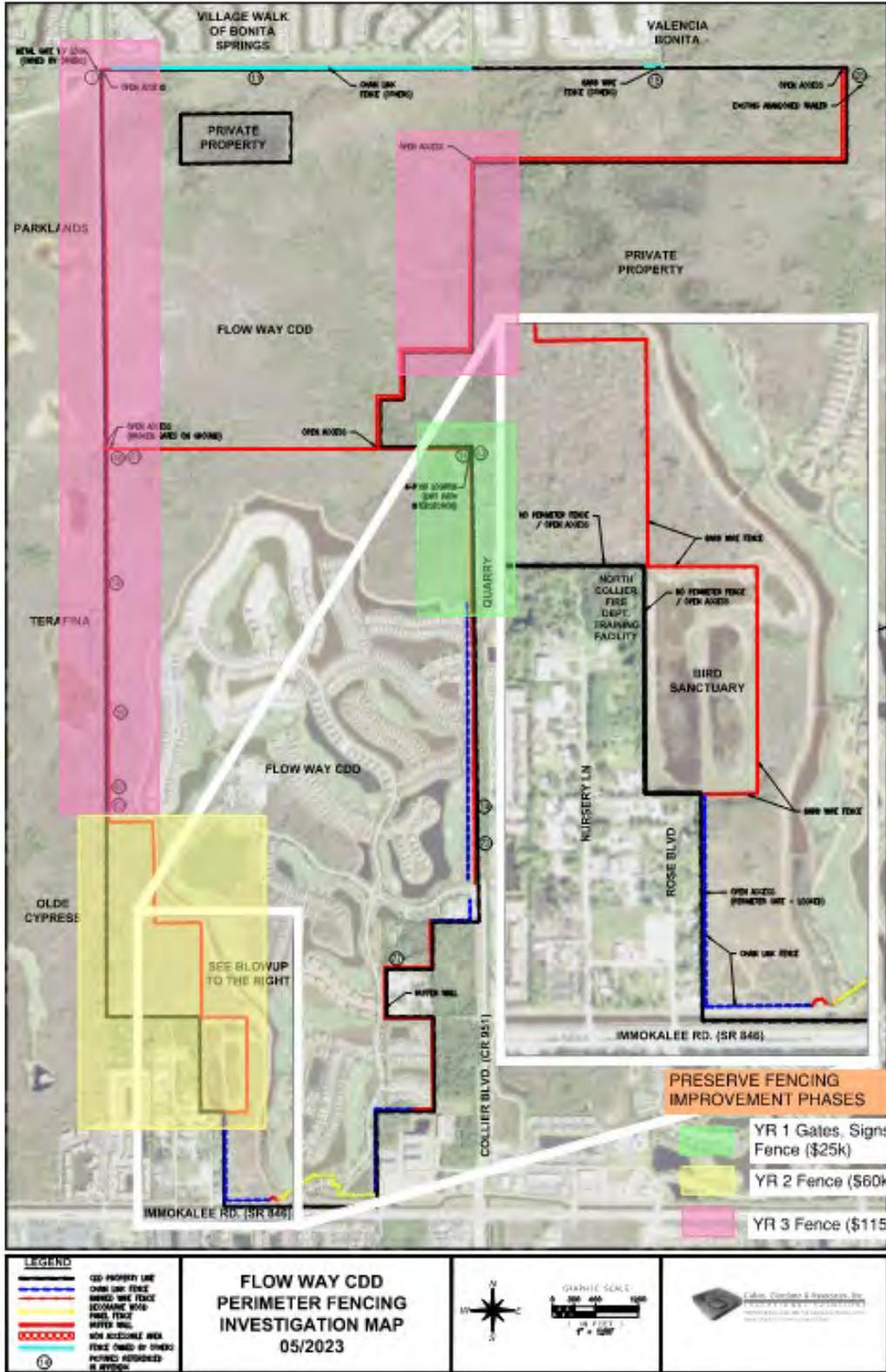
2022 Florida Statutes Chapter 810 Title XLVI Crimes, “(8) Where lands are posted, cultivated, or fenced as described herein, then said lands, for the purpose of this chapter, shall be considered as enclosed and posted.”

Signs must be, “...placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words “no trespassing” and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line...”

4. Water Quality Sampling

GHD Services Inc. (GHD) has provided water quality sampling services for the Flow Way CDD at five (5) sample locations (Flow Way canal, Lake 7, Lake 9, Lake 12, and Lake 18/19). Conductivity, Dissolved Oxygen, pH, Temperature, turbidity, Biochemical Oxygen Demand (BOD5), Total Suspended Solids, Total Nitrogen, nitrogen speciation (ammonia, TKN, and nitrate + nitrite), Total Phosphorus, Ortho Phosphorus (Field Filtered) and Chlorophyll-a. were measured at each location. Report showing results are attached in Appendix E Water Quality Sampling Report and based on three consecutive sampling events dating back to 2022. Flow Way canal Trophic State Index is no longer considered within the 'fair' classification level and all testing locations are back into a 'good' status.

The next sampling event is planned for June 2023.



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



Trespassing in the West end of the preserves.



Lock gate at the West end of the preserves.



Trespassing in the West end of the preserves.



Trespassing in the West end of the preserves.



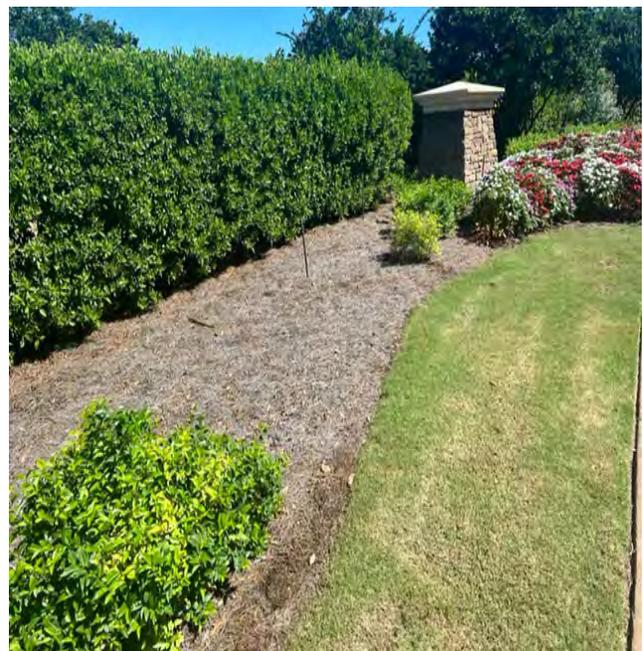
Perimeter fence down on the East end of the preserves.



Lake Bank restoration on Lakes 18 & 19.



Perimeter fence down on the East side of the preserves.



Missing landscaping, that will be replaced at the front entrance on May 10, 2023.



Flow Way after Lilly treatment.



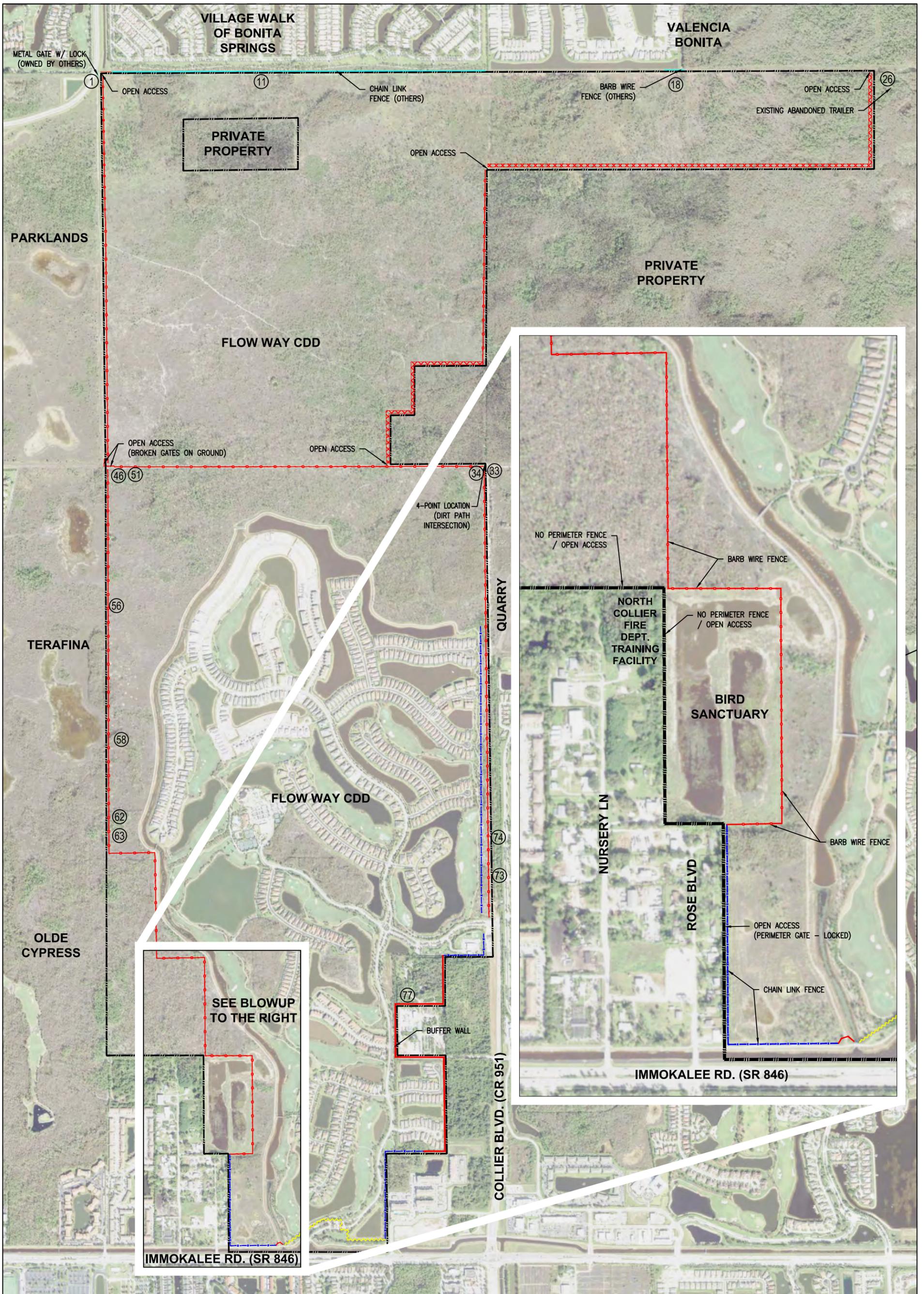
Flow Way after Lilly treatment.



PVC Pipes that were removed during the last week in April.

APPENDIX D

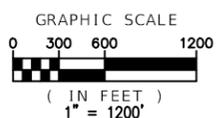
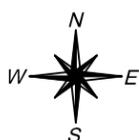
FLOW WAY CDD PERIMETER FENCING INVESTIGATION MAP



LEGEND

- CDD PROPERTY LINE
- - - CHAIN LINK FENCE
- - - BARBED WIRE FENCE
- - - DECORATIVE WOOD PANEL FENCE
- - - BUFFER WALL
- XXXX NON ACCESSIBLE AREA
- - - FENCE OWNED BY OTHERS
- 14 PICTURES REFERENCED IN APPENDIX

**FLOW WAY CDD
PERIMETER FENCING
INVESTIGATION MAP
05/2023**



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

APPENDIX E

WATER QUALITY MONITORING REPORT (FEB 2023)

Our ref: 11225022-07

April 21, 2023

Mr. Bruce Bernard
Manager of Field Operations
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

Water Quality Monitoring – February 2023 – Flow Way CDD

Dear Mr. Bernard:

GHD Services Inc. (GHD) is pleased to present the results of our water quality sampling services for the Flow Way and Lakes 7, 9, 12 and 18/19 - Flow Way CDD at Esplanade Golf and Country Club.

1. Water Quality Sampling – February 2023

The February 2023 sampling event consisted of the collection of five (5) surface water samples at five (5) sample locations (FW – Flow Way, FW – Lake 9, FW – Lake 7, FW – Lake 12, and FW – Lake 18/19) within the Esplanade Golf and Country Club as identified on **Figure 1**.

Samples were collected using direct-dip sampling methods. All samples were collected at a depth of 18 inches from the banks of the Lakes/Flow Way. See **Figure 1** for sampling locations.

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model 556 multi-parameter water quality meter. Turbidity was also measured at each location. Surface Water Field Sheets are attached.

The collected samples are capped, labeled, packed on ice, and transported to Advanced Environmental Laboratories, Inc. (AEL), in Fort Myers, Florida. AEL is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses are conducted for 5-Day Biochemical Oxygen Demand (BOD5), Total Suspended Solids (TSS), Total Nitrogen, nitrogen speciation (ammonia, TKN, and nitrate + nitrite), Total Phosphorus, Ortho Phosphorus (Field Filtered) and Chlorophyll-a.

All samples collected during the February 2023 sampling event were prepared and analyzed within the method required holding times. The laboratory data has been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached **Table**. The laboratory report is also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

2. Analytical Summary

The February 2023 sampling event represents the fourth sampling event for the select five (5) WQ Locations for Flow Way. The February 2023 report is the first analysis for the year of 2023 for the Flow Way CCD. Trends are not developed until after at least the third event, so the previous sampling event

(October 2022) served as the first review of trends of data, and this serves as the second. Laboratory results are displayed visually in the trend graphs, enclosed.

The following discussion highlights sample locations with notable trend increases in the attached graphs.

The biochemical oxygen demand concentration has increased significantly at the FW-Lake 9 sampling location since the previous October 2022 sampling event and has the highest concentration out of the five (5) sampling locations (9.9 mg/L).

The concentration of dissolved oxygen has decreased at FW-Lake 7 (5.62 mg/L / 67.1%) sampling location from the previous October 2022 event and has increased in concentration at the the other four (4) sampling locations with the lowest of all locations at FW-Lake 9 (4.6 mg/L / 64%).

The total nitrogen concentrations has increased slightly at FW-Lake 9 (0.702 mg/L) and has decreased at the remaining sampling locations with the lowest concentration at FW-Lake 18/19 (0.504 mg/L).

The concentration of total phosphorus has slightly increased at FW-Lake 9 (0.019 mg/L) and decreased at remaining locations with the lowest recorded at FW-lake 18/19 (0.0063 mg/L)

The concentration of total suspended solids and turbidity has significantly decreased at all sampling locations since the previous sampling event except for FW-Lake 12 (14 mg/L), which increased significantly from the previous October 2022 event.

The chlorophyll α concentrations has decreased at FW-Flow Way (3.7 mg/m³) since October 2022 event which previously reported a significant increase.

All other water quality results remain relatively consistent with the previous sampling event.

A Trophic State Index calculation (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to help classify the quality of water based on each water body's Chlorophyll a, Total Phosphorous and Total Nitrogen concentration. A ratio of Total Nitrogen to Total Phosphorus was calculated for each water body to determine general conditions. For this sample event, the breakdown of the sample locations is:

- Nutrient Balanced ($10 < TN/TP < 30$) – None
- Nitrogen Limited ($TN/TP < 10$) – Flow Way, Lake 7, Lake 9, Lake 12, Lake 18/19
- Phosphorus Limited ($TN/TP > 30$) – None

A TSI value was calculated based on the TN/TP ratio for each location. A TSI value for lakes of 0-59 is "good", a value of 60-69 is "fair", and a value of 70+ is "poor". Based on the results of this sampling event, each sampling location's calculated TSI value is:

Flow Way	Lake 7	Lake 9	Lake 12	Lake 18/19
39.51	38.85	44.83	43.90	39.87

3. Conclusions and Recommendations

The TN/TP ratio of each location is Nitrogen Limited which is supported by the relatively low concentrations of chlorophyll α . There was an increase in the concentration of biochemical oxygen demand at Lake 9 (9.9 mg/L) but remains in the expected range of <10 mg/L for natural aquatic environments.

There does not appear to be any significant water quality concerns at this time.

The next tri-annual sampling event is planned for June 2023. Please call if you have questions or need additional information.

Sincerely,
GHD



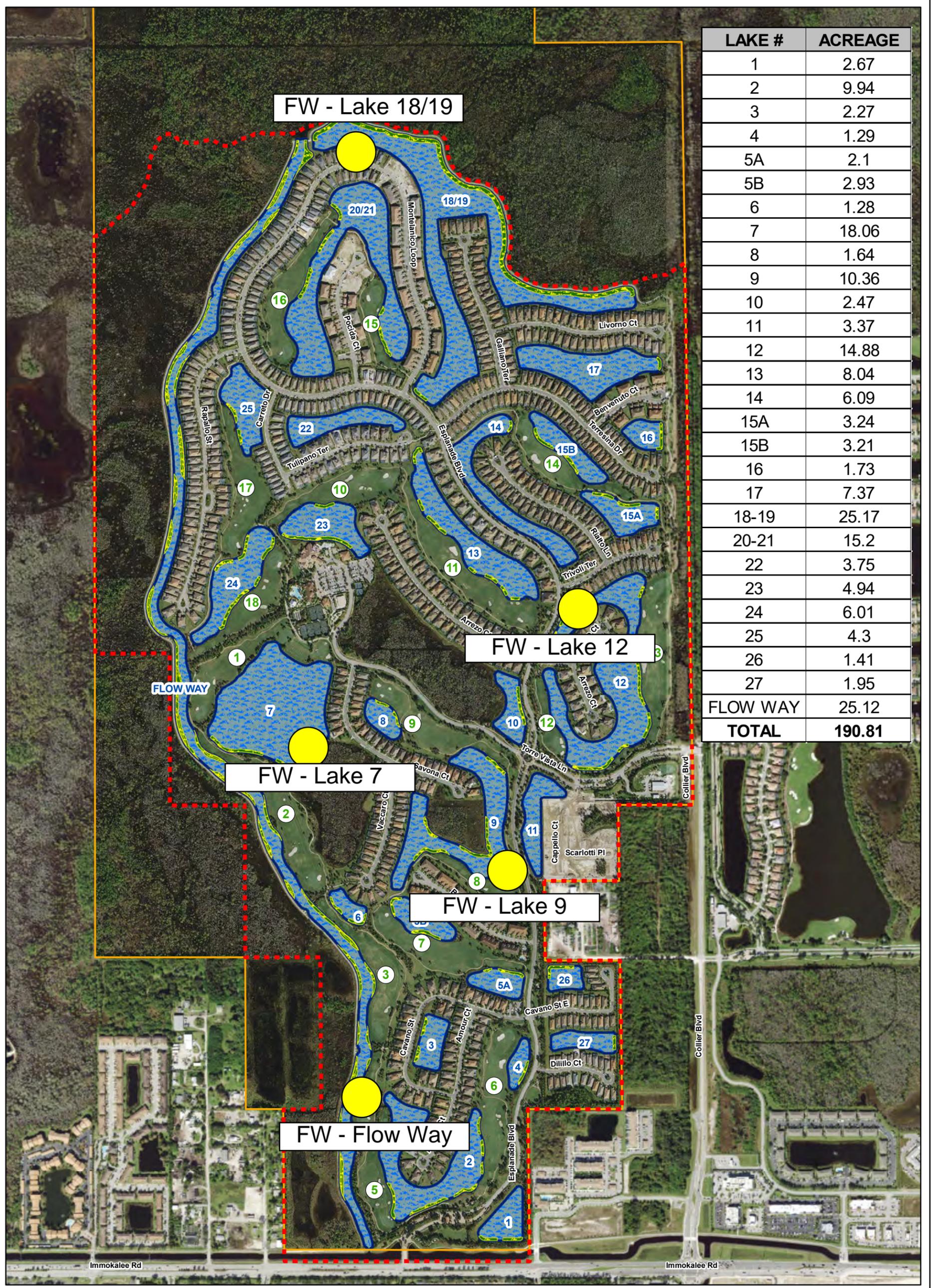
Justin LeBlanc
Environmental Scientist
Justin.LeBlanc@ghd.com
(941) 979-0293



Lori Coolidge, P.G.
Professional Geologist
Lori.Coolidge@ghd.com

Encl: Figure
 Table
 Trend Graphs
 Laboratory Analytical Reports
 Surface Water Field Sheets

Figure



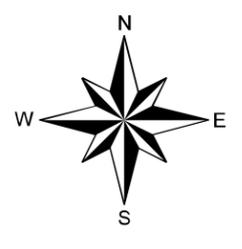
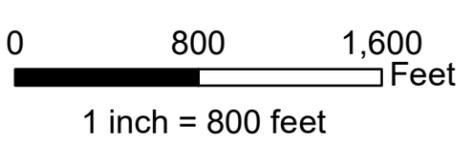
LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
TOTAL	190.81

Flow Way CDD Lakes

Date: 3/23/2022



- Legend**
- - - CDD Boundary
 - Property Boundary
 - Lakes
 - Permitted Littoral Shelf
 - 3 Hole Numbers
 - 19 Lake Numbers



Table

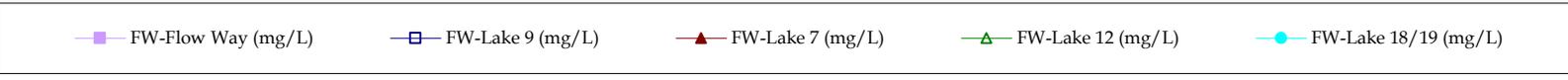
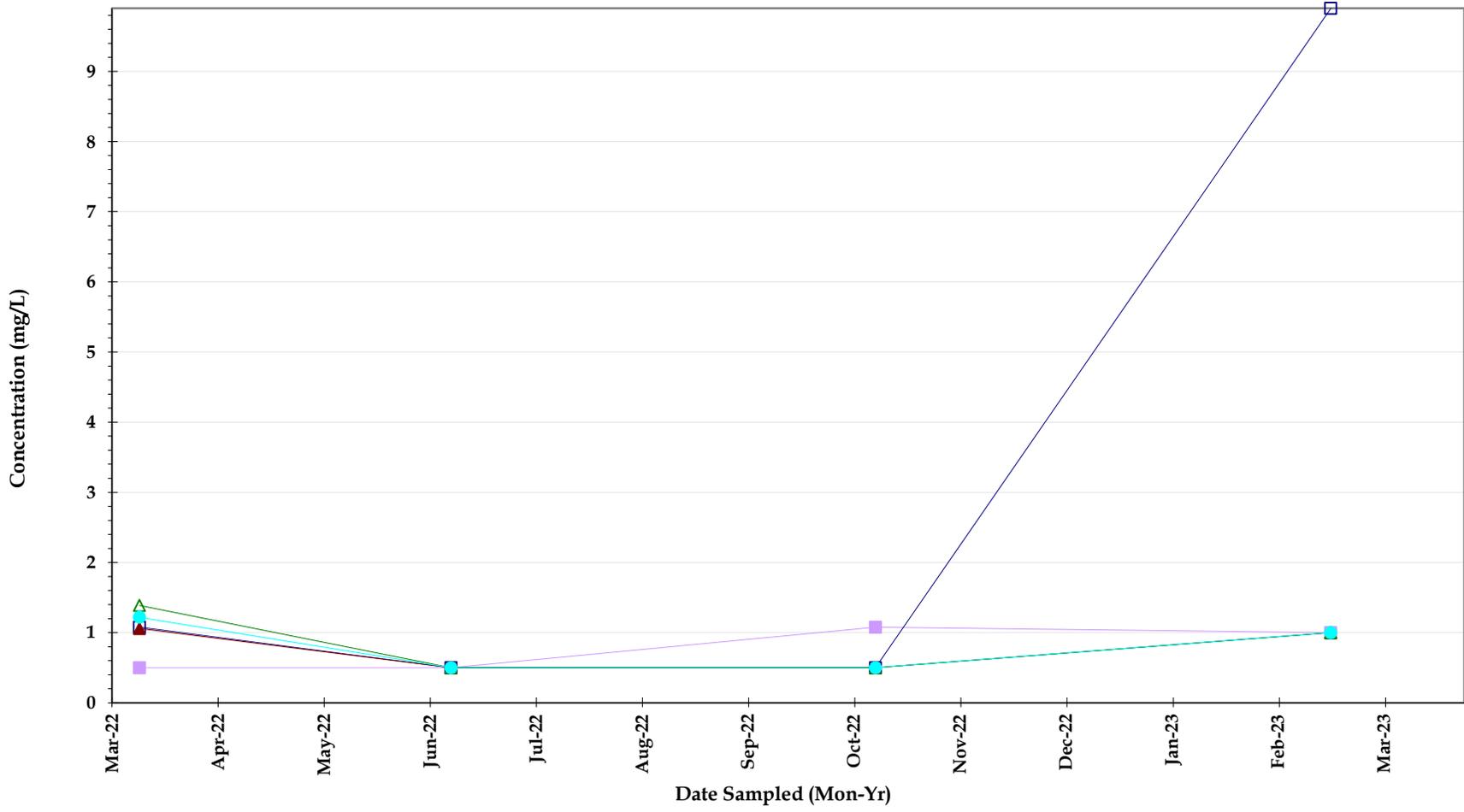
Table 1
Analytical Results Summary
Surface Water Quality Monitoring
Flow Way, Naples, Florida
February 2023

Sample Location/Sample ID:		FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	3/9/2022	06/08/2022	10/10/2022	2/20/2023	3/9/2022	06/08/2022	10/10/2022	2/20/2023
Field Parameters		Units											
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	486	426	442.5	578	477.2	485	600	571	416.1	407	570	405
Dissolved oxygen (DO), field	mg/L	5.13	4.84	4.75	5.63	6.22	4.58	5.06	5.77	5.51	4.49	4.54	6.49
Dissolved oxygen (DO), field	%	62.3	63.1	57.5	67.1	76.1	60.9	62.6	68.9	66.8	57.9	57.5	77.3
pH, field	s.u.	8.54	7.81	6.95	7.67	8.41	8.16	8.05	8.14	8.79	8.42	8.08	8.38
Temperature, field	Deg C	25.3	29.1	28.5	24.3	25.7	29.8	27	24.5	25.7	29.9	29.1	24.1
Turbidity, field	NTU	3.38	8.00	1.66	1.52	4.07	3.15	2.87	3.46	3.02	2.29	1.81	0.69
Secchi Disk	Depth												
Wet Parameters		Units											
Ammonia-N	mg/L	0.008 U	0.008 U	0.088	0.082	0.008 U	0.008 U	0.046	0.061	0.008 U	0.008 U	0.181	0.061
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	2.08	1.18	1.14	0.922	1.35	1.10	0.761	0.679	2.13	1.34	0.988	0.504
Total nitrogen	mg/L	2.08	1.20	1.15	0.922	1.35	1.11	0.957	0.679	2.13	1.35	1.00	0.504
Nitrite/Nitrate	mg/L	0.006 U	0.024	0.010 I	0.24 U	0.006 U	0.011 I	0.196	0.24 U	0.006 U	0.013 I	0.014 I	0.24 U
Ortho phosphorus (Field Filtered)	mg/L	0.004 I	0.004 I	0.015	0.013 U	0.022	0.017	0.013	0.013 U	0.014	0.014	0.014	0.013 U
Total phosphorus	mg/L	0.024 I	0.064	0.039	0.016 I	0.026 I	0.062	0.044	0.013 I	0.027 I	0.059	0.038	0.0063 U
Chlorophyll	mg/m3	4.73	14.0	34.6	3.7	7.87	9.88	10.4	9.8	5.80	4.86	5.39	11
Total suspended solids (TSS)	mg/L	6.33	7.67	1.20 I	1.0 U	3.33	0.667 I	3.20	14	3.67	1.67 I	2.40	1.0
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1 U	1.08 I	2.0 U	1.39 I	1 U	1 U	2.0 U	1.22 I	1 U	1 U	2.0 U

Sample Location/Sample ID:		FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 9	FW-Lake 9	FW-Lake 9	FW-Lake 9
Sample Date:		3/9/2022	06/08/2022	10/10/2022	2/20/2023	3/9/2022	06/08/2022	10/10/2022	2/20/2023
Field Parameters		Units							
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	NM
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	386	438	518	414	459	501	492	559
Dissolved oxygen (DO), field	mg/L	6.81	4.13	6.45	5.62	5.13	2.17	4.11	4.60
Dissolved oxygen (DO), field	%	82.5	54.4	84.0	67.1	61.7	28.4	52.3	64.8
pH, field	s.u.	8.82	8.29	8.38	8.26	8.51	8.15	7.94	7.99
Temperature, field	Deg C	25.2	29.7	27	24.2	24.9	29.2	27	24.0
Turbidity, field	NTU	1.98	1.66	3.28	16.05	3.57	1.83	1.78	2.14
Secchi Disk	Depth								
Wet Parameters		Units							
Ammonia-N	mg/L	0.008 U	0.008 U	0.014 I	0.057	0.008 U	0.008 U	0.013 I	0.076
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	1.31	0.899	0.838	0.625	1.36	1.15	0.599	0.702
Total nitrogen	mg/L	1.31	0.913	0.847	0.625	1.36	1.33	0.610	0.702
Nitrite/Nitrate	mg/L	0.006 U	0.014 I	0.009 I	0.24 U	0.006 U	0.181	0.011 I	0.24 U
Ortho phosphorus (Field Filtered)	mg/L	0.006 I	0.013	0.016	0.013 U	0.021	0.002 U	0.007 I	0.013 U
Total phosphorus	mg/L	0.025 I	0.059	0.041	0.021	0.024 I	0.036	0.013 I	0.019 I
Chlorophyll	mg/m3	3.27	4.88	7.65	3.7	5.45	5.75	7.06	8.5
Total suspended solids (TSS)	mg/L	0.667 I	0.570 U	3.60	1.0 U	1.67 I	2.00 I	5.20	1.0
Biochemical oxygen demand (total BOD5)	mg/L	1.06 I	1 U	1 U	2.0 U	1.06 I	1 U	1 U	9.9

Notes:
U - Not detected at the associated reporting limit
I - Reported value is between method detection limit and the practical quantitation limit
NS - Not sampled during noted event
* - DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or high volume of algae.
NM - Not Measured

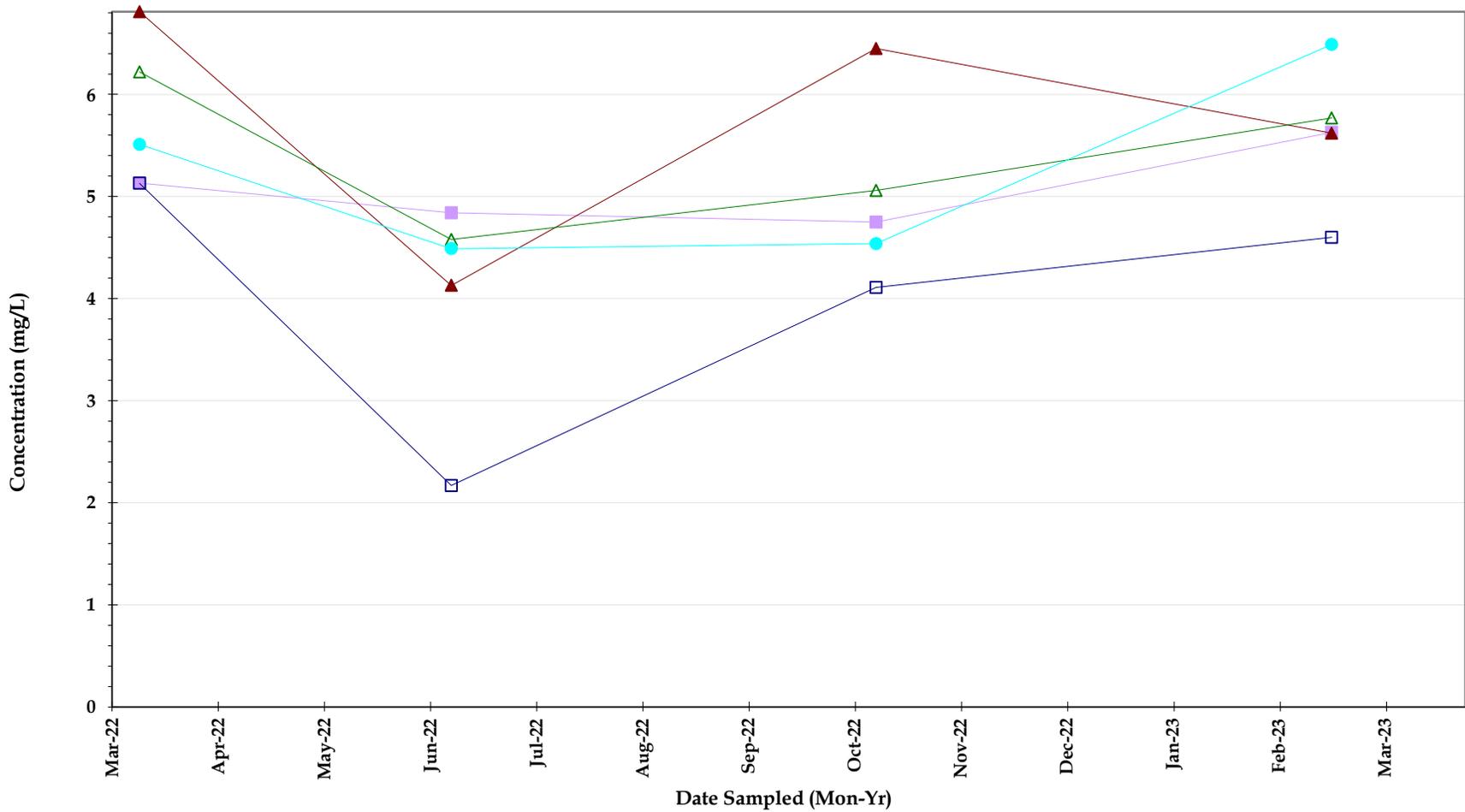
Trend Graphs



Biochemical Oxygen Demand

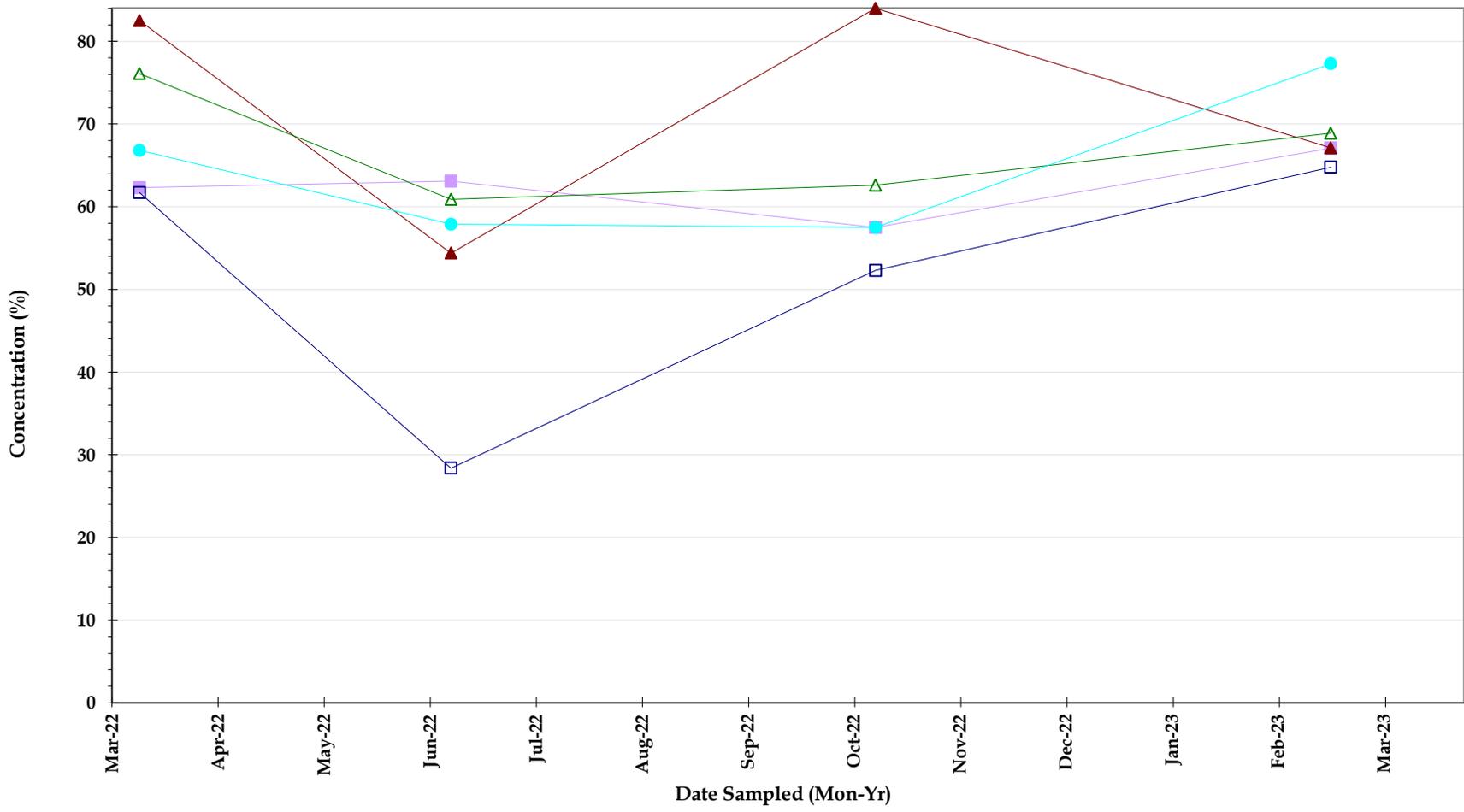


Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Dissolved Oxygen (mg/L)

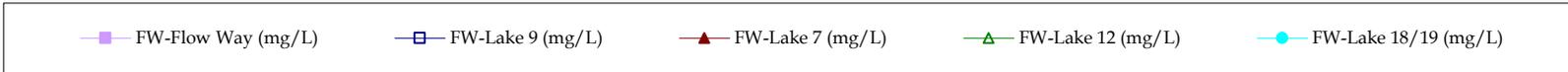
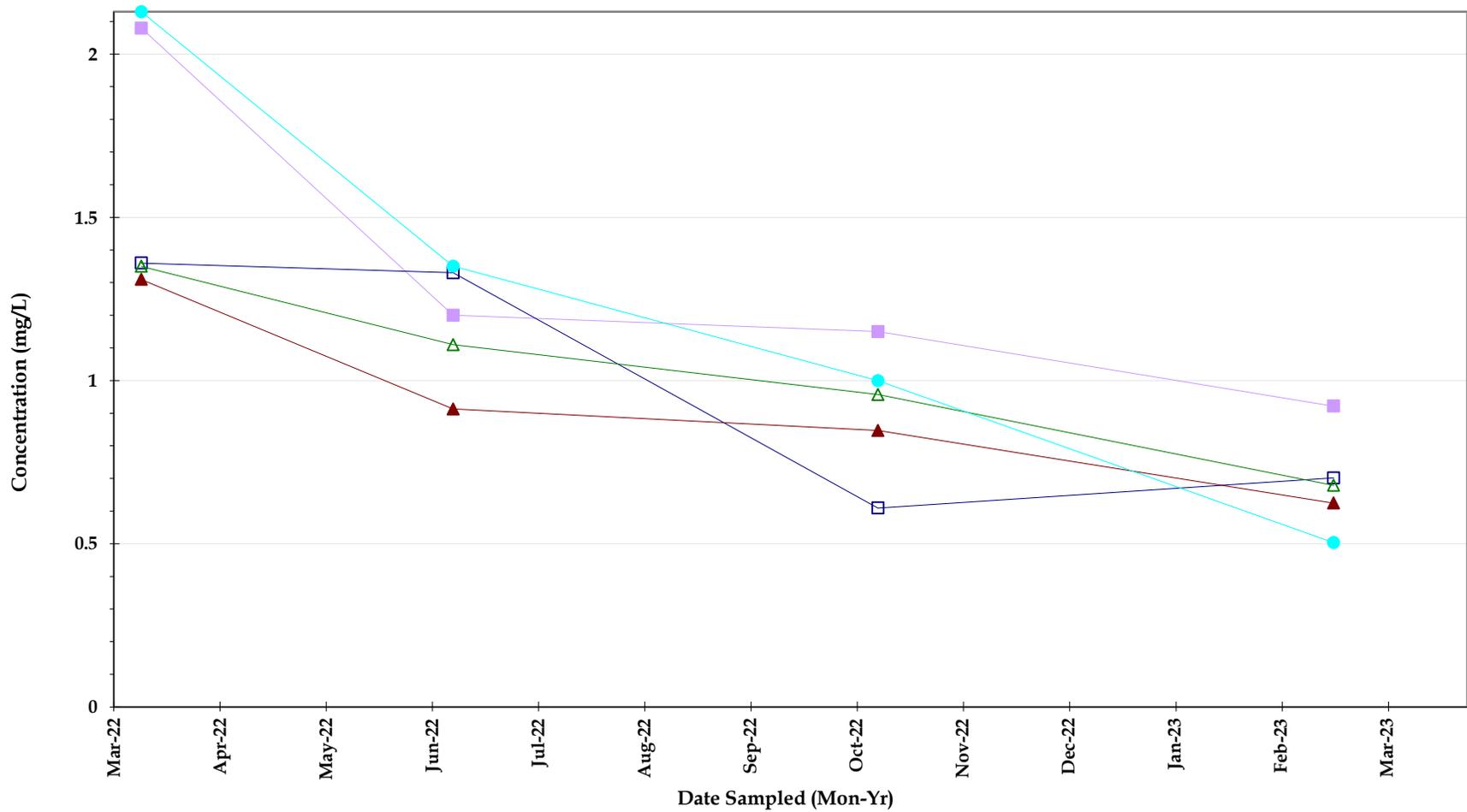
Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Dissolved Oxygen (%)

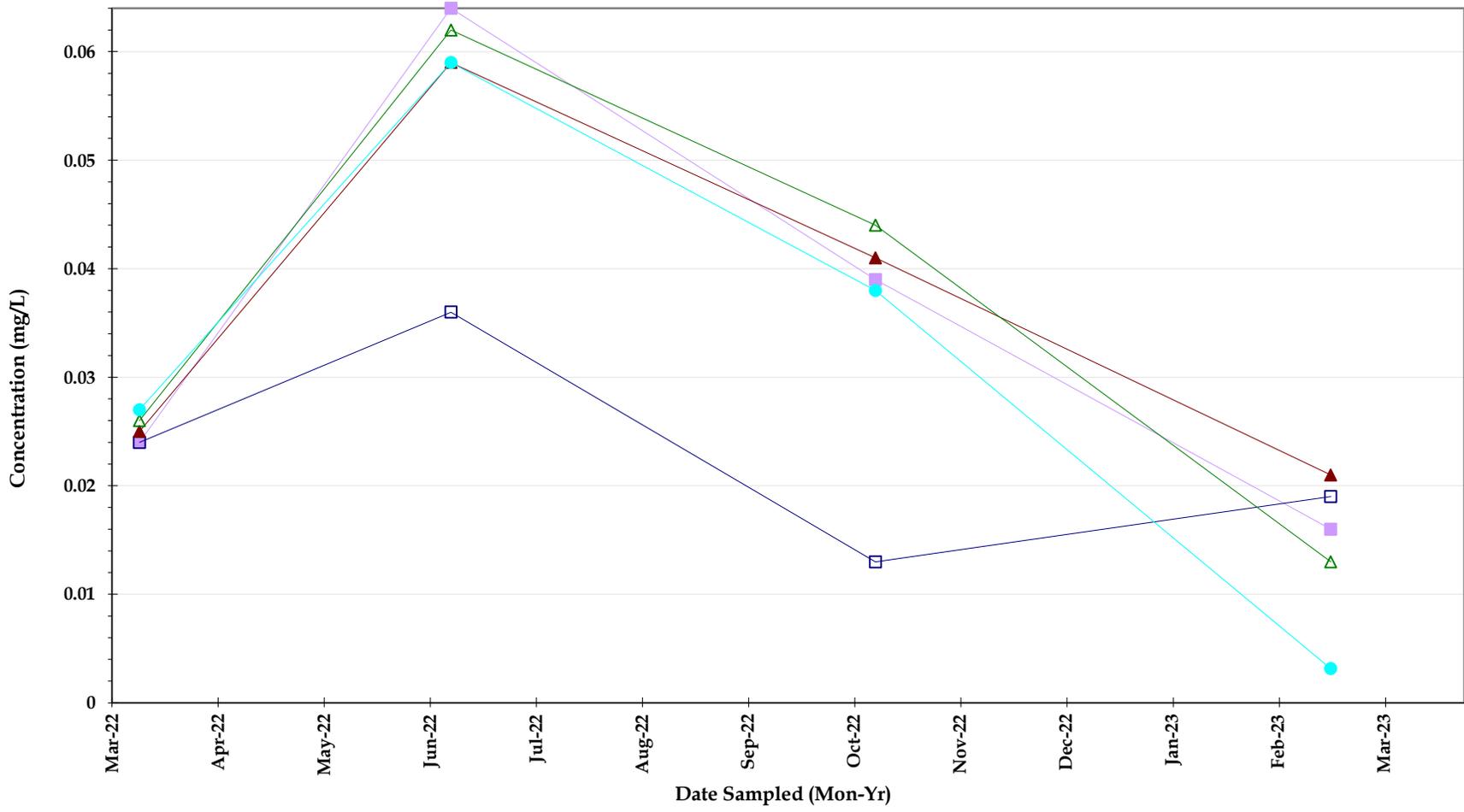


Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



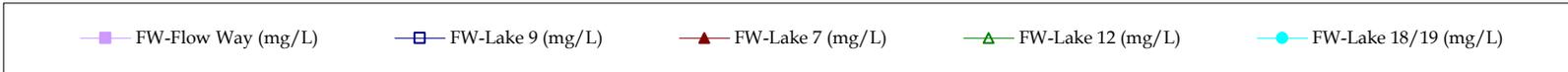
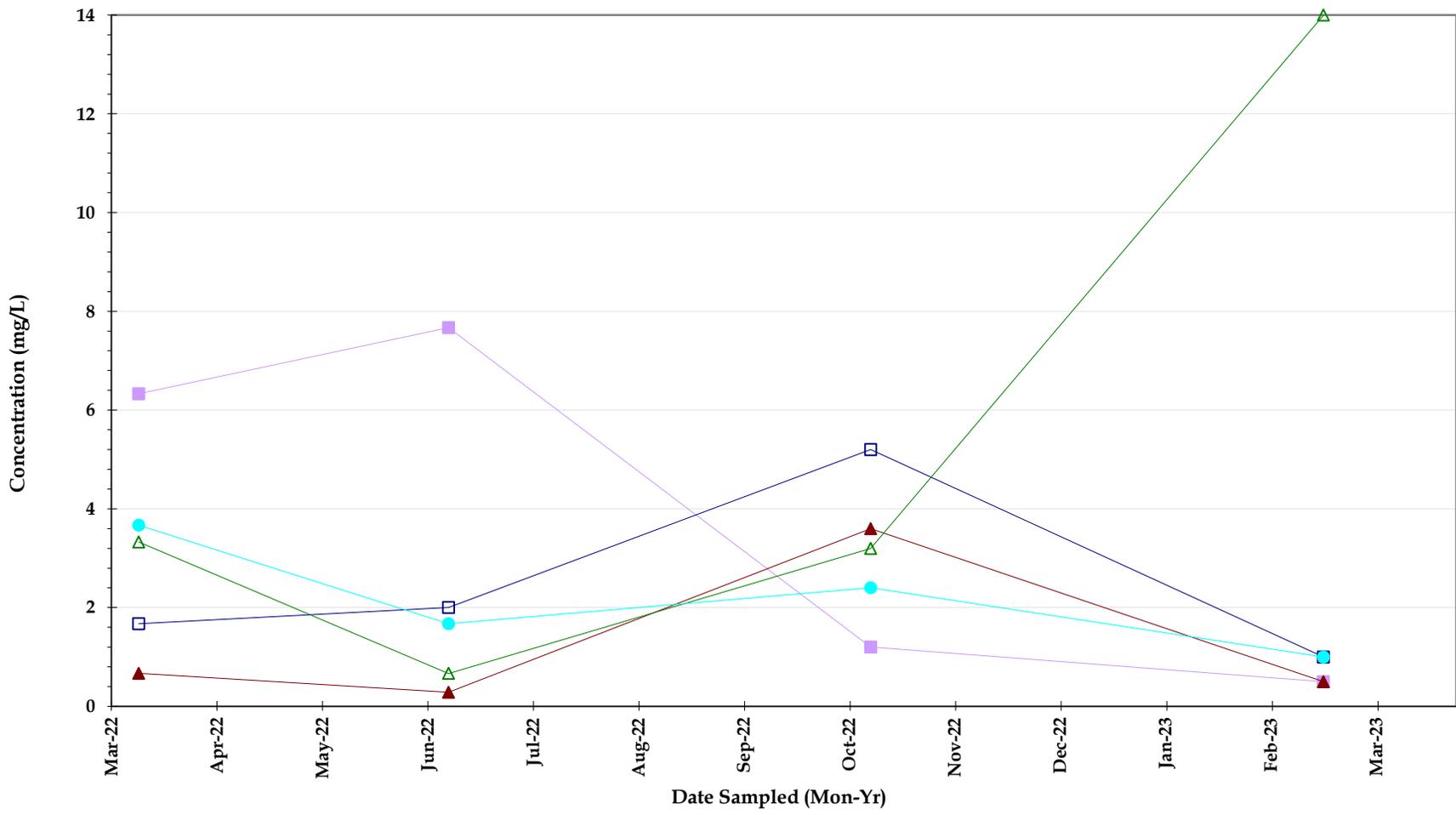
Total Nitrogen

Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Total Phosphorus

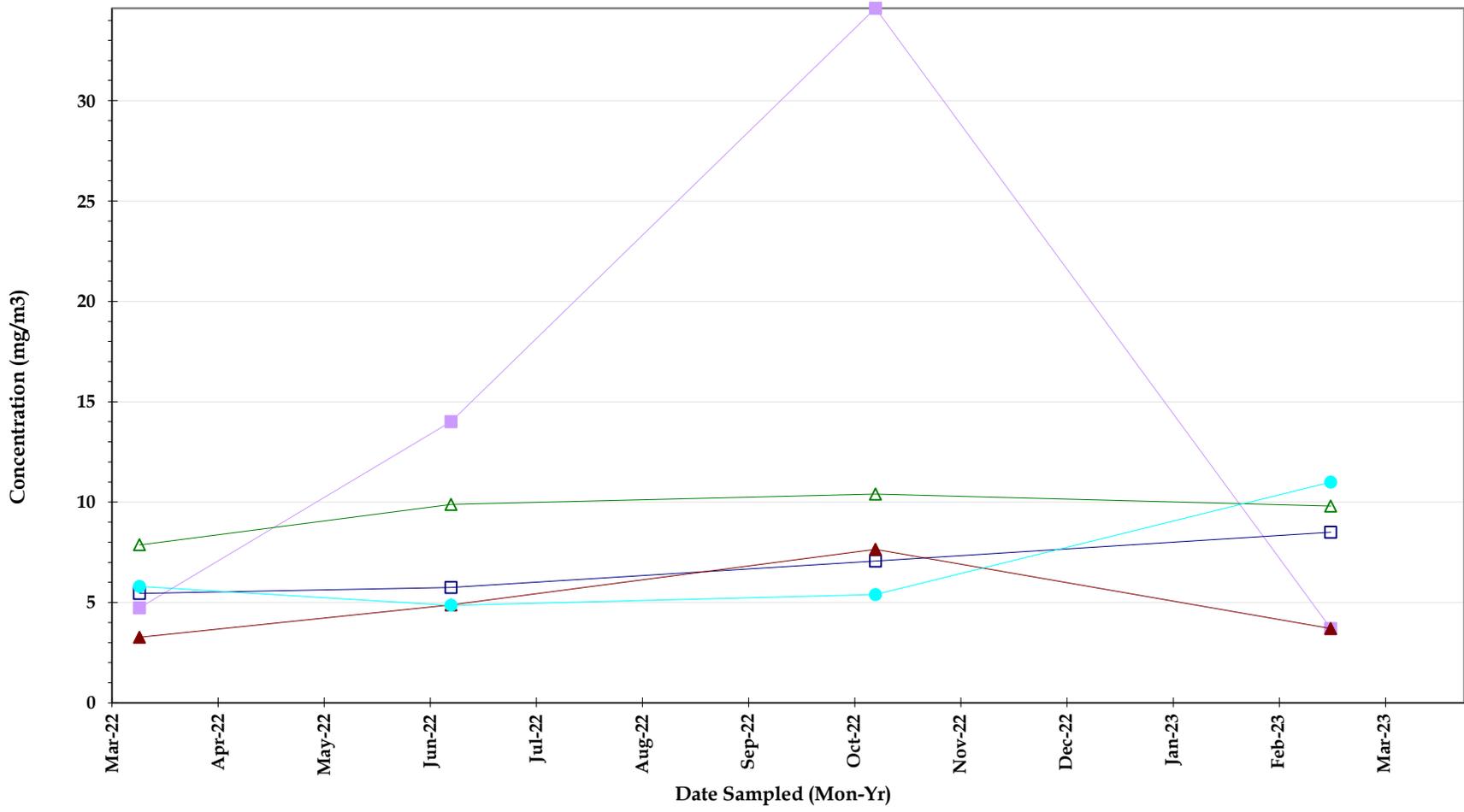
Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Total Suspended Solids

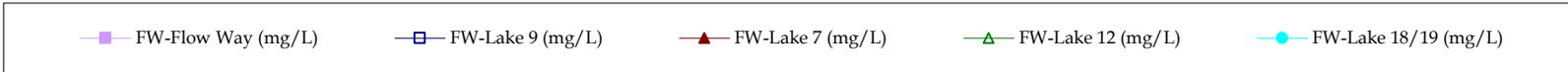
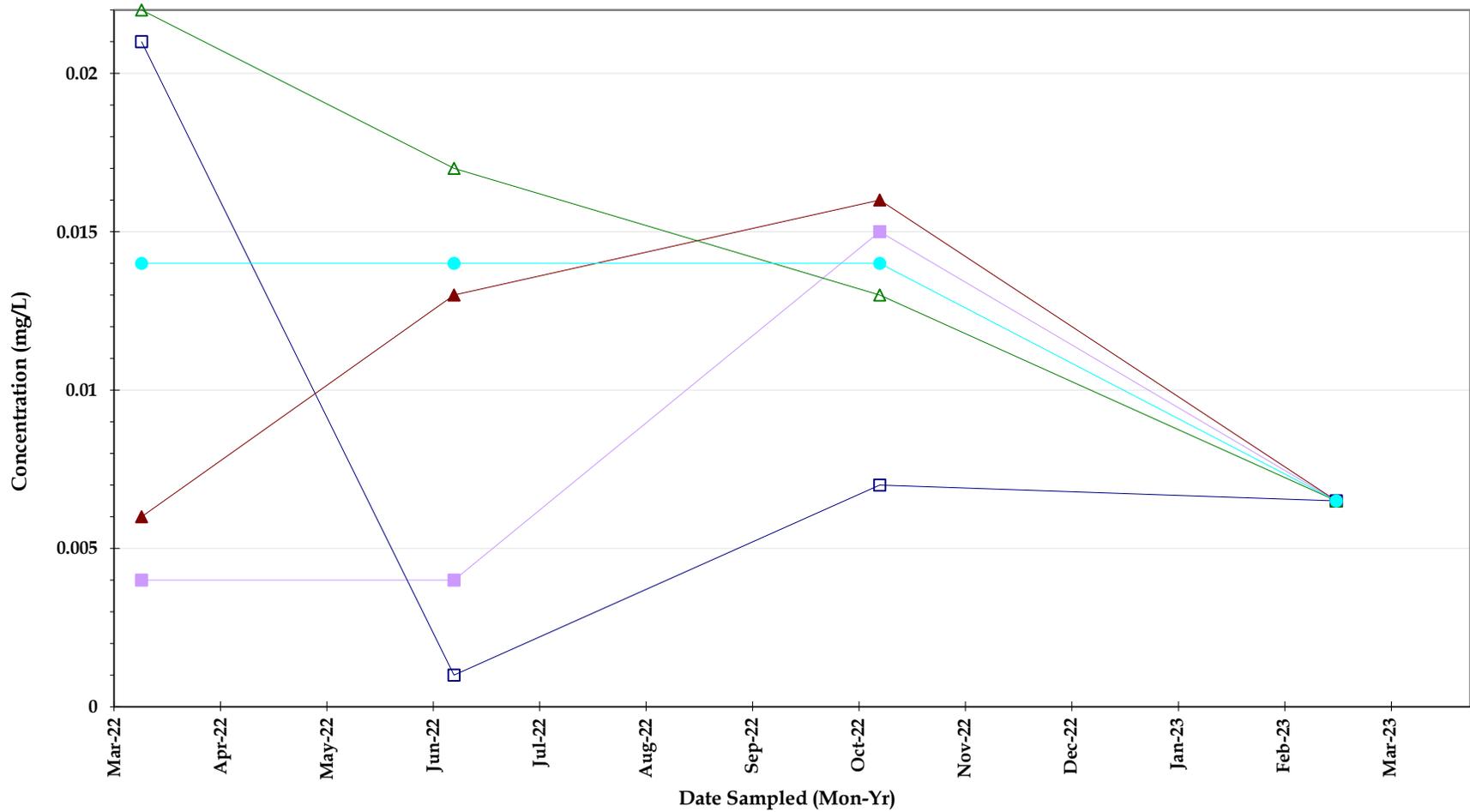


Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Chlorophyll a

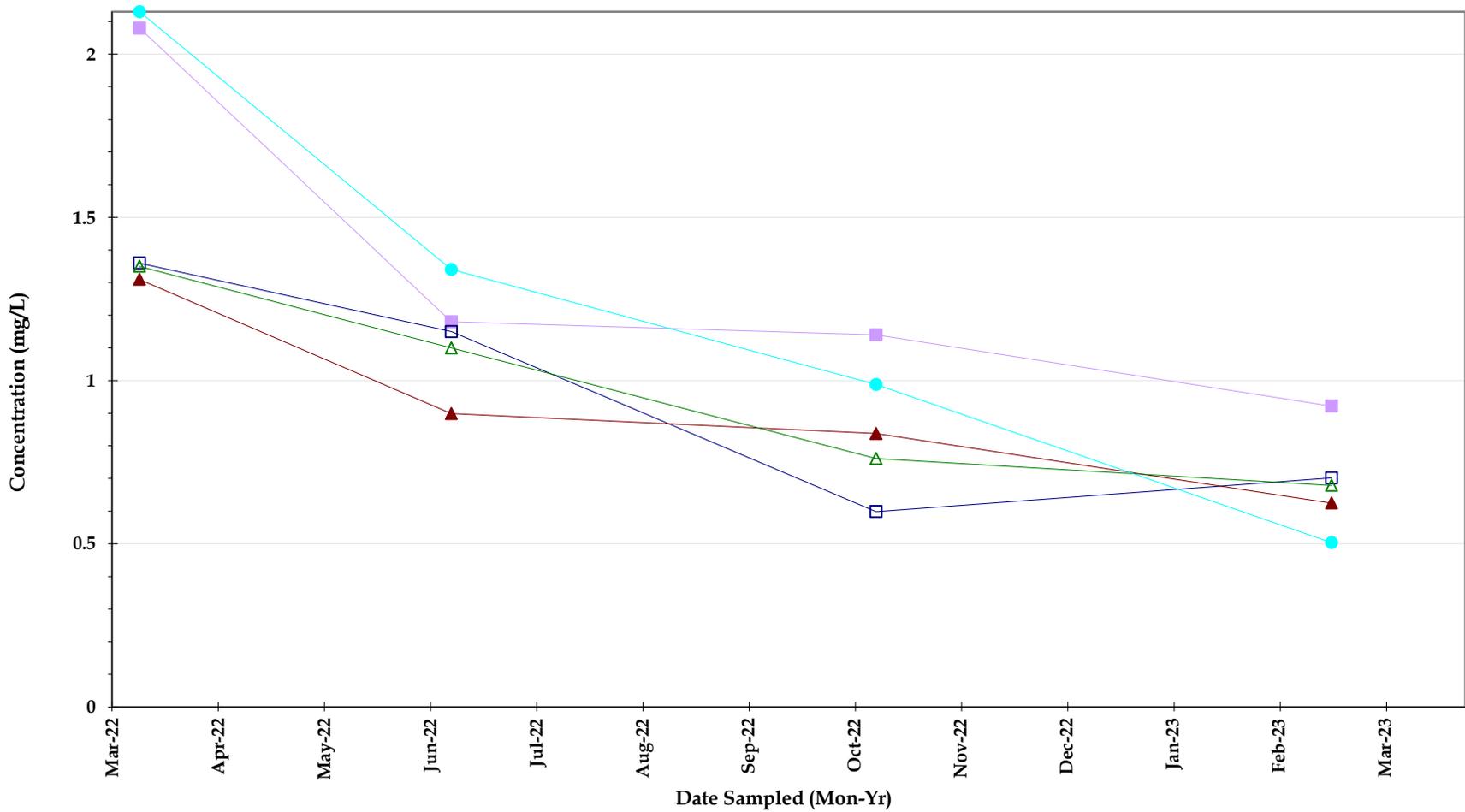
Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Orthophosphate

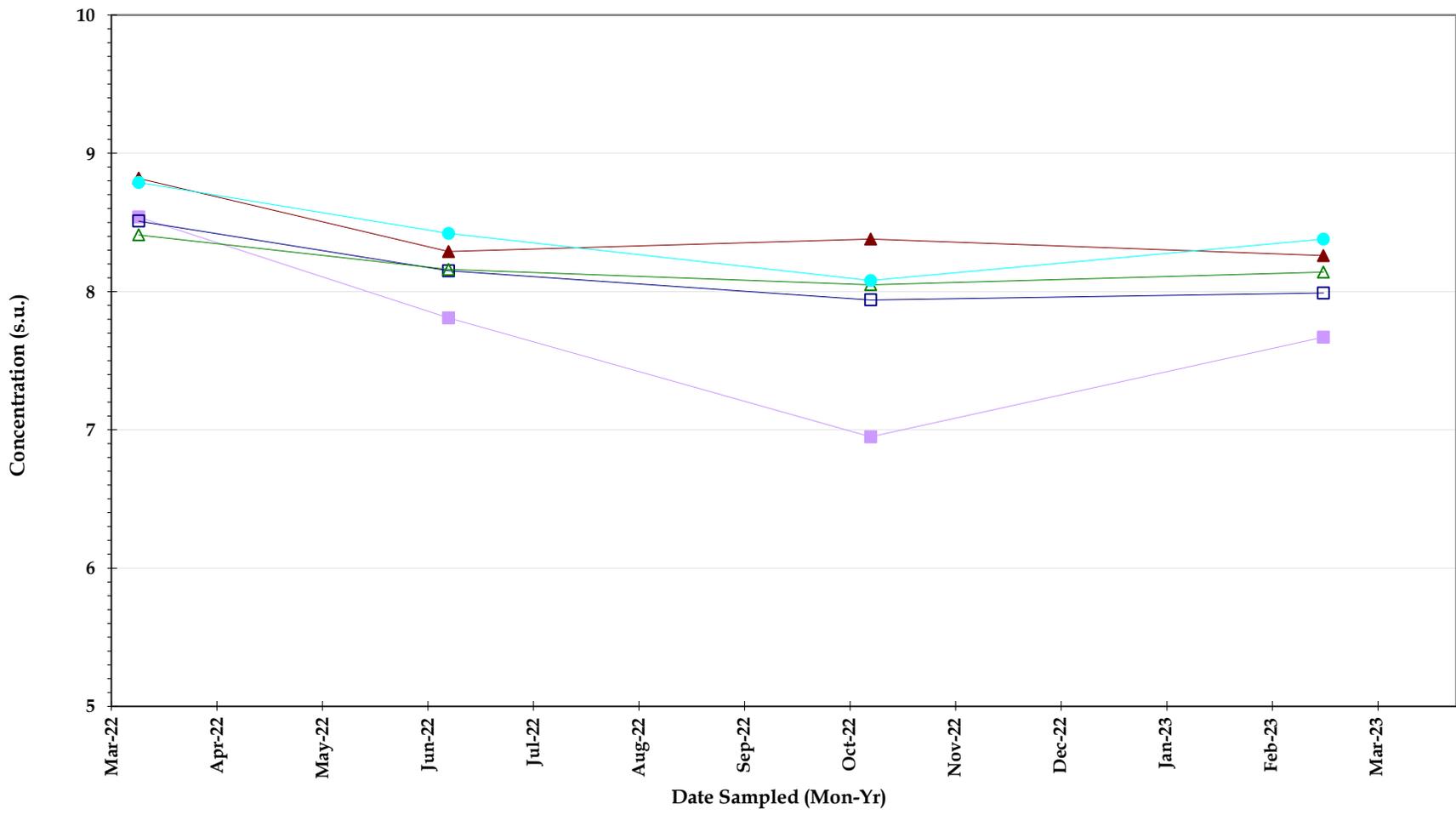


Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



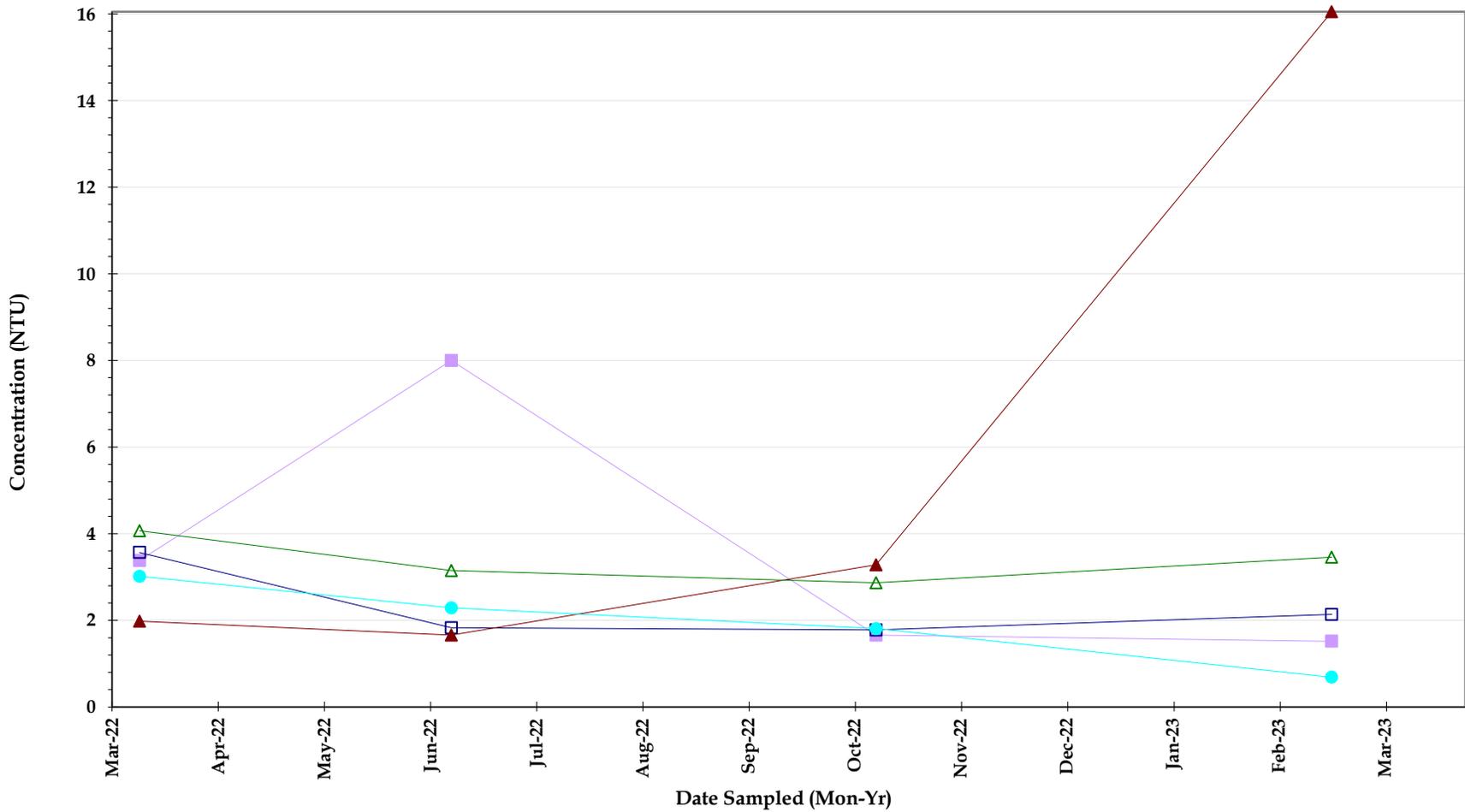
Total kjeldahl nitrogen (TKN)

Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



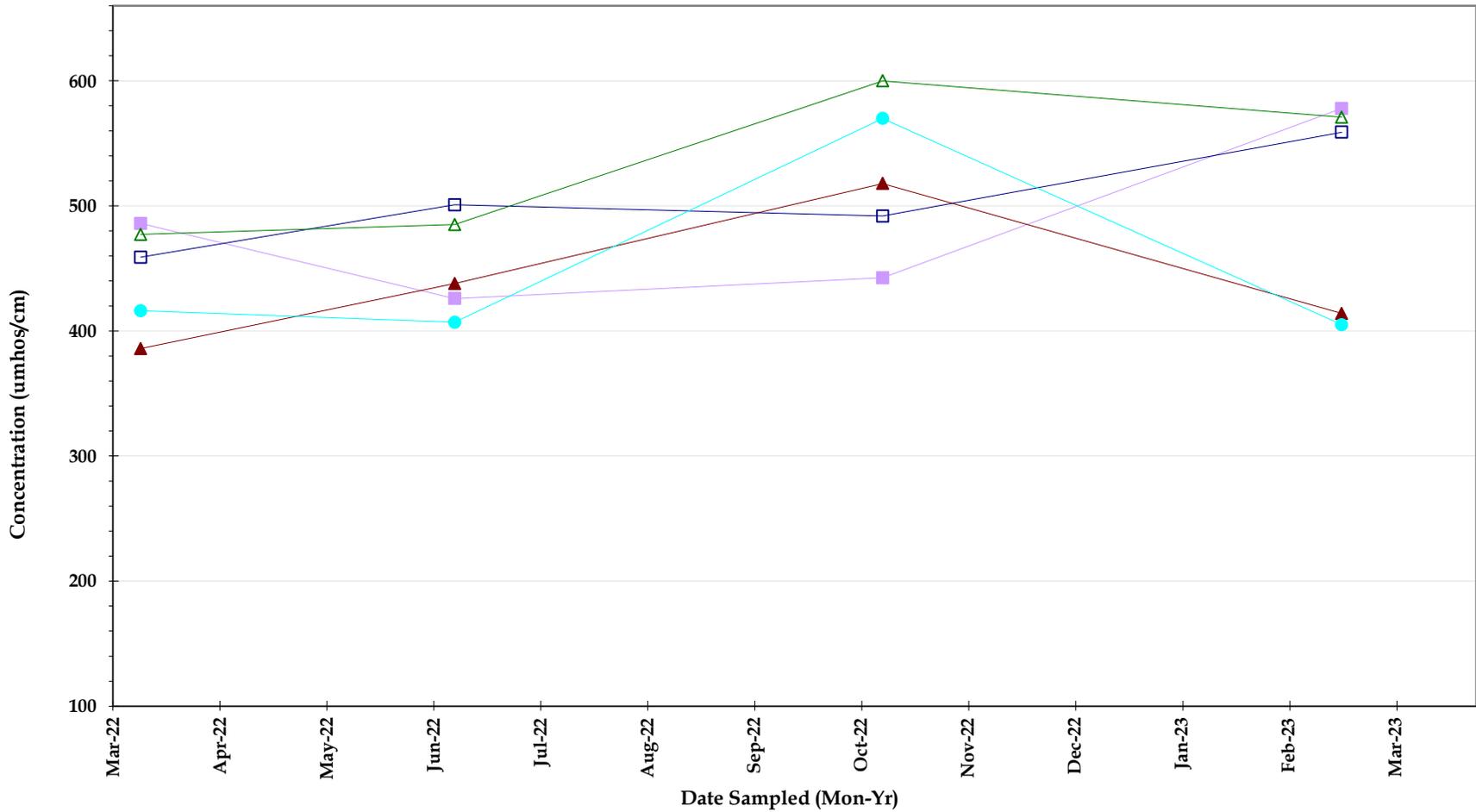
pH, Field

Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



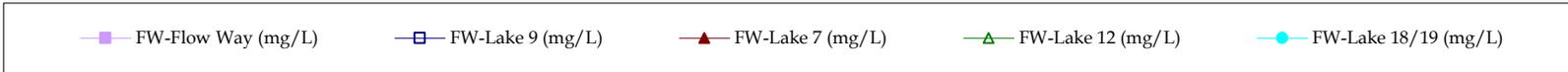
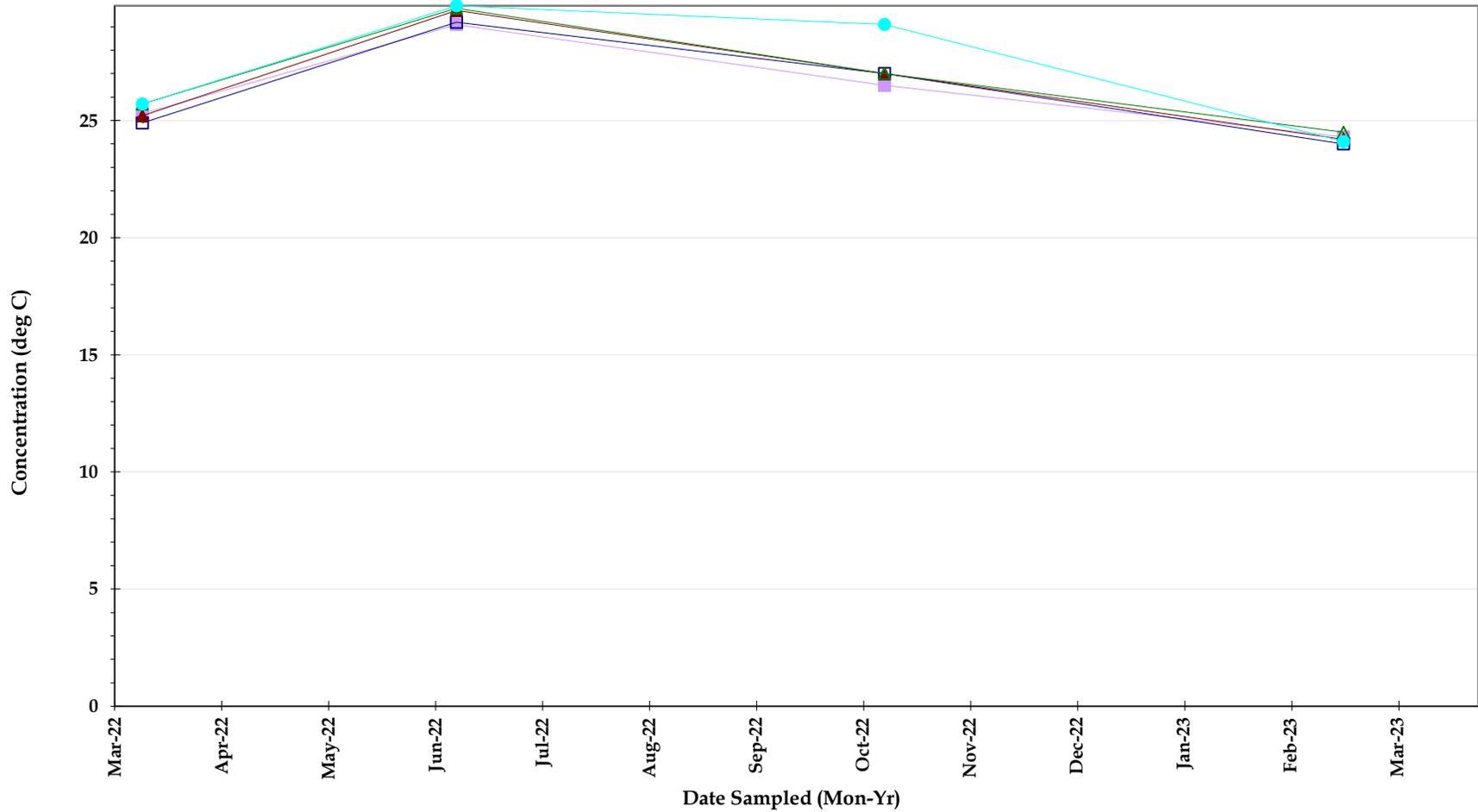
Turbidity

Flow Way
Water Quality Surface Water Sample results
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Conductivity

Flow Way
Water Quality Surface Water Sample results
FEBRUARY 2023



Temperature, sample

Flow Way
 Water Quality Surface Water Sample results
 FEBRUARY 2023

Laboratory Analytical Report



Advanced Environmental Laboratories, Inc
13100 Westlinks Terrace, Unit 10 Ft. Myers FL 33913
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

March 28, 2023

Jenna Martin
GHD Services Inc
5904 Hampton Oaks Parkway
Suite F
Tampa, FL 33610

RE: Workorder: F2301049 Flow way CDD Triannual SW

Dear Jenna Martin:

Enclosed are the analytical results for sample(s) received by the laboratory on Monday February 20, 2023. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Josh Snead, Laboratory Manager
JSnead@aellab.com

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FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported	Basis
F2301049001	Flow Way	WA	Calculation	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	EPA 300.0	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	EPA 350.1	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	EPA 351.2	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	EPA 365.3	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	SM 10200 H	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	SM 2540D	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	SM 4500NO3-F	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049001	Flow Way	WA	SM 5210B	02/20/2023 08:55	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	Calculation	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	EPA 300.0	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	EPA 350.1	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	EPA 351.2	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	EPA 365.3	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	SM 10200 H	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	SM 2540D	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	SM 4500NO3-F	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049002	Lake 9	WA	SM 5210B	02/20/2023 09:20	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	Calculation	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	EPA 300.0	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	EPA 350.1	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	EPA 351.2	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	EPA 365.3	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	SM 10200 H	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	SM 2540D	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	SM 4500NO3-F	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049003	Lake 7	WA	SM 5210B	02/20/2023 09:45	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	Calculation	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	EPA 300.0	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	EPA 350.1	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	EPA 351.2	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	EPA 365.3	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	SM 10200 H	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	SM 2540D	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049004	Lake 12	WA	SM 4500NO3-F	02/20/2023 10:10	02/20/2023 12:40	1	NA

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FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported	Basis
F2301049004	Lake 12	WA	SM 5210B	02/20/2023 10:10	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	Calculation	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	EPA 300.0	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	EPA 350.1	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	EPA 351.2	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	EPA 365.3	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	SM 10200 H	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	SM 2540D	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	SM 4500NO3-F	02/20/2023 10:25	02/20/2023 12:40	1	NA
F2301049005	Lake 18/19	WA	SM 5210B	02/20/2023 10:25	02/20/2023 12:40	1	NA





FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Workorder Summary

Batch Comments

WCAg/10141 - Chlorophylls, SM10200H,Water

The relative percent difference (RPD) for the following analyte in the replicate sample duplicate analyses of F2301049001 was outside control criteria: Chlorophyll A trichromatic. Failing RPD indicates inconsistency in the parent sample matrix. The data were qualified accordingly.

WCAI/18658 - Nitrate+Nitrite,SM4500NO3F,Wat

The matrix spike recovery of Nitrate + Nitrite for A2302234002 was outside control criteria. Recoveries in the Laboratory Control Sample (LCS) and % RPD were acceptable, which indicates the analytical batch was in control. The matrix spike outlier suggests a potential low bias in this matrix. No further corrective action was required.

WCAI/18870 - TKN,E351.2 Analysis,Water

The matrix spike recovery of Total Kjeldahl Nitrogen for A2302167001 was outside control criteria. Recoveries in the Laboratory Control Sample (LCS) and %RPD were acceptable, which indicates the analytical batch was in control. The matrix spike outlier suggests a potential bias in this matrix. No further corrective action was required.

The matrix spike recovery of Total Kjeldahl Nitrogen for A2302250005 was outside control criteria. Recoveries in the Laboratory Control Sample (LCS) and %RPD were acceptable, which indicates the analytical batch was in control. The matrix spike outlier suggests a potential bias in this matrix. No further corrective action was required.

WCAI/18872 - TKN,E351.2 Analysis,Water

The matrix spike recovery of Total Kjeldahl Nitrogen for T2303661002 was outside control criteria. Recoveries in the Laboratory Control Sample (LCS) was acceptable, which indicates the analytical batch was in control. The matrix spike outlier suggests a potential bias in this matrix. No further corrective action was required.

Analysis Results Comments

F2301049001 (Flow Way) - Chlorophyll A

J4|Estimated Result

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Workorder: Flow way CDD Triannual SW (F2301049)

Analytical Results Qualifiers

Parameter Qualifiers

- U The compound was analyzed for but not detected.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- J4 Estimated Result

Lab Qualifiers

- F DOH Certification #E84492 (FL NELAC) AEL-Ft. Myers
- G DOH Certification #E82001 (FL NELAC) AEL-Gainesville
- T DOH Certification #E84589 (FL NELAC) AEL-Tampa

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FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Analytical Results

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
Lab ID: F2301049001 Date Collected: 02/20/2023 08:55 Matrix: Water								
Sample ID: Flow Way Date Received: 02/20/2023 12:40								
WET CHEMISTRY (Calculation)								
Total Nitrogen	0.922	mg/L	0.20	0.12	1	03/20/2023 14:43	03/20/2023 14:43	F
WET CHEMISTRY (Copper Sulfate Digestion/EPA 351.2)								
Total Kjeldahl Nitrogen	0.922	mg/L	0.20	0.050	1	02/22/2023 11:30	02/23/2023 12:05	T
WET CHEMISTRY (EPA 300.0)								
Orthophosphate	0.013 U	mg/L	0.50	0.013	1	02/21/2023 12:23	02/21/2023 12:23	F
WET CHEMISTRY (EPA 350.1)								
Ammonia (N)	0.082	mg/L	0.030	0.010	1	02/27/2023 15:28	02/27/2023 15:28	T
WET CHEMISTRY (EPA 365.3)								
Total Phosphorus (as P)	0.016 I	mg/L	0.020	0.0063	1	02/27/2023 11:20	02/28/2023 15:15	G
WET CHEMISTRY (SM 10200 H)								
Chlorophyll A	3.7	mg/m3	3.0	2.5	1	02/28/2023 16:35	02/28/2023 16:35	G
WET CHEMISTRY (SM 2540D)								
Total Suspended Solids	1.0 U	mg/L	1.0	1.0	1	02/22/2023 12:30	02/22/2023 12:30	F
WET CHEMISTRY (SM 4500NO3-F)								
Nitrate + Nitrite	0.24 U	mg/L	0.40	0.24	2	02/23/2023 11:02	02/23/2023 11:02	T
WET CHEMISTRY (SM 5210B)								
Biochemical Oxygen Demand	2.0 U	mg/L	2.0	2.0	1	02/22/2023 07:01	02/22/2023 07:01	F





FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Analytical Results

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
Lab ID: F2301049002 Date Collected: 02/20/2023 09:20 Matrix: Water								
Sample ID: Lake 9 Date Received: 02/20/2023 12:40								
WET CHEMISTRY (Calculation)								
Total Nitrogen	0.702	mg/L	0.20	0.12	1	03/20/2023 14:43	03/20/2023 14:43	F
WET CHEMISTRY (Copper Sulfate Digestion/EPA 351.2)								
Total Kjeldahl Nitrogen	0.702	mg/L	0.20	0.050	1	02/22/2023 11:30	02/23/2023 12:05	T
WET CHEMISTRY (EPA 300.0)								
Orthophosphate	0.013 U	mg/L	0.50	0.013	1	02/21/2023 12:32	02/21/2023 12:32	F
WET CHEMISTRY (EPA 350.1)								
Ammonia (N)	0.076	mg/L	0.030	0.010	1	02/27/2023 15:29	02/27/2023 15:29	T
WET CHEMISTRY (EPA 365.3)								
Total Phosphorus (as P)	0.019 I	mg/L	0.020	0.0063	1	02/27/2023 11:20	02/28/2023 15:15	G
WET CHEMISTRY (SM 10200 H)								
Chlorophyll A	8.5	mg/m3	3.0	2.5	1	02/28/2023 16:35	02/28/2023 16:35	G
WET CHEMISTRY (SM 2540D)								
Total Suspended Solids	1.0	mg/L	1.0	1.0	1	02/22/2023 12:30	02/22/2023 12:30	F
WET CHEMISTRY (SM 4500NO3-F)								
Nitrate + Nitrite	0.24 U	mg/L	0.40	0.24	2	02/23/2023 11:03	02/23/2023 11:03	T
WET CHEMISTRY (SM 5210B)								
Biochemical Oxygen Demand	9.9	mg/L	2.0	2.0	1	02/22/2023 07:04	02/22/2023 07:04	F





FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Analytical Results

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
Lab ID: F2301049003 Date Collected: 02/20/2023 09:45 Matrix: Water								
Sample ID: Lake 7 Date Received: 02/20/2023 12:40								
WET CHEMISTRY (Calculation)								
Total Nitrogen	0.625	mg/L	0.20	0.12	1	03/20/2023 14:43	03/20/2023 14:43	F
WET CHEMISTRY (Copper Sulfate Digestion/EPA 351.2)								
Total Kjeldahl Nitrogen	0.625	mg/L	0.20	0.050	1	02/22/2023 11:30	02/23/2023 12:05	T
WET CHEMISTRY (EPA 300.0)								
Orthophosphate	0.013 U	mg/L	0.50	0.013	1	02/21/2023 12:42	02/21/2023 12:42	F
WET CHEMISTRY (EPA 350.1)								
Ammonia (N)	0.057	mg/L	0.030	0.010	1	02/27/2023 15:30	02/27/2023 15:30	T
WET CHEMISTRY (EPA 365.3)								
Total Phosphorus (as P)	0.021	mg/L	0.020	0.0063	1	02/27/2023 11:20	02/28/2023 15:15	G
WET CHEMISTRY (SM 10200 H)								
Chlorophyll A	3.7	mg/m3	3.0	2.5	1	02/28/2023 16:35	02/28/2023 16:35	G
WET CHEMISTRY (SM 2540D)								
Total Suspended Solids	1.0 U	mg/L	1.0	1.0	1	02/22/2023 12:30	02/22/2023 12:30	F
WET CHEMISTRY (SM 4500NO3-F)								
Nitrate + Nitrite	0.24 U	mg/L	0.40	0.24	2	02/23/2023 11:04	02/23/2023 11:04	T
WET CHEMISTRY (SM 5210B)								
Biochemical Oxygen Demand	2.0 U	mg/L	2.0	2.0	1	02/22/2023 07:06	02/22/2023 07:06	F





FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

Analytical Results

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
Lab ID: F2301049004 Date Collected: 02/20/2023 10:10 Matrix: Water								
Sample ID: Lake 12 Date Received: 02/20/2023 12:40								
WET CHEMISTRY (Calculation)								
Total Nitrogen	0.679	mg/L	0.20	0.12	1	03/20/2023 14:43	03/20/2023 14:43	F
WET CHEMISTRY (Copper Sulfate Digestion/EPA 351.2)								
Total Kjeldahl Nitrogen	0.679	mg/L	0.20	0.050	1	02/22/2023 11:30	02/23/2023 12:05	T
WET CHEMISTRY (EPA 300.0)								
Orthophosphate	0.013 U	mg/L	0.50	0.013	1	02/21/2023 12:52	02/21/2023 12:52	F
WET CHEMISTRY (EPA 350.1)								
Ammonia (N)	0.061	mg/L	0.030	0.010	1	02/27/2023 15:36	02/27/2023 15:36	T
WET CHEMISTRY (EPA 365.3)								
Total Phosphorus (as P)	0.013 I	mg/L	0.020	0.0063	1	02/27/2023 11:20	02/28/2023 15:15	G
WET CHEMISTRY (SM 10200 H)								
Chlorophyll A	9.8	mg/m3	3.0	2.5	1	02/28/2023 16:35	02/28/2023 16:35	G
WET CHEMISTRY (SM 2540D)								
Total Suspended Solids	14	mg/L	1.0	1.0	1	02/22/2023 12:30	02/22/2023 12:30	F
WET CHEMISTRY (SM 4500NO3-F)								
Nitrate + Nitrite	0.24 U	mg/L	0.40	0.24	2	02/23/2023 11:05	02/23/2023 11:05	T
WET CHEMISTRY (SM 5210B)								
Biochemical Oxygen Demand	2.0 U	mg/L	2.0	2.0	1	02/22/2023 07:08	02/22/2023 07:08	F

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Workorder: Flow way CDD Triannual SW (F2301049)

Analytical Results

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
Lab ID: F2301049005 Date Collected: 02/20/2023 10:25 Matrix: Water								
Sample ID: Lake 18/19 Date Received: 02/20/2023 12:40								
WET CHEMISTRY (Calculation)								
Total Nitrogen	0.504	mg/L	0.20	0.12	1	03/20/2023 14:43	03/20/2023 14:43	F
WET CHEMISTRY (Copper Sulfate Digestion/EPA 351.2)								
Total Kjeldahl Nitrogen	0.504	mg/L	0.20	0.050	1	02/22/2023 11:30	02/23/2023 12:05	T
WET CHEMISTRY (EPA 300.0)								
Orthophosphate	0.013 U	mg/L	0.50	0.013	1	02/21/2023 13:02	02/21/2023 13:02	F
WET CHEMISTRY (EPA 350.1)								
Ammonia (N)	0.061	mg/L	0.030	0.010	1	02/27/2023 15:37	02/27/2023 15:37	T
WET CHEMISTRY (EPA 365.3)								
Total Phosphorus (as P)	0.0063 U	mg/L	0.020	0.0063	1	02/27/2023 11:20	02/28/2023 15:15	G
WET CHEMISTRY (SM 10200 H)								
Chlorophyll A	11	mg/m3	3.0	2.5	1	02/28/2023 16:35	02/28/2023 16:35	G
WET CHEMISTRY (SM 2540D)								
Total Suspended Solids	1.0	mg/L	1.0	1.0	1	02/22/2023 12:30	02/22/2023 12:30	F
WET CHEMISTRY (SM 4500NO3-F)								
Nitrate + Nitrite	0.24 U	mg/L	0.40	0.24	2	02/23/2023 11:05	02/23/2023 11:05	T
WET CHEMISTRY (SM 5210B)								
Biochemical Oxygen Demand	2.0 U	mg/L	2.0	2.0	1	02/22/2023 07:10	02/22/2023 07:10	F





Advanced Environmental Laboratories, Inc
 13100 Westlinks Terrace, Unit 10 Ft. Myers FL 33913
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 Phone: (239) 674-8130
 Fax: (239) 674-8128

FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

QC Results

QC Batch: WCAg/10141 **Analysis Method:** SM 10200 H
Preparation Method: SM 10200 H
Associated Lab IDs: F2301049002, F2301049003, F2301049004, F2301049005

Sample Duplicate (4687811); Parent Lab Sample (F2301049002, F2301049003, F2301049004, F2301049005)

Parameter	Original	Duplicate	Units	RPD	RPD Limit	Lab
Chlorophyll A	44.3754	40.6593	mg/m3	9	35	G

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Workorder: Flow way CDD Triannual SW (F2301049)

QC Results

QC Batch: WCA/18658 **Analysis Method:** SM 4500NO3-F
Preparation Method: SM 4500NO3-F
Associated Lab IDs: F2301049001, F2301049002, F2301049003, F2301049004, F2301049005

Method Blank(4681596)

Parameter	Results	Units	PQL	MDL	Lab
Nitrate + Nitrite	0.12 U	mg/L	0.20	0.12	T

Lab Control Sample (4681597)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Nitrate + Nitrite	mg/L	2	1.93	97	90 - 110	T

Matrix Spike (4681598); Matrix Spike Duplicate (4681599); Parent Lab Sample (A2302234002)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Dup Result	Dup Recovery	RPD	RPD Limit	Lab
Nitrate + Nitrite	mg/L	2	1.6	80	90 - 110	1.7	85	6	10	T

QC Result Comments

Matrix Spike - 4681598 - Nitrate + Nitrite

J4|Estimated Result

Matrix Spike Duplicate - 4681599 - Nitrate + Nitrite

J4|Estimated Result

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FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

QC Results

QC Batch: WCA/18870
Preparation Method: Copper Sulfate Digestion
Associated Lab IDs: F2301049001

Analysis Method: EPA 351.2

Method Blank(4678480)

Parameter	Results	Units	PQL	MDL	Lab
Total Kjeldahl Nitrogen	0.050 U	mg/L	0.20	0.050	T

Lab Control Sample (4678482)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Total Kjeldahl Nitrogen	mg/L	1	.941	94	90 - 110	T

Matrix Spike (4678484); Matrix Spike Duplicate (4678486); Parent Lab Sample (A2302167001)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Dup Result	Dup Recovery	RPD	RPD Limit	Lab
Total Kjeldahl Nitrogen	mg/L	1	3.68	170	90 - 110	3.67	169	0	20	T

Matrix Spike (4678488); Matrix Spike Duplicate (4678490); Parent Lab Sample (A2302250005)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Dup Result	Dup Recovery	RPD	RPD Limit	Lab
Total Kjeldahl Nitrogen	mg/L	1	1.4	71	90 - 110	1.56	87	11	20	T

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Advanced Environmental Laboratories, Inc
 13100 Westlinks Terrace, Unit 10 Ft. Myers FL 33913
 Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
 Phone: (239) 674-8130
 Fax: (239) 674-8128

FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

QC Results

QC Batch: WCA/18871
Preparation Method: Copper Sulfate Digestion
Associated Lab IDs: F2301049001

Analysis Method: EPA 365.4

Method Blank(4678481)

Parameter	Results	Units	PQL	MDL	Lab
Total Phosphorus (as P)	0.15 U	mg/L	0.20	0.15	T

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FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
CLCf/1003 - Calculation			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAf/3126 - EPA 300.0			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAf/3129 - SM 5210B			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAf/3133 - SM 2540D			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAg/10119 - EPA 365.3			
F2301049001	Flow Way	WCAg/10118	EPA 365.3
F2301049002	Lake 9	WCAg/10118	EPA 365.3
F2301049003	Lake 7	WCAg/10118	EPA 365.3
F2301049004	Lake 12	WCAg/10118	EPA 365.3
F2301049005	Lake 18/19	WCAg/10118	EPA 365.3





FINAL

Workorder: Flow way CDD Triannual SW (F2301049)

QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
WCAg/10141 - SM 10200 H			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAI/18658 - SM 4500NO3-F			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAI/18742 - EPA 350.1			
F2301049001	Flow Way		
F2301049002	Lake 9		
F2301049003	Lake 7		
WCAI/18743 - EPA 350.1			
F2301049004	Lake 12		
F2301049005	Lake 18/19		
WCAI/18870 - EPA 351.2			
F2301049001	Flow Way	WCAI/18601	Copper Sulfate Digestion
WCAI/18872 - EPA 351.2			
F2301049002	Lake 9	WCAI/18602	Copper Sulfate Digestion
F2301049003	Lake 7	WCAI/18602	Copper Sulfate Digestion
F2301049004	Lake 12	WCAI/18602	Copper Sulfate Digestion
F2301049005	Lake 18/19	WCAI/18602	Copper Sulfate Digestion

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Surface Water Field Sheets

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	FW - Flow way
LOCATION:	down stream of bridge
DATE/TIME:	2/20/23 855
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	1.5m (feet)	Sample Depth:	1.5 (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<input checked="" type="radio"/> Flow within Banks	Flood Conditions
WATER LEVEL: (Circle One)	Low	<input checked="" type="radio"/> Normal	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	Dipper Other

Field Measurements		Meter ID#			Field Measurements		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
855	1.5	7.07	5.03	67.1	24.3	578	1.52
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: N/A
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: Connor Hayden, Jessie Walsh

REMARKS: Sample collected downstream of bridge
limited vegetation

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>FW-Lake 9</u>
LOCATION:	<u>from E bank</u>
DATE/TIME:	<u>2/20/23 920</u>
ALL TIMES ARE:	<u>(ETZ)</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	<u>Small Lake (>4 and <10HA)</u> (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>1.5 m</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<u>Direct Grab with Sample Bottle</u>	Dipper Other _____

Field Measurements		Meter ID#			Field Measurements Read By: (initials)		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>920</u>	<u>1.5</u>	<u>7.99</u>	<u>4.60</u>	<u>41.8</u>	<u>24.0</u>	<u>559</u>	<u>2.14</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
Samples immediately placed on ice? Yes, No

WEATHER CONDITIONS: (circle) raining, clear partly cloudy, windy

PERSONNEL ON SITE: Cannon Hayden, Jessie Walsh

REMARKS: sample collected from E bank strong vegetation growth around perimeter

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>FW - Lake 7</u>
LOCATION:	<u>from SE bank</u>
DATE/TIME:	<u>2/20/23 945</u>
ALL TIMES ARE:	ETZ or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<u>Large Lake (>10HA)</u> (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>1m</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<u>Direct Grab with Sample Bottle</u>	Dipper Other _____

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>945</u>	<u>1.5</u>	<u>8.26</u>	<u>8.62</u>	<u>67.1</u>	<u>24.2</u>	<u>414</u>	<u>16.05</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? (Yes) No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: Conrad Hayden, Jessie Walsh

REMARKS: sample collected from SE bank. limited vegetation grown

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>FW-Lake 12</u>
LOCATION:	<u>from W bank</u>
DATE/TIME:	<u>2/20/23 10:10</u>
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input checked="" type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>1.5</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	<input type="radio"/> No Flow	<input checked="" type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper Other _____

Field Measurements		Meter ID#			Field Measurements Read By: (initials)		
Time (24 hr.) <u>10:10</u>	Surface Depth Collected (feet) <u>1.5</u>	pH* (SU) <u>8.14</u>	D.O. (mg/L) <u>5.77</u>	D.O. (%) <u>68.9</u>	Temp (°C) <u>24.5</u>	Conductivity (µmhos/cm) <u>571</u>	Turbidity (NTU) <u>3.46</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA

Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: Connor Hayden, Jesse Wain

REMARKS: sample collected from W bank. limited vegetation growth

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>FW-Lake 18/19</u>
LOCATION:	<u>from S bank</u>
DATE/TIME:	<u>2/20/23 1025</u>
ALL TIMES ARE:	ETZ or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>NA</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<u>Direct Grab with Sample Bottle</u>	Dipper Other _____

Field Measurements
Read By: (initials)

Field Measurements		Meter ID#		Field Measurements				Read By: (initials)
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)	
<u>1025</u>	<u>1.5</u>	<u>8.38</u>	<u>6.49</u>	<u>77.3</u>	<u>24.1</u>	<u>405</u>	<u>0.69</u>	
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)	

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA

Samples immediately placed on ice?

(Yes) No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

Connor Hayden, Jessie Watson

REMARKS:

sample collected from S bank. limited vegetation growth around banks



Jennifer J. Edwards
Supervisor of Elections
Collier County, Florida

April 17, 2023

Mr. James Ward
Flow Way CDD
2301 Northeast 37th St
Ft Lauderdale FL 33308

Dear Mr. Ward,

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1316 active registered voters residing in the Flow Way CDD as of April 17, 2023.

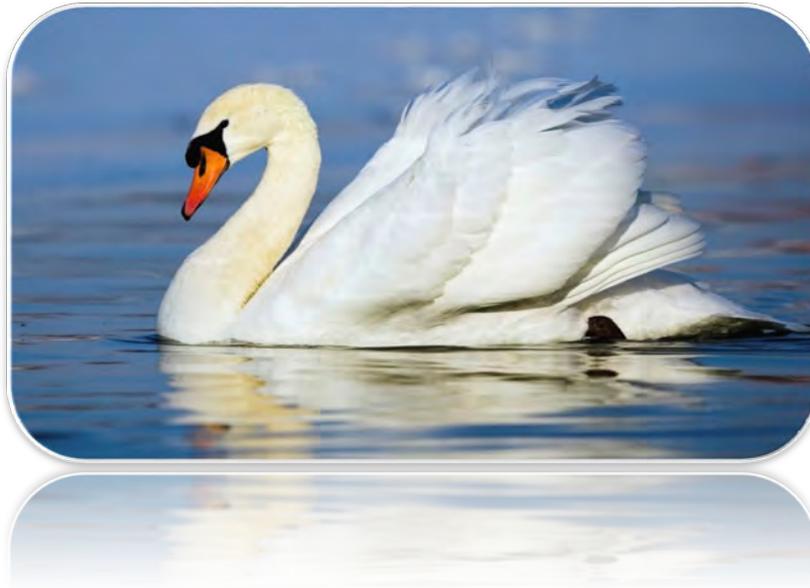
Should you have any question regarding election services for this district please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "David B Carpenter".

David B Carpenter
Qualifying Officer
Collier County Supervisor of Elections
3750Enterprise Ave
Naples FL 34104
(239) 252-8501
Dave.Carpenter@colliervotes.gov

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 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 April 30, 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	\$ 1,741,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,741,536
Debt Service Fund												
Interest Account	-	199,563	82,406	74,775	117,196	80,263	168,448	-	-	-	-	722,650
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	408,118	263,815	151,601	230,376	148,695	342,967	-	-	-	-	1,545,571
Prepayment Account	-	-	5,002	5,000	-	-	30,023	-	-	-	-	40,026
General Redemption Account	-	-	-	2,482	-	-	-	-	-	-	-	2,482
Construction	-	-	-	-	-	-	-	27,664	18,203	35,600	-	81,467
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	59,823	28,389	23,987	38,840	26,373	57,190	-	-	-	-	234,602
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	-	-	-	-	-	-	-	-	-	-	4,039,664	4,039,664
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,410,336	24,410,336
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 2,224,031	\$ 1,206,504	\$ 624,919	\$ 418,486	\$ 561,000	\$ 373,705	\$ 855,049	\$ 27,664	\$ 18,203	\$ 35,600	\$ 28,450,000	\$ 34,795,162

**Flow Way Community Development District
Balance Sheet
for the Period Ending April 30, 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)	234,602	-	-	-	-	-	-	-	-	-	-	-	-	234,602
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	\$ 707,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,450,000	\$ -	\$ 29,157,022
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	373,705	653,990	25,623	16,785	34,296	-	-	-	3,407,705
Results from Current Operations	-	209,388	98,780	80,689	118,746	-	201,059	2,041	1,418	1,305	-	-	-	713,425
Unassigned														
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,582,154	-	-	-	-	-	-	-	-	-	-	-	-	1,582,154
Total Fund Equity and Other Credits	\$ 1,517,009	\$ 1,206,504	\$ 624,919	\$ 418,486	\$ 561,000	\$ 373,705	\$ 855,049	\$ 27,663	\$ 18,203	\$ 35,600	\$ -	\$ -	\$ -	\$ 5,638,140
Total Liabilities, Fund Equity and Other Credits	\$ 2,224,031	\$ 1,206,504	\$ 624,919	\$ 418,486	\$ 561,000	\$ 373,705	\$ 855,049	\$ 27,663	\$ 18,203	\$ 35,600	\$ 28,450,000	\$ -	\$ -	\$ 34,795,162

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	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	38,518	1,581,405	1,594,494	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Trust 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	\$ 38,518	2,081,405	\$ 2,009,241	104%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	1,800	6,600	12,000	55%
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
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	1,333	9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
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%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services										

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
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%
Special Counsel - Litigation	-	35,667	22,705	-	-	11,317	-	69,690	175,000	40%
Special Counsel - Court Reporter/Arbitrator	-	-	4,005	-	-	945	725	5,675	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	3,953	-	3,953	-	N/A
Truist Loan - Legal 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	11,250	42%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	16,000	0%
Utility Services										
Electric - Pump Station	-	3,014	-	-	-	21,042	-	24,056	32,000	75%
Electric - Recharge Pumps	-	112	-	932	2,466	3,076	28	6,614	8,000	83%
Repairs and Maintenance										

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Pump Station and Wells	410	155	572	410	1,960	965	1,246	5,718	30,000	19%
Recharge Pumps	-	-	-	-	-	-	-	-	8,500	0%
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%
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										
Internal and External	-	-	-	-	-	-	-	-	55,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance										
Professional Services										

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Asset Management	-	1,800	1,800	1,800	-	3,600	-	9,000	21,600	42%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	N/A
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	3,980	15,000	27%
Water Quality Testing	-	-	-	-	-	-	-	-	14,500	0%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	2,907	2,907	12,000	24%
Contingencies	-	-	-	-	-	-	-	-	15,505	0%
Capital Outlay										
Fountain Installations	-	-	-	-	-	-	-	-	-	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
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	7,930	47,580	95,000	50%
Tree Trimming	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,905	5,396	16,301	10,000	163%
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

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Landscape Lighting	-	-	-	-	-	-	-	-	3,600	N/A
Landscape Monuments	-	-	-	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	805	6,599	25,270	34,764	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
Contingencies	-	-	-	-	-	-	-	-	68,800	N/A
Intragovernmental Transfer Out										
	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	29,176	96,329	77,562	59,214	17,014	166,666	53,292	499,252	2,009,241	25%
Total Expenditures and Other Uses:	\$ 29,176	\$ 96,329	\$ 77,562	\$ 59,214	\$ 17,014	\$ 166,666	\$ 53,292	\$ 499,252	\$ 2,009,241	25%
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	907,710	(7,857)	41,250	(137,968)	(14,773)	1,582,154	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,636,358	1,628,500	1,669,751	1,531,782	(65,145)	-	
Fund Balance - Ending	\$ 417,974	\$ 728,648	\$ 1,636,358	\$ 1,628,500	\$ 1,669,751	\$ 1,531,782	\$ 1,517,009	1,517,009	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	136	6,087	11,000	55%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,534	2,709	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	13,031	534,984	539,344	99%
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	\$ 14,701	543,781	\$ 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	\$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	14,701	209,388	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	1,191,803	997,116		
Fund Balance - Ending	\$ 1,006,192	\$ 810,420	\$ 1,143,735	\$ 1,161,110	\$ 1,180,907	\$ 1,191,803	\$ 1,206,504	1,206,504	\$ 9,819	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	60	2,776	5,300	52%
Prepayment Account	-	-	-	-	0	2	2	4	-	N/A
Revenue Account	1	1	1	1	46	629	884	1,562	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	6,184	253,878	255,873	99%
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	\$ 7,130	258,221	\$ 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	\$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	7,130	98,780	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	617,788	526,139	-	
Fund Balance - Ending	\$ 530,342	\$ 436,684	\$ 594,859	\$ 603,105	\$ 612,508	\$ 617,788	\$ 624,919	624,919	\$ 19,767	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	38	1,823	3,500	52%
Prepayment Account	-	-	-	-	0	0	1	1	-	N/A
Revenue Account	1	1	0	0	30	415	583	1,030	8	12877%
General Redemption Account	0	0	0	0	0	4	6	11	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	5,225	214,509	216,342	99%
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	\$ 5,853	217,374	\$ 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	\$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	5,853	80,689	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	412,633	337,797		
Fund Balance - Ending	\$ 340,849	\$ 259,745	\$ 393,392	\$ 400,358	\$ 408,294	\$ 412,633	\$ 418,486	418,486	\$ 8,494	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	44	1,972	3,700	53%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	878	1,549	12	12912%
Special Assessment Revenue										
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	8,460	347,335	350,060	99%
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	\$ 9,382	350,911	\$ 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	44	1,972	-	N/A
Total Expenditures and Other Uses:	\$604	\$231,482	\$0	\$0	\$2	\$31	\$44	\$232,164	\$346,785	N/A
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	9,338	118,746	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	551,663	442,254		
Fund Balance - Ending	\$ 446,245	\$ 304,157	\$ 520,559	\$ 531,839	\$ 544,682	\$ 551,663	\$ 561,000	561,000	\$ 6,987	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	30	1,337	2,200	61%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	578	1,021	8	12757%
Special Assessment Revenue										
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	5,745	235,849	237,599	99%
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	\$ 6,353	238,207	\$ 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	30	1,337	-	N/A
Total Expenditures and Other Uses:	\$410	\$152,771	\$0	\$0	\$2	\$21	\$30	\$153,235	\$231,750	N/A
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	6,323	84,972	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	367,383	288,733		
Fund Balance - Ending	\$ 291,441	\$ 199,370	\$ 346,313	\$ 353,972	\$ 362,692	\$ 367,383	\$ 373,705	373,705	\$ 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 April 30, 2023

Description	October	November	December	January	February	March	April	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	649	1,150	15	7665%
Prepayment Account	-	-	-	-	-	0	23	23	-	N/A
Revenue Account	2	2	0	0	67	919	1,293	2,282	15	15214%
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	12,457	41,959	-	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	\$ 14,422	544,394	\$ 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	649	1,150	-	N/A
Total Expenditures and Other Uses:	\$891	\$341,296	\$1	\$1	\$34	\$462	\$649	\$343,334	\$509,743	N/A
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	13,773	201,059	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	841,276	653,990		
Fund Balance - Ending	\$ 657,078	\$ 447,412	\$ 766,055	\$ 782,664	\$ 801,574	\$ 841,276	\$ 855,049	855,049	\$ 5,766	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	0	0	0	0	4	50	70	124	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Debt Proceeds									
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	44	1,972	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 6	\$ 81	\$ 114	\$ 2,095	\$ -
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	-	-	-	-	\$ -	\$ -
Legal Services									
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -	\$ -
Other General Government Services									
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay									
Construction in Progress	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance									
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	\$ -
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	\$ 114	\$ 2,041	-
Fund Balance - Beginning	25,623	25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,550	25,623	-
Fund Balance - Ending	\$ 25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,550	\$ 27,664	\$ 27,663	\$ -

**Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	0	0	0	0	2	33	46	81	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Debt Proceeds									
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	30	1,337	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 76	\$ 1,418	\$ -
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	\$ -	\$ -
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	76	1,418	-
Fund Balance - Beginning	16,785	16,785	18,069	18,069	18,069	18,073	18,127	16,785	-
Fund Balance - Ending	\$ 16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	\$ 18,127	\$ 18,203	\$ 18,203	\$ -

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 April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income									
Construction Account	0	0	0	0	5	62	88	155	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds									
-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources									
-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	649	1,150	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 1,305	\$ -
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	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 1,305	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,863	34,296	-
Fund Balance - Ending	\$ 34,297	\$ 34,298	\$ 34,299	\$ 34,300	\$ 34,339	\$ 34,863	\$ 35,600	\$ 35,600	\$ -