

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

JUNE 29, 2023

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PREPARED BY:

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

June 22, 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, June 29, 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=m23de1079d33089f24879ac705685ee10>  
Access Code: **2341 336 7992**, Event password: **Jpward**  
Phone: **408-418-9388** and enter the access code **2341 336 7992**, password **Jpward (579274** from phones) to join the meeting.

## *Agenda*

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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. May 18, 2023 – Regular Meeting. [Page 6]
4. Consideration of **Resolution 2023-6**, a resolution of the Board of Supervisors of Flow Way Community Development District amending the Approved Proposed Budget for Fiscal Year 2024; providing for Severability; providing for Conflict and providing for an effective date. [Page 24]
  - I. Supervisor Ron Miller – Comments on Fiscal Year 2024 Budget. [Page 62]
5. Staff Items.
  - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
    - a. Required Ethics Training. [Page 63]
  - 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 68]

1. Strategic Operational Plan.
2. Prior Board Inquiries.
- IV. District Manager – JPWard & Associates, LLC.
  - a. Financial Statements for period ending May 31, 2023 (unaudited). [Page 82]
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 Supervisors 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: District Attorney Greg Woods and Jessica Tolin, and District Manager James Ward.*

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

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

7. Supervisors Requests.
8. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
9. Announcement of Next Meeting – Regular Meeting and Public Hearing on July 20, 2023.

Quorum Call for July 20, 2023.

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

10. Adjournment.

### ***Staff Review***

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

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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.

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The third order of business is the consideration of the May 18, 2023, Regular Meeting minutes.

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The fourth order of business is consideration of **Resolution 2023-6**, a resolution of the Board of Supervisors of Flow Way Community Development District amending the Approved Proposed Budget for Fiscal Year 2024. The minor changes to the Approved Budget include removal of all funds in the Preserves Department, adding funds for dead tree removal(s), miscellaneous cleanup and funds for an additional lake bank restoration.

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The fifth order of business is staff reports, including the District Manager, District Attorney and District Engineer.

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**The sixth order of business is an 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.**

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

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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 Balance of the Meetings for Fiscal Year 2023 are as follows:**

<del>June 29, 2023</del>	<b>July 20, 2023 – Public Hearings</b>
August 17, 2023	September 21, 2023

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6  
7  
8  
9

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was  
11 held on Thursday, May 18, 2023, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista  
12 Lane, Naples, FL 34119.  
13  
14

15  
16  
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18  
19

**Present and constituting a quorum:**

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

24  
25  
26  
27

**Absent:**

28 Martinn Winters	Assistant Secretary
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29  
30  
31  
32

**Also present were:**

33 James P. Ward	District Manager
34 James Messick	District Engineer
35 Jessica Tolin	District Counsel
36 Michael Pawelczyk	District Counsel

37  
38  
39  
40

**Audience:**

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

46  
47  
48

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

**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, with the exception of Supervisor Winters, 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.**

49 Chairperson Stamp reviewed public comment protocols. He indicated there would be no shade session  
50 today.

51

52

53 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

54

55 **April 20, 2023 – Regular Meeting [Page 7]**

56

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

59

60 **On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all**  
61 **in favor, the April 20, 2023 Regular Meeting Minutes were approved.**

62

63

64 **FOURTH ORDER OF BUSINESS**

**Fiscal Year 2024 Budget**

65

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

67 **I. Consideration of Resolution 2023-5, a resolution of the Board of Supervisors of the Flow Way**  
68 **Community Development District approving the Proposed Budget for Fiscal Year 2024**

69 **a. Consideration of Board Member Amendments**

70

71 Chairperson Stamp indicated the Fiscal Year 2024 Budget would be discussed later in the meeting.  
72 Please see discussion below.

73

74

75 **FIFTH ORDER OF BUSINESS**

**Staff Items**

76

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

78

79 *Mr. Michael Pawelczyk: In conjunction with Jimmy, we are working to figure out some things in*  
80 *terms of conveyances, whether they be easements or other items that need to be cleaned up, that*  
81 *involve the HOA. I've reached out a couple of times to the HOA attorney, have not heard back. I sent*  
82 *him another email today. So, hopefully I will hear from him soon and we can get moving on those*  
83 *items, particularly the one involving the irrigation permit. At the last meeting also, there was some*  
84 *discussion of the preserve fence that I was asked about. I've looked into that a little bit and actually*  
85 *Jimmy has done a lot of work on that as well and what we've found is that from a liability standpoint*  
86 *I don't think you increase or decrease your liability whether the fence is there or not, but you do limit*  
87 *the risk of someone going in there and getting hurt. I know the property is posted. I think that's*  
88 *what we need to do is make sure that it is posted, and that the signage is maintained, but from a*  
89 *liability standpoint, if there is no dangerous condition, I don't necessarily think you have to fence the*  
90 *entire property. I think there was some discussion, particularly at the management level as to*  
91 *fencing certain portions to keep people out of there, because when they do go in there, they could*  
92 *damage some of the preserve materials that are located within the property. The other item that is*  
93 *a conveyance issue item discussion is the fact that the permit for some reason was issued to the HOA*  
94 *and the HOA has responsibility under that permit to maintain the area, but the District is the*  
95 *underlying owner of the parcel. So, just because the permit says the HOA is also responsible, doesn't*

96 *mean that the District is absolved from all responsibility. That's something we may want to try to*  
97 *work through with the HOA over the next several months, to try to figure all that out and get the*  
98 *permits in the right hands, but I'll leave that to the Board to decide for future discussion.*  
99

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

101 **a. Status Report and Appeal**

102 **b. Status Report on Corps of Engineers/SFWMD**  
103

104 *Ms. Jessica Tolin: As an update on the appeal, the initial brief was filed on Friday of last week. I*  
105 *believe that is now on the CDD website. There was also a motion for fees that was filed in the*  
106 *appeal by the Taylor Morrison defendants, so the response to their fee motion was also filed on*  
107 *Friday last week. At this point, the next step in the appeal is that the Taylor Morrison defendants*  
108 *would file their answer brief. They've got some time for that. I would anticipate they would get an*  
109 *extension as well. It's not uncommon, and we had asked for a couple of extensions on the initial*  
110 *brief, so it may be a couple months until we see an answer brief. We will send that along once we*  
111 *have it. Other than that, and this is an update for Michael as well, we actually have a call, Greg*  
112 *and I, with the HOA's counsel next week. If you'd like to be on that call, I'm happy to circulate the*  
113 *information to you so that we can all get on the same page with some of the issues you were*  
114 *discussing as well. With that in mind, and I may be skipping ahead here, we are going to want to*  
115 *set a shade session at the June 29 meeting so that we can further discuss the settlement*  
116 *negotiations with Taylor Morrison.*  
117

118 Ms. Tolin formally requested the shade session, attending would be the Board, either herself or  
119 Greg Woods, and Jim Ward.  
120

121 Mr. Ward stated the executive attorney client session would discuss the settlement proposal with  
122 respect to Flow Way CDD file number 20CA4147 and the related appeal. He stated the specific  
123 attendees would be Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla, litigation  
124 attorney Greg Woods and Jessica Tolin, himself as District Manager and a court reporter. He  
125 called for a motion.  
126

127 **On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all**  
128 **in favor, the Executive Session was set for June 29, 2023.**  
129

130 Mr. Tom Kleck asked if the appeal would go before the same judge who made the other rulings.  
131

132 Ms. Tolin indicated the appeal was with the 6<sup>th</sup> District Court of Appeals, a new District Court in  
133 Florida, in which the appeal was argued in front of a panel of District Court Judges.  
134

135 *Mr. Ron Miller: Did I hear you say Taylor Morrison has now filed for their fees?*  
136

137 *Ms. Tolin: They have filed motions for fees within the underlying lawsuit, but now that we're on*  
138 *appeal, they've also filed a motion for fees relative to the appeal, so we have filed a response to*  
139 *their motion for fees also on Friday last week.*  
140

141 *Mr. Miller: I think that we have not taken any action on collecting our \$471,000 dollars because we*  
142 *didn't want to stimulate them to take this action, but if they've now taken this action, shouldn't we*  
143 *go after six guns blazing to get our \$471,000 dollars.*

144  
145 *Ms. Tolin: Not necessarily. There are a few issues in the appeal that I think we want to have*  
146 *addressed or continue with the settlement discussions which will be part of what we talk about in*  
147 *the shade session as well.*

148  
149 *Mr. Miller: But as a separate matter they owe us the \$471,000 dollars. That is not on appeal.*

150  
151 *Ms. Tolin: That is not on appeal, but their request for fees includes a number over \$800,000 dollars*  
152 *which would potentially offset the amount that the CDD was awarded. It's all a part of what's on*  
153 *appeal.*

154  
155 *Mr. Miller: But since they have now overtly taken that action, why would we not want our cash*  
156 *right now? I don't understand why we don't get our money. If they were to win this later, we*  
157 *would just have to pay them back. What keeps us from demanding our cash now.*

158  
159 *Ms. Tolin: Part of the consideration would be if you are moving forward to enforce the award for*  
160 *that amount, presumably they then move forward with their fee motions as well. And we are*  
161 *currently in settlement discussions with them.*

162  
163 *Chairperson Stamp: All they have done is file a motion. They haven't taken any steps to get into*  
164 *our pocketbook. It's just a procedural step they have taken, and what we are trying to avoid as we*  
165 *continue discussions with them is them getting a court order forcing us to pay it. That was what*  
166 *Greg alluded to last time, if we start on ours, they will start on theirs and we will end up hiring*  
167 *another lawyer as a fee expert and we will have a lot of court time going back and forth on that, so*  
168 *until we've decided that the road ends, it was his advice, and I concur, is to let this ride. All they've*  
169 *done is file a motion, that's all.*

170  
171 *Mr. Miller: It seems odd, but okay.*

172  
173 *Chairperson Stamp: I know there is no update on the other Item, the Corps and Southwest Florida.*

174  
175 *Mr. Pawelczyk: I will sit in on that call if it's okay with the Board, with the HOA, if you think it will*  
176 *be helpful.*

177  
178 *Mr. Ward: Please do.*

179  
180 **III. District Engineer – Calvin, Giordano & Associates**

- 181 **a. Engineer's Report [page 55]**  
182 **1. Strategic Operational Plan**  
183 **2. Prior Board Inquiries**  
184 **3. External Perimeter Fence**  
185 **4. Water Quality Report**

186  
187 *Mr. Jimmy Messick: My Engineer's Report includes four items to discuss, the first, Strategic*  
188 *Operational Plan, kind of generally discussing the assets and what we've been working on over*

189 *the last month. The lake maintenance, we've gone through as requested and removed the white*  
190 *PVC poles from around the lake. The last one was removed today. Then we've addressed some*  
191 *algae blooms that have come up in lake 1. I think there is some Chara algae which is a plant that*  
192 *starts to grow. It's actually great for the ecosystem, but it can be overwhelming and really*  
193 *chokehold the system after a while, so we are trying to address that in Lake #1, but we've also*  
194 *addressed some lily pads next to holes 8 and 9. The sooner we hear about it, the less time it*  
195 *takes us to address it, so we are trying to stay on top of those things and continue to treat the*  
196 *patches of algae weeds and perimeter weeds as necessary.*

197  
198 *Chairperson Stamp: Do we have a vendor that goes out periodically and checks them?*  
199

200 *Mr. Messick: Yeah. He goes out weekly and sprays and checks to see which lakes he's going to*  
201 *do the following week. We also received our quarterly water sampling report from GHD. It's*  
202 *included in appendix E, and I will also review briefly in item #4. For the landscaping, we have*  
203 *been working on the front in the median, installing new plantings from the bridge all the way up*  
204 *to the gate. We've also been installing landscaping in bare spots, so it has a more lush and*  
205 *elegant feel to it. We are hoping you have noticed that when you come in and out of the front*  
206 *entrance. The CIP projects we were hoping to finish up by this time. When I put together the*  
207 *report, there are some updated dates, both the 18/19 and 20/21 still need to grade and sod and*  
208 *looks like it's going to be pushed to the end of May before that work can be completed, but we*  
209 *are nearing the end for those CIP projects. We have also removed some graffiti that was on the*  
210 *southern weir, and it has been taken care of this morning. When I last spoke with my staff, they*  
211 *were out there painting over the graffiti. The last thing, there was a note of ATVs in the open*  
212 *access. We did an inspection of the external preserves and noted, and that's another item I am*  
213 *going to talk about, but we noted a pedestrian gate was open. We added a padlock to that and*  
214 *they were able to force the gate back open and I believe the lock was cut or pushed open, but we*  
215 *have since gone out and spoken with authorities. Jim, I believe you've spoken with someone,*  
216 *and they are agreeing not to use that, but we still want to remove that pedestrian gate. Is that*  
217 *correct?*

218  
219 *Mr. Ward: That is correct.*  
220

221 *Mr. Messick: So, in our proposal, we will remove that pedestrian gate. There is no use for it. It*  
222 *just happened to be behind a single family home that had some teenagers and they wanted to*  
223 *take their dirt bikes out on the path, and they've built a fort and stuff like that. So, we are in the*  
224 *process of shoring that up and removing some of the stuff that they've built in our preserves.*  
225 *The second item is just going over prior board meeting inquiries. There were two last week that I*  
226 *want to close a loop on. The first was a couple from 1976 Montelanico Loop; they were on the*  
227 *back of lake 21 and I performed a field visit to look at the lake bank restoration they were*  
228 *referring to, on the day of the Board Meeting, April 20, and what we noted was the*  
229 *channelization from roof gutters. Not erosion due to fluctuating water levels and winds and*  
230 *high/low water levels that we are addressing in the lake bank restoration. This is due to roof*  
231 *gutters of their multifamily being discharged to the surface and not being routed underground.*  
232 *For that reason, we would ask that the HOA provide that undergrounding to the lake bank and*  
233 *that would prevent the erosion that those residents were noting at the last meeting. They also*  
234 *asked if we could install littoral plantings outside their patio, but when I went to take a look,*  
235 *their part of the lake was not a littoral shelf. It doesn't have the established constant depth that*  
236 *a littoral shelf needs to thrive and for that reason we are unable to increase the littoral plantings*

237 *for that lake to include their back patio. The other item from the Board Meeting last week was*  
238 *Julia Wright and she had noted some of the chain link fence damage along the east property line*  
239 *adjacent to the nature trail. We had previously discussed that we were meeting with the fence*  
240 *vendor on the following day. We didn't meet with them. We have a proposal. Included in that*  
241 *proposal is to fix the fence and replace the pedestrian gate on the west property line with fabric*  
242 *so that we remove the open access to the single family residential. I believe we are moving*  
243 *forward and authorized Carter Fence to go out there and they should be establishing a schedule*  
244 *here this week to start working. Hopefully by the time we meet again all of those improvements,*  
245 *the gate and fence, will be removed and fixed. The third item on my Engineer's Report is the*  
246 *external preserve perimeter fence. As mentioned before, we conducted a reinspection in the*  
247 *southwest corner of the CDD property due to offroad vehicles that had been heard. Appendix D*  
248 *was the perimeter fencing investigation map completed in May of this year. Jim has the*  
249 *posterboard with him and you can see. This was previously prepared when I inspected the entire*  
250 *perimeter with the District and the southwest portion for the most part was marked as*  
251 *inaccessible due to the path that runs along the western property line terminating at picture*  
252 *62/63. What was realized when we did our inspection was that the fence does not follow the*  
253 *CDD property line and abut the residential, it takes a jagged step in towards the canal system*  
254 *following what may have been previous field fence lines, and that's where the barbed wire field*  
255 *fence currently is which is not in good condition. Like the other fence in the rest of the inspection*  
256 *it was not useful, was damaged, was on the ground, sometimes we only saw posts, but we did*  
257 *see signs of where the fence used to be. He indicated he did a "blow-up" of the southwest*  
258 *corner of the preserve fencing to better show the perimeter in this area. He stated the chain*  
259 *link fence turned into a field fence. He explained it did not go around the bird sanctuary, but*  
260 *excluded the bird sanctuary, and then went north and tied back into the left. We have*  
261 *recommendations based on what CIP we prepared last year, which already includes the*  
262 *budgeted \$25,000, \$16,000, \$115,000 dollars to make improvements to make improvements to*  
263 *the perimeter fence in years 1, which is this year, 2 which is 2023/2024 and 3 which is*  
264 *2024/2025. The first year, my recommendation is that we shore up all the metal gates and we*  
265 *add all no trespassing signs per state statutes. I did reach out to Collier County Police*  
266 *Department and asked them if there was specific language we needed to include and I've added*  
267 *that to your FYI at the bottom there, including state statutes and what the language needs to be*  
268 *on every sign. Every 500 feet at the corner and entryways, there needs to be a sign with "no*  
269 *trespassing" with 2 inches in height (letters) that states the name of the owner, which was*  
270 *currently what the signs say. We have signs that are in place, but I do not believe we have signs*  
271 *every 500 feet. So, part of budget year 1 would be to have more signs made and then have them*  
272 *installed every 500 feet. Then my recommendation is to replace the field fence. If it was*  
273 *originally there at one time, there is a liability of keeping people out, whether we are to the letter*  
274 *of the law or whether we take additional steps to protect ourselves from that liability is really*  
275 *what, and I'd like to hear your opinion, but mine is recommending to replace the fence.*

276  
277 Mr. Messick shared his screen which showed the where the fence was located, where the year  
278 1, year 2, and year 3 recommendations were located. He further discussed his  
279 recommendations and indicated his recommendations were open for discussion.

280  
281 *Mr. Bart Bhatla: I think we should consider posting as opposed to fencing because of liability*  
282 *considerations.*  
283

284 *Chairperson Stamp: Well, we are certainly going to post. I assume everyone agrees we would*  
285 *rather do the posting, put up the signs. How many signs are we going to have to have?*

286  
287 *Mr. Messick: 28 signs estimated. I think it's like \$160 dollars per sign and then \$150 dollars to*  
288 *install the sign. It takes approximately \$5,000 dollars of our \$25,000 dollar budget. I didn't put*  
289 *the cost in the report, but the 5 gates, the 30 signs and then 2,000 field fence came out to be*  
290 *approximately \$25,000 dollars.*

291  
292 *Mr. Bhatla: How much was in the budget for this year?*

293  
294 *Mr. Kleck: Are signs needed in all areas or just in a limited area?*

295  
296 *Mr. Messick: They are needed in all areas adjacent to external property.*

297  
298 *Mr. Kleck: Where are we having most of the violations at?*

299  
300 *Mr. Messick: Currently, in the southwest corner adjacent to Rose Blvd and Nursery Lane.*  
301 *Obviously, there is an open pedestrian fence and someone with an ATV and the horse that was*  
302 *noted last year when I did my original inspection, but there is also access and a path right off of*  
303 *public right-of-way. I would consider that, now that we are shoring up to remove the open*  
304 *access perimeter gate adjacent to Rose Blvd, I would assume that the Collier Blvd entrance is the*  
305 *most immediate threat from the public.*

306  
307 *Mr. Kleck: Could we limit the number of signs if we just did those areas?*

308  
309 *Mr. Messick: Well, then we wouldn't be meeting state statute for what's considered enclosed*  
310 *and posted.*

311  
312 *Chairperson Stamp: And then we run into problems with the Sherriff's office or somebody else*  
313 *because we haven't posted it properly, so they could say, we're not going to arrest anybody, or*  
314 *we are not going to prosecute anybody, because you haven't.*

315  
316 *Mr. Bhatla: I think we need to be consistent and put up the signs everywhere as per*  
317 *requirements.*

318  
319 *Mr. Miller: The CDD does own the property, so I think we should post the signs. But that's where*  
320 *I end. Taylor Morrison is still obligated to take care of that stuff, not the CDD, that's still up in*  
321 *the air and they haven't come through and we have now met with the Corps, and they are aware*  
322 *that Taylor Morrison hasn't met its obligations. We don't know where that's going to go, but*  
323 *consistently, up to this point in time, we have not been doing any maintenance out there, and*  
324 *that's my continuing position. We do not want to do any maintenance because it's not our*  
325 *obligation. That's even taken to a higher level because Taylor Morrison in the dark of night*  
326 *pulled of this permit transfer to the HOA, so that if it is ultimately held by the Corps, that*  
327 *maintenance has to be done, that's the HOA's responsibility, it's not the CDD's responsibility. So,*  
328 *I don't think we should be paying for the HOA's, if it ultimately comes to that, and I certainly*  
329 *hope it does not, but if it comes to that then it's the HOA that has to do that. I would be sending*  
330 *these recommendations over to the HOA to put it on their attention board. And when we get to*  
331 *the budget, I once again am going to recommend that the maintenance budget be moved to*

332 *contingency money in the budget next year so we can pay down some of that \$500,000 dollars.*  
333 *Having said all that, when I hear Jimmy talk about a gate they are breaking the locks on, I don't*  
334 *want to go to the extreme where we are endangering a resident. I don't want to be debating*  
335 *who is responsible for what if we are putting somebody in danger, but apart from that, I*  
336 *wouldn't even do anything. I'd just put another padlock on it unless we are endangering*  
337 *somebody.*

338  
339 *Mr. Messick: Just to clarify, the padlock that we installed, I don't think it was cut, I think the*  
340 *pedestrian gate malfunctioned and it just opens with a heavy push, so we can't stop them from*  
341 *coming in without replacing the gate with fabric.*

342  
343 *Chairperson Stamp: Yes, they forced it. They forced the mechanism, so the lock is still there. I*  
344 *went out and looked. Whether they loosened the bolts and did it, or just hammered on it or*  
345 *something, until it finally gave way, they defeated the lock. It's still there.*

346  
347 *Mr. Miller: We can't just wrap some chain through it and chain it closed?*

348  
349 *Chairperson Stamp: We talked about doing that.*

350  
351 Discussion ensued regarding contacting the Sherriff's office; the property not being properly  
352 posted at this time and the Sherriff not being able to take action without proper posting; the  
353 cost being \$2,300 dollars to remove the gate and replace with fabric.

354  
355 *Mr. Bhatla: It seems to me, we own the property, we should post it. Apart from that, if there is a*  
356 *complaint, we should file a complaint with the Sherriff.*

357  
358 *Chairperson Stamp: You are not going to keep somebody out if they want in. You can still climb*  
359 *a fence if you want to.*

360  
361 Discussion ensued regarding the ease of cutting and climbing a 5 strand barbed wire fence;  
362 fence not being effective if someone wanted to get in the preserves; chaining the gate closed;  
363 and the possibility of cutting through the chain to get in the gate.

364  
365 Mr. Kleck recommended closing off the gates which were accessible as step one.

366  
367 Mr. Bhatla argued consistency was needed and the property should be posted with signs.

368  
369 Mr. Kleck asked if the fence should have been Taylor Morrison's obligation.

370  
371 Chairperson Stamp responded in the affirmative; of course, it was Taylor Morrison's obligation.  
372 *We believe that those people cut that fence to put that gate in themselves at some point in time,*  
373 *and Taylor Morrison didn't do anything about it. It's there. I guess where I'm at right now, and*  
374 *it's consistent in that we are closing every gate that we've got. But as for the other farm field*  
375 *gates, I think that's a reasonable step to take with this year's budget and we can hold off on the*  
376 *fencing and the whole fencing issue going forward, but I would feel better if we had at least the*  
377 *gates up and everything posted.*

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379 Mr. Bhatla asked about costs.

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Mr. Messick responded the metal field fence was \$500 dollars each, \$13.13 per foot of the 5 strand barbed wire fence.

*Mr. Ward: Of the \$25,000 approximately how much was the field fence piece of that?*

*Mr. Messick: \$2,500. The field gate is \$2,500 dollars. The signs are approximately \$9,000 dollars for signs and installation.*

Discussion ensued regarding the need to replace and block off the gates.

Mr. Messick explained the field gates would cost \$500 dollars apiece, and 5 field gates was \$2,500 dollars; the signs would cost \$150 to manufacture and \$150 to install, with an estimated 30 signs it would cost \$9,000 dollars; fixing the fabric that broke during the last hurricane and removing the gate from the resident's back yard would cost \$2,300 dollars. He explained "fabric" referred to the chain link "fabric" used in fencing. He stated there was \$25,000 dollars in this year's budget for fencing.

Mr. Miller indicated he thought there were no funds remaining for the preserves.

*Mr. Ward: The total budget for this year for preserves was \$111,820 dollars. It was originally \$211,820. \$100,000 of that was moved to contingency. The remaining \$111,000 was left there for basically internal preserves if we needed to do anything and fencing related to the internal and external preserves. So, Jimmy's number, even the \$25,000 dollars is less than half of what our budget was for the current year.*

*Mr. Miller: I thought the entire preserves budget, except for \$10,000 dollars, was moved to contingency. The overall budget was not reduced. I made that motion, and I thought it was approved to move all the money over to contingency. Be that as it may, we are looking at like \$11,500? As reluctant as I am, I do think since we own the property, and I don't like that either, but since we do, I think posting of the signs does make sense and if the other thing is \$2,500 dollars, that's kind of getting in the nuisance category. I don't think I want to bother the HOA for \$2,500 dollars, but we do need to start getting them involved so they have recognition that that is something they need to start addressing.*

*Mr. Bhatla: If the gates we include get again compromised, we will again go back and improve them again? In other words, we need to ask ourselves if those are essential activities or not.*

*Chairperson Stamp: I would say they are not essential.*

Mr. Bhatla stated he did not think nonessentials should be done.

Chairperson Stamp asked if there was a motion to put up the fabric for the pedestrian gate behind the resident's home and install the 30 no trespassing signs.

**On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, removal and replacement of the pedestrian gate with a fabric panel, as well as purchase and installation of thirty No Trespassing signs was approved.**

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Mr. Messick asked if the field gates were approved.

Chairperson Stamp responded in the negative; the field gates were not approved.

Mr. Messick indicated the water quality sampling report from the first quarter of the year took three consecutive sampling events, back to 2022, and considered the Flow Way Canal tropic state index as no longer in a fair condition, but was now back to “good” status, so water quality in all sampling locations were at good status. He noted the next sampling report was slated for June 2023.

Mr. Bhatla asked about the water quality report.

Mr. Messick explained the report was attached. He stated generally speaking, it was an effort to document the community lakes’ water quality. He indicated a third party environmental firm was hired to do water quality sampling.

Mr. Bhatla asked if this was a requirement by the agency.

Mr. Messick responded in the affirmative; the water quality was reported to South Florida Water Management District. He noted it was also helpful to have this knowledge for establishing a baseline, for example, if there were emergency piping into the preserves and there was a spiking of water quality level concerns, the cause could be documented to the authorities.

#### **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.**

*Mr. Ward: Within the constraints of the three existing bond issues we have, there is a minor amount of money remaining in those three issues, between \$19,000 and \$35,000 dollars each. The total is around \$85,000 dollars. That money can be used for infrastructure within the community and what I would like to do with that, since we are in such a tight budget year, is take a portion of the program we are using for the lake bank restoration, which is about \$190,000 dollars that we are spending on that, and pay for \$80,000 dollars of that from our construction funds. That will*

473 *clean out those construction funds, and we will be able to certify the completion of those projects,*  
474 *and then we can move on with any other things. It will also help, as I mentioned, with respect to*  
475 *what our bottom line will be at the end of this year, since I currently estimate that to be in a*  
476 *negative position and that will substantially help that on a going forward basis.*

477  
478 *Mr. Bhatla: Is there a call back on that money? Would there ever be a condition that they would*  
479 *need that money back?*

480  
481 *Mr. Ward: No. the only other thing that we could do with these funds is move it to a redemption*  
482 *account and call bonds with it. But I think for this community, at the point we are in, it is best to*  
483 *try to use it for this construction progress, and that will clear those out and we will continue to be*  
484 *able to move forward on the same basis we have been for the last few years.*

485  
486 *Mr. Bhatla: Do we need a legal opinion on that?*

487  
488 *Mr. Ward: Unless Mike wants to give one, no.*

489  
490 *Mr. Pawelczyk: Just like Jim said, you can use the remaining bond funds for items related to capital*  
491 *improvement that were part of the original project. I'm sure both those bond issues dealt with*  
492 *stormwater and drainage improvements so you can use those funds for that purpose.*

493  
494 *Mr. Miller: What is the process that created the surplus in the first place?*

495  
496 *Mr. Ward: There was, probably, some interest income on the bond funds over a period of years,*  
497 *but this much, I suspect it was just we acquired all of this infrastructure from Taylor Morrison, so*  
498 *they probably just didn't either requisition the funds out, there wasn't enough left in the project*  
499 *that they worried about it, whatever. I don't know the exact reason why that happened, but this*  
500 *does happen at the end of project, I've seen, frequently.*

501  
502 *Mr. Miller: So, this is a one-time shot?*

503  
504 *Mr. Ward: It is only a one-time shot. This will never happen again.*

505  
506 *Mr. Bhatla: Is this common in your experience?*

507  
508 *Mr. Ward: It is common to have a little bit of money leftover in construction funds. This District*  
509 *we've had I think 5 or 6 different bond issues. Some of the bond issues we did not have this in, this*  
510 *project was nearing its end in 2016/2018 in terms of construction, so it does have a little bit*  
511 *leftover for whatever reason. It's not unusual for me to see this. I don't need a motion on this. I*  
512 *just wanted to make sure everyone was on board.*

513  
514 *Chairperson Stamp: Okay, next item.*

515  
516 *Mr. Ward: Statute requires the Supervisor of Elections to report the number of qualified electors*  
517 *within the District as of April 15 of each year. There are 1,316 registered voters. There is no action*  
518 *required of you since the Board is totally transitioned to registered voters, but the statute does not*  
519 *stop the reporting on a yearly basis, so I report this to you. With respect to the ongoing discussions*  
520 *with the homeowner's association there really is no additional information to report. That will*

521 *continue on. There is one additional thing I want to mention to you. There was a law that was*  
522 *recently enacted that does require ethics training for board members this coming year, so all of*  
523 *you on a going forward basis will be required to take 4 hours of ethics training, similar to what you*  
524 *see for County Commissioners or City Commissioners. The law doesn't go into effect until July 1, so*  
525 *it will be for recording for next year for you all, but as we get the information on how you do this,*  
526 *I'm guessing it will all be online. Mike or I will provide that to you on an ongoing basis. Then just*  
527 *remember your June Board Meeting is on a different date this month. It will be June 29<sup>th</sup> at the*  
528 *same time. Keep that in mind and my office will send you out a reminder notice. Then your public*  
529 *hearing on your budget will be July 20, 2023.*

530

531

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

533

534 There was no Executive Session.

535

536 Chairperson Stamp directed discussion back to the Fiscal Year 2024 Budget:

537

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

538

**II. 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**

540

**b. Consideration of Board Member Amendments**

541

542

543 *Mr. Ward: As you know, we started this process two months ago, in March, and today you've had*  
544 *March, April, and today's meeting to discuss. You will have to make any final comments you want to*  
545 *your budget. I will ask for a motion to approve the resolution, and then set your public hearing for*  
546 *July 20, 2023. There have not been many changes to it since your last meeting. As we just discussed,*  
547 *your anticipated year end numbers will be better than what I anticipated them to be this year*  
548 *because we now have an additional \$80,000 dollars that will come into this year's budget, but also*  
549 *legal fees will remain what I projected in this particular budget.*

550

551 *Mr. Miller: Does the current proposed budget still reflect the maintenance of the preserves internal*  
552 *and external?*

553

554 *Mr. Ward: Yes sir. It includes \$131,820 dollars for the year 2 fencing Jimmy referenced in his report*  
555 *and then any additional money that we need for maintenance of the internal preserves going into*  
556 *next year which includes things like if you have a fire in the internal preserves, downed or dead trees*  
557 *that we are requested to remove periodically. The internal preserves do have some, they are very*  
558 *thick with dead brush, so they are more prone to fires, so it would cover those kinds of things. It*  
559 *would not cover any work related to permit monitoring either under the South Florida or the Corps*  
560 *permits. These are simply to keep these internal preserves together with respect to we know items*  
561 *we are requested to handle on a regular basis.*

562

563 *Mr. Miller: I'm still of a view that that budget should be reduced to zero and transferred into*  
564 *contingency to help the \$500,000 dollars of debt, and my view is still consistent. It's a two part view.*  
565 *First of all, we still haven't closed it down with Taylor Morrison and whether they should provide the*  
566 *money, and they should provide the money, and we've now moved that to the Corps and made them*  
567 *aware, but the second part of my view is that the HOA has this responsibility so why is it logical for*  
568 *us to be taxing residents and using public funds to do private corporation's responsibility. I don't*

569 *think we should be doing that, and I think we should be talking with the HOA to lay this out and get a*  
570 *discussion going. But in the meantime, I don't think we should have any budget for something we*  
571 *are not responsible for.*

572  
573 *Chairperson Stamp: I think counsel, every time they've weighed in, they've made it very clear that*  
574 *we own the internal preserves, and they are our responsibility. Like it or not that's the way it is. We*  
575 *know we need to have some kind of a fund out there for – like I got a complaint a couple of weeks*  
576 *ago about a tree that somebody was afraid was going to fall on the path, and they are probably*  
577 *right. It's pretty low. I don't know if they ended up pushing it over or cutting it, but it was pretty*  
578 *rotten. And Jim laid out some other things we just need to have as a contingency. If we don't spend*  
579 *it, we don't spend it. If you want to move it to a contingency fund, I guess we could always pull it*  
580 *back to do these other things, but understand –*

581  
582 *Mr. Miller: Why are we responsible?*

583  
584 *Chairperson Stamp: Our counsels have told us repeatedly we are responsible for the internal*  
585 *preserves.*

586  
587 *Mr. Miller: Was that before or after the transfer of the permit to the HOA?*

588  
589 *Chairperson Stamp: After.*

590  
591 *Mr. Miller: Historically we've always acknowledged our responsibility for the internal, but now there*  
592 *has been a fact change in that the HOA has the permit for that.*

593  
594 *Chairperson Stamp: Well, Taylor Morrison had it before and we said we were responsible, so if your*  
595 *logic holds, we were paying a for-profit corporation's debts by doing the internal preserves.*

596  
597 *Mr. Bhatla: Maybe another way of looking at it, we should inform the HOA that they have some*  
598 *responsibility too, but I think the issue simply is, as the budget is concerned, eventually it will go to*  
599 *the HOA and they will pay for it, that's not an issue, but we own the property, and everything related*  
600 *to the property. The essentials we have to do. If there is a fire hazard, we better attend to it. I think*  
601 *in the final analysis there is no jurisdiction of the permit on that as we own the property.*

602  
603 *Chairperson Stamp: And the same people are paying for it, just what pocket is it coming from. Mike*  
604 *is going to be talking with Jessica and Greg about getting some of this stuff worked out, but it isn't*  
605 *worked out now. We could go two ways. We could leave it the way it is, and if we don't spend it, we*  
606 *don't spend it. If the conclusion is, it's not our obligation then we don't spend it. Or we could move a*  
607 *substantial portion to contingency, and if we have to cut down a tree or put out a fire or something,*  
608 *we can move it back out of contingency. We are moving numbers around here for no real practical*  
609 *purpose. If the Board wants to be informed of any expenditure over \$5,000 dollars, at the next*  
610 *meeting, that's fine, we can sign off on it. But Jim, Jimmy and I have conversations where we have to*  
611 *do little things here and there and I just don't think the Board wants to be put in a position or be*  
612 *bothered by, because I can't call you up and tell you because of the Sunshine Law, so we would have*  
613 *to tell you about it at the next meeting, or put off doing it, so –*

614  
615 *Mr. Miller: I agree with what you are saying, but I still think it would be better to get that budget*  
616 *down to zero and move it to the contingency area and as the year end pulls, if somebody asks to cut*

617 *down a tree, I think Jim's got plenty of authority to say just go ahead and cut down the tree, as*  
618 *opposed to leaving it in the budget as something we are acknowledging responsibility for.*

619  
620 *Mr. Ward: I do have the authority to do a lot, and I appreciate that, but to be frank with you, if*  
621 *you're not singing off the song page on what I can do on these preserves, that's a problem. From my*  
622 *perspective, whether you leave it in the preserves or you put it in contingency is less important than*  
623 *knowing that I can take care of downed trees, fire hazards, things that are unrelated to achieving the*  
624 *success criteria, as I will call it, under the permits. If we get a call about downed trees, or I know we*  
625 *need to clean out some of these internal preserves over the next year as they are just too thick with*  
626 *dead brush, things of this nature, simple things. I find no matter where you put it, I still have to*  
627 *charge it to the preserve line item. It's not going to show it as a budget, it's going to show over*  
628 *budget because the contingency thing is a little flaky when you've got it in a budget, but as long as I*  
629 *have authority to do that, I'm fine wherever you want to put the \$131,000 dollars. I will tell you, as a*  
630 *matter of operating policy, if it relates to anything that we would do, that might be considered*  
631 *achieving success criteria under those permits, I won't go there. The only things we have done this*  
632 *year are really maintenance items. We have a fence problem. The trespassing signs. Kids in the*  
633 *preserves. Horses in the preserves. The internal preserves are really downed trees, fires, things of*  
634 *that nature or things I need to have some flexibility on from an operating perspective to do on a*  
635 *regular basis in these preserves. Most specifically the internal preserves.*

636  
637 *Mr. Pawelczyk: Can we possibly put a note in the proposed budget stating exactly that? Even if you*  
638 *call it preserve area or preserve area maintenance, I think that's semantics, but you could put a note*  
639 *in there that it's for items related to ownership of the preserve, not related to any permit*  
640 *requirements.*

641  
642 *Chairperson Stamp: You could footnote it or it's certainly in the transcript now. It's going to be in*  
643 *the minutes.*

644  
645 *Mr. Pawelczyk: A note on that page could help unless the Board just wants to vote it through as is.*

646  
647 *Mr. Ward: I can change that. It's not a problem.*

648  
649 *Mr. Bhatla: Ron, I think we all agree that remediation of the preserves and any activity related to*  
650 *remediation is not to be undertaken with this budget. It is only the maintenance as we are stuck*  
651 *with owning the preserves and we have to maintain to the extent that this is not to be remediated*  
652 *for environmental purposes.*

653  
654 *Mr. Miller: I'm not on the same page with all of you because we haven't been maintaining the*  
655 *preserves throughout the lawsuit period and I don't want to switch from that posture to one where*  
656 *we are maintaining the preserves. To put a maintenance budget in there for that, I'm just troubled*  
657 *with. I'm not troubled with anything that Jim just said, that he's never going to go to anything that*  
658 *would smell of success criteria, and I think he said that well, but he also has the authority that if*  
659 *something pops up to go ahead and no he doesn't need to bother the Board, he can just go ahead*  
660 *and do it. I'm hesitant of putting overtly something into a category that says we have responsibility*  
661 *for the maintenance because I don't think we do. I don't want that responsibility and I don't want to*  
662 *admit to that in a budget that somebody could then hold our feet to the fire.*

663

664 *Chairperson Stamp: I don't take that as any kind of confession or admission because it's such a*  
665 *broad word and it encompasses the internal preserves and I'm not afraid of the word. I don't think*  
666 *they are ever going to hold it to you.*

667  
668 *Mr. Ward: I can do what Mike suggested and that is, in the note, clarify that this doesn't have*  
669 *anything to do with any remediation that might be required. It is simply for, I can put down, trees,*  
670 *clearing brush out, I can add some words that might –*

671  
672 *Mr. Miller: I'm not against spending some "chump change" money to do something that's rational,*  
673 *but I'm still troubled by that because we don't have maintenance responsibility and now that they've*  
674 *transferred the Corp permit to the HOA, they have the responsibility. It's just not ours. Why are we*  
675 *doing anything to maintain anything, even the internal preserves where the permit specifically says*  
676 *the permit holder has to do that. We still have Taylor Morrison on the hook because they were the*  
677 *permit holder, so we weren't doing anything and now Taylor Morrison in the dark of night has*  
678 *successfully moved that over to the HOA. I mean it's just a horrible thing. It's a shame that the HOA*  
679 *now has that, and we don't. I don't want to spend taxpayer money, public fund money, on doing*  
680 *something we are not required to do.*

681  
682 *Chairperson Stamp: We still own the property.*

683  
684 *Mr. Bhatla: We own the property. We lost that case.*

685  
686 *Mr. Miller: I agree we are the property owner. That's why I agreed to put the signs up, but that has*  
687 *nothing to do with maintenance.*

688  
689 *Mr. Bhatla: The maintenance is to the extent of safety and those kinds of things. It has nothing to*  
690 *do with environmental permit compliance.*

691  
692 *Mr. Miller: Maintenance is maintenance. It's everything.*

693  
694 *Mr. Bhatla: It's just the definition of maintenance that we are talking about, right?*

695  
696 *Mr. Miller: That's all inclusive. Read the permit, whoever the permit holder is has the maintenance*  
697 *responsibilities. I didn't write the language in the permit. That's what it is. I'm not against*  
698 *prudence. If Jim thinks there's a problem and somebody has to take care of a problem immediately*  
699 *and the HOA might take 6 months of discussions, so I'm not against an emergency situation Jim*  
700 *needing to take some action, but I'm not agreeing to take on the maintenance.*

701  
702 *Chairperson Stamp: Can you come up with a better word for maintenance?*

703  
704 *Mr. Pawelczyk: Why not just remove it and call it preserve area? And then Jim can put the note on*  
705 *there to indicate the limitations he referenced.*

706  
707 *Mr. Ward: Sometimes in my myopic world I have to post it in a certain place because the state tells*  
708 *me to, so it ends up as a maintenance line item. I don't know how to get past that number.*

709  
710 *Mr. Pawelczyk: I'm not saying change the number. I'm saying don't use the word maintenance. Just*  
711 *call it preserve area on the budget.*

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*Chairperson Stamp: I think Ron would have more problem with calling it preserve area than he would maintenance.*

*Mr. Ward: I do too. Ron would you be comfortable having in the preserve department, just having a contingency that I could use? A preserve contingency with a dollar amount in it.*

*Mr. Miller: I don't think we have responsibility for maintenance of the preserves. We don't own the permit. I don't know why we keep talking about this. I want to keep pressure on Taylor Morrison for this. I don't want to give them any opportunity to say well, they've been taking care of it.*

*Mr. Bhatla: Is there a problem just moving these funds to contingency.*

*Mr. Ward: There is a split on the Board. I am uncomfortable as a manager using contingency funds that I know there's a split on the Board to say I need to go fix a tree, and then I do it, and then you don't know about it. That's not going to happen in my world. We have to do something in the preserves.*

*Mr. Bhatla: Could we say preserve contingency?*

*Mr. Ward: Ron doesn't like that word. There's got to be a way for me to take down trees, clean out some of the brush, a fence gets broken, whatever it may be, there's got to be some way for us to do that.*

*Mr. Miller: Rather than taking down that tree, why aren't you sending an email over to the HOA advising them that a tree needs to be taken down? And then if that's going to carry on for six months to years, then okay so we will take care of that. But why are we doing it in the first place?*

*Chairperson Stamp: We are the property owner. Let me phrase it this way, assume the HOA now has the maintenance permit. That does not mean that we can't supplement or exceed that. It means that they have certain minimum requirements they have to meet, so we as the property owner, if you were a homeowner renting to a tenant, and the tenant had the responsibility to maintain the home, you would still probably want to make sure it stayed a little bit better condition than your tenant. You might have a different opinion about what maintenance meant. I think that's the minimum threshold. It doesn't mean we can't supplement and do more.*

*Mr. Pawelczyk: The environmental permit does not require you to maintain dead trees. It is more about the environmental actions and the thresholds that they set forth in their permit. Could you call it external properties and just lose the word preserves that way you are talking about properties and not preserves on your budget?*

*Mr. Bhatla: Do we want to create animosity between the HOA and us? I think all our energy should go to resolving something with Taylor Morrison. We are the owner of the property. We are stuck with that part.*

*Mr. Miller: But we are not stuck with the maintenance. We don't have that responsibility. We can talk about this till the cows come home. I'm going to vote against it. You guys can approve it. It will just be 4 to 1 or 3 to 1. It's as simple as that.*

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*Chairperson Stamp: Okay, is there a motion to approve the budget as presented?*

*Mr. Miller: I make a motion to amend the budget to eliminate the preserve maintenance budget and to safeguard the overall budget by moving that amount of money to the contingency area of the budget.*

*Chairperson Stamp: Is there a second? There was no second. Motion dies for lack of a second. Is there a motion to approve the budget?*

**On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with three in favor (Bart Bhatla, Tom Kleck, Zack Stamp) and one opposed (Ron Miller), Resolution 2023-5 was adopted, and the Chair was authorized to sign.**

*Chairperson Stamp: Okay, the budget was approved as presented. Any other comments?*

*Mr. Kleck: Jim, the Michael Pelosi incident, cease and desist, what property are we talking about? Is that the private property up in the corner?*

*Mr. Ward: No, it's not that private property up there.*

*Mr. Pawelczyk: It's a portion of that private property.*

*Chairperson Stamp: Not what he's talking about.*

Discussion ensued regarding the property in question and where it was located; the situation was resolved.

**SEVENTH ORDER OF BUSINESS**

**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)**

The Executive Session was officially requested earlier in the meeting.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

**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**

806 Chairperson Stamp noted there were no audience members present; therefore, there were no audience  
807 comments.

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810 **NINTH ORDER OF BUSINESS**

**Announcement of Next Meeting**

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812 **Announcement of Next Meeting – Regular Meeting on June 29, 2023**

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815 **TENTH ORDER OF BUSINESS**

**Adjournment/Recess**

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817 The meeting was adjourned at approximately 2:30 p.m.

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819 **On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all**  
820 **in favor, the Meeting was adjourned.**

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Flow Way Community Development District

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James P. Ward, Secretary

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Zack Stamp, Chairperson

**RESOLUTION 2023-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AMENDING THE APPROVED PROPOSED BUDGET FOR FISCAL YEAR 2024; 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 District Manager has proposed an amendment to the Proposed Budget for Fiscal Year 2024 which re-allocates certain funds in the Proposed Budget; however, does not change the proposed assessment rates for Fiscal Year 2024; and

**WHEREAS**, the Board has considered the proposed amendments to the Budget and desires to approve the re-allocations of certain funds in the Proposed Budget; and

**WHEREAS**, the Public Hearing Date, Time and Location of the Proposed Budget Hearing has not changed, as previously adopted by Resolution 2023-5 on May 18, 2023, 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**.

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

**SECTION 1.** The Revised Proposed Budget submitted by the District Manager for Fiscal Year 2024, and attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a Public Hearing to adopt said Budget.

**SECTION 2.** That the foregoing “Whereas” clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 3.** The Revised Proposed Budget submitted by the District Manager for Fiscal Year 2024, and attached hereto as **Exhibit A**, is hereby approved for conducting a Public Hearing to adopt said budget on **Thursday, July 20, 2023**, at **1:00 p.m.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**.

**SECTION 4.** The District Manager has previously submitted a copy of the Proposed Budget to Collier County, which Budget notes the original line items, and does not increase or decrease the overall budget appropriations or assessment rates and is hereby determined to meet the requirements of notice to Collier County.

**RESOLUTION 2023-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AMENDING THE APPROVED PROPOSED BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 5.** 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 6.** That all Sections or parts of Section of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 7.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of June 2023.

**ATTEST:**

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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

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Zack Stamp, Chairman

**Exhibit A:** Fiscal Year 2024 Revised Proposed Budget

**RESOLUTION 2023-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AMENDING THE APPROVED PROPOSED BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit A**

Fiscal Year 2024 Revised Proposed Budget

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

FISCAL YEAR 2024 (June 29, 2023)

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**PREPARED BY:**

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**Date:** June 29, 2023  
**From:** James P. Ward, District Manager  
**To:** Board of Supervisors  
**Subject:** Fiscal Year 2024 Budget

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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
<b>March 16, 2023</b>	None	Completed
<b>April 20, 2023</b>	None	Completed
<b>May 18, 2023</b>	Final Decision on Proposed Budget	Completed
<b>May 18, 2023</b>	Approval of Proposed Budget by Resolution	Completed
<b>June 29, 2023</b>	Approval of Line Item Reallocation	Approval Required
<b>July 20, 2023</b>	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
<b>Week of August 21, 2023</b>	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 18<sup>th</sup> 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

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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

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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

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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
<b>Revenues and Other Sources</b>			
Carryforward	\$ (85,253)	N/A	\$ (143,755)
Assessments - On-Roll	\$ 1,657,379	\$ 1,657,379	\$ 1,988,811
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000
<b>Total Revenue:</b>	<b>\$ 2,072,126</b>	<b>\$ 2,157,379</b>	<b>\$ 2,345,056</b>
<b>Appropriations</b>			
<b>General Government</b>			
Administration	\$ 156,340	\$ 147,136	\$ 154,340
Legal	\$ 214,000	\$ 252,705	\$ 173,000
Engineering	\$ 55,000	\$ 57,500	\$ 60,000
<b>Stormwater Management Services</b>			
Preserve Area Maintenance	\$ 111,820	\$ 55,000	\$ -
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 476,733	\$ 495,605	\$ 480,498
<b>Community Wide Irrigation System</b>	\$ 146,307	\$ 143,307	\$ 168,608
<b>Landscaping Services</b>	\$ 268,041	\$ 270,050	\$ 438,828
<b>Reserves &amp; Overall Contingencies:</b>	\$ 68,800	\$ -	\$ 258,030
<b>Debt Service</b>	\$ 512,200	\$ 512,200	\$ 512,200
<b>Discounts</b>	\$ 62,885	\$ 62,885	\$ 99,552
<b>Total Appropriations</b>	<b>\$ 2,072,126</b>	<b>\$ 1,996,388</b>	<b>\$ 2,345,056</b>
Net Increase/(Decrease) in Fund Balance		\$ 95,846	\$ 239,601
<b>Components of Fund Balance</b>			
Beginning - Projected Ending Fund Balance		\$ 95,846	\$ 239,601
Reserved for Operations (1st. Three Months)		\$ -	\$ 239,601
Storm Event's/Unforeseen Capital/Reserves/Future Operations		\$ -	\$ 158,030
<b>Total Fund Balance</b>		<b>\$ 95,846</b>	<b>\$ 397,631</b>
<b>Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:</b>			<b>\$ 527,638</b>
<b>Assessment Rate:</b>	<b>\$ 1,399.81</b>		<b>\$ 1,679.74</b>
<b>CAP Rate - Adopted by Resolution 2022-6</b>	<b>\$ 1,679.78</b>		<b>\$ 1,679.78</b>
<b>Total Units Subject to Assessment: (Includes Hatcher)</b>			<b>1184</b>

**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, however the Internal and External Preserve Capital Plan will not be implemented in Fiscal Year 2024.

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
<b>Total - All Capital</b>	<b>\$ 311,128</b>	<b>\$ 302,298</b>	<b>\$ 276,449</b>	<b>\$ 160,494</b>	<b>\$ 105,397</b>	<b>\$ 1,155,765</b>

**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 \$1,679.74 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 \$1,679.78.

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
<b>Revenues and Other Sources</b>				
Carryforward	\$ (85,253)	N/A	\$ (143,755)	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 1,657,379	\$ 1,657,379	\$ 1,988,811	Assessments from Property Owner's
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000	Short Term Bank Loan to Fund Operations
<b>Total Revenue:</b>	<b>\$ 2,072,126</b>	<b>\$ 2,157,379</b>	<b>\$ 2,345,056</b>	
<b>Appropriations</b>				
<b>General Government</b>				
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
<b>Stormwater Management Services</b>				
Preserve Area Maintenance	\$ 111,820	\$ 55,000	\$ -	Internal Preserves - External Fencing
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 476,733	\$ 495,605	\$ 480,498	Maint. Continued Lake Bank Restoration
<b>Community Wide Irrigation System</b>	\$ 146,307	\$ 143,307	\$ 168,608	Maint. Capital for Backup Well
<b>Landscaping Services</b>	\$ 268,041	\$ 270,050	\$ 438,828	Maintenance
<b>Reserves &amp; Overall Contingencies:</b>	\$ 68,800	\$ -	\$ 258,030	Unforseen Operations/Natural Disaster
<b>Debt Service</b>	\$ 512,200	\$ 512,200	\$ 512,200	Short Term Bank Loan Repayment
<b>Discounts</b>	\$ 62,885	\$ 62,885	\$ 99,552	Discount for Early Payment Tax Bills
<b>Total Appropriations</b>	<b>\$ 2,072,126</b>	<b>\$ 1,996,388</b>	<b>\$ 2,345,056</b>	
Net Increase/(Decrease) in Fund Balance		\$ 95,846	\$ 239,601	Anticipated Cash Balance at FYE
<b>Components of Fund Balance</b>				
Beginning - Projected Ending Fund Balance		\$ 95,846	\$ 239,601	Anticipated Cash Balance at FYI
Reserved for Operations (1st. Three Months)		\$ -	\$ 239,601	Partial Funds 1st Qtr Operations
Storm Event's/Unforseen Capital/Reserves/Future Operations		\$ -	\$ 158,030	Unfunded (may be funded if Contingency is not Needed)
<b>Total Fund Balance</b>		<b>\$ 95,846</b>	<b>\$ 397,631</b>	
<b>Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:</b>			\$ 527,638	Amount Needed to Fully Fund 1st 3 Months Operations - this changes yearly based on total operating expenses
<b>Assessment Rate:</b>	\$ 1,399.81		\$ 1,679.74	Assessment Rates
<b>CAP Rate - Adopted by Resolution 2022-6</b>	\$ 1,679.78		\$ 1,679.78	Cap Rate which triggers mailed notices
<b>Total Units Subject to Assessment: (Includes Hatcher)</b>			<b>1184</b>	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:**

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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
<b>Revenues and Other Sources</b>							
<b>Carryforward</b>	\$ (85,253)	\$ -	\$ (85,253)	N/A	N/A	\$ (143,755)	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
<b>Interest Income - General Account</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
<b>Assessment Revenue</b>							
Assessments - On-Roll	\$ 1,657,379	\$ -	\$ 1,657,379	\$ 1,404,569	\$ 1,657,379	\$ 1,988,811	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Truist - Loan Proceeds</b>	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	Short Term Bank Loan to Fund Operations
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,572,126</b>	<b>\$ 500,000</b>	<b>\$ 2,072,126</b>	<b>\$ 1,904,569</b>	<b>\$ 2,157,379</b>	<b>\$ 2,345,056</b>	
<b>Appropriations</b>							
<b>Legislative</b>							
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)
<b>Executive</b>							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 10,000	\$ 40,000	\$ 43,000	District Manager
<b>Financial and Administrative</b>							
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
<b>Other Contractual Services</b>							
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
<b>Travel and Per Diem</b>							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 250	\$ -	\$ 250	\$ 229	\$ 500	\$ 250	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
<b>Insurance</b>	\$ 15,000	\$ -	\$ 15,000	\$ 11,196	\$ 11,196	\$ 15,000	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 250	\$ -	\$ 250	\$ -	\$ 100	\$ 250	Agenda books and copies
<b>Office Supplies</b>							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>							
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 351,340</b>	<b>\$ 19,000</b>	<b>\$ 370,340</b>	<b>\$ 106,473</b>	<b>\$ 399,841</b>	<b>\$ 327,340</b>	
<b>Other General Government Services</b>							
<b>Engineering</b>							
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
<b>Sub-Total:</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ 55,000</b>	<b>\$ 5,433</b>	<b>\$ 57,500</b>	<b>\$ 60,000</b>	

**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
<b>Stormwater Management Services</b>							
<b>Preserve Area Maintenance</b>							
<b>Environmental Engineering Consultant</b>							
Task 1 - Bid Documents	\$ -		\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Task 2 Monthly site visits	\$ 13,350		\$ 13,350	\$ -	\$ -	\$ -	- Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000		\$ 8,000	\$ -	\$ -	\$ -	- Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350		\$ 10,350	\$ -	\$ -	\$ -	- Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000		\$ 1,000	\$ -	\$ -	\$ -	- Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000		\$ 1,000	\$ -	\$ -	\$ -	- Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -		\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Contingencies	\$ -		\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
<b>Repairs and Maintenance</b>							
Wading Bird Foraging Areas	\$ 1,523		\$ 1,523	\$ -	\$ -	\$ -	- Preserves Maintenance
Internal Preserves	\$ 6,598		\$ 6,598	\$ -	\$ -	\$ -	- Preserves Maintenance
Western Preserve	\$ 3,333		\$ 3,333	\$ -	\$ -	\$ -	- Preserves Maintenance
Northern Preserve Area 1	\$ 3,333		\$ 3,333	\$ -	\$ -	\$ -	- Preserves Maintenance
Northern Preserve Area 2	\$ 3,334		\$ 3,334	\$ -	\$ -	\$ -	- Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000		\$ 5,000	\$ -	\$ -	\$ -	- Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ -		\$ -	\$ -	\$ -	\$ -	- Preserves Maintenance
Installation - No Trespassing Signs	\$ -		\$ -	\$ -	\$ -	\$ -	- Preserves Maintenance
<b>Capital Outlay</b>							
Internal and External	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -	- See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 111,819</b>	<b>\$ -</b>	<b>\$ 111,820</b>	<b>\$ -</b>	<b>\$ 55,000</b>	<b>\$ -</b>	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>							
<b>Professional Services</b>							
Asset Management	\$ 21,600	\$ -	\$ 21,600	\$ 3,600	\$ 21,600	\$ 27,100	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Repairs &amp; Maintenance</b>							
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
Tree Removal/Miscellaneous Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	Dead/Downed Tree Removal/Miscellaneous Cleaning
Contingencies	\$ 15,505	\$ -	\$ 15,505	\$ -	\$ 15,505	\$ 18,600	8% of Repairs and Maintenance
<b>Capital Outlay</b>							
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 476,733</b>	<b>\$ -</b>	<b>\$ 476,733</b>	<b>\$ 22,840</b>	<b>\$ 495,605</b>	<b>\$ 480,498</b>	
<b>Community Wide Irrigation System</b>							
<b>Professional Services</b>							
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
<b>Utility Services</b>							
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
<b>Repairs and Maintenance</b>							
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
<b>Capital Outlay</b>							
New Meter and Backup Pump/Motor	\$ 28,000	\$ -	\$ 28,000	\$ -	\$ 25,000	\$ 45,000	See CIP for Detail (Backup Well FY 2024)

**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
<b>Sub-Total:</b>	<b>\$ 146,307</b>	<b>\$ -</b>	<b>\$ 146,307</b>	<b>\$ 6,137</b>	<b>\$ 143,307</b>	<b>\$ 168,608</b>	
<b>Landscaping Services</b>							
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							
Landscaping 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
<b>Sub-Total:</b>	<b>\$ 268,041</b>	<b>\$ -</b>	<b>\$ 268,041</b>	<b>\$ 39,478</b>	<b>\$ 270,050</b>	<b>\$ 438,828</b>	
<b>Reserves &amp; Overall Contingencies:</b>							
District Asset Restoration and/or Natural Disaster Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,030	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
<b>Debt Service</b>							
Principal Repayment - Mandatory (Trust Loan)	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Operating Loan Required to Fund Operatons
Interest Expense - Mandatory (Trust Loan)	\$ -	\$ 12,200	\$ 12,200	\$ -	\$ 12,200	\$ 12,200	Interest Expense - Operating Loan
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ 512,200</b>	<b>\$ 512,200</b>	<b>\$ -</b>	<b>\$ 512,200</b>	<b>\$ 512,200</b>	
<b>Other Fees and Charges</b>							
Discounts	\$ 62,885	\$ -	\$ 62,885	\$ -	\$ 62,885	\$ 99,552	Discount on assessments for November early payment - 4%
<b>Total Appropriations</b>	<b>\$ 1,572,125</b>	<b>\$ 500,000</b>	<b>\$ 2,072,126</b>	<b>\$ 180,361</b>	<b>\$ 1,996,388</b>	<b>\$ 2,345,056</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>				\$ 1,724,208	\$ 160,991	\$ 143,755	Projected Cash Balances
<b>Components of Fund Balance</b>							
Beginning - Projected Ending Fund Balance	\$ (65,145)	\$ -	\$ (65,145)	\$ 95,846	\$ 239,601	\$ 239,601	Projected Cash Balances
Reserved for Operations (1st. Three Months)	\$ -	\$ -	\$ -	\$ -	\$ 239,601	\$ 239,601	Cash Anticipated Available at September 30, 2024
Storm Event's/Unforeseen Capital/Reserves/Future Operations	\$ -	\$ -	\$ -	\$ -	\$ 158,030	\$ 158,030	Long Term Planning - Asset Restoration/Hurricane
<b>Total Fund Balance</b>	<b>\$ (65,145)</b>	<b>\$ -</b>	<b>\$ (65,145)</b>	<b>\$ 95,846</b>	<b>\$ 397,631</b>	<b>\$ 397,631</b>	
<b>Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:</b>						<b>\$ 527,638</b>	
Assessment Rate:	\$ 1,399.81				\$ 1,679.74		
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
<b>Stormwater Management Services</b>					
<b>Improvements to Water Quality</b>					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>Sub-Total:</b>	<u>\$ 4,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>
<b>Erosion Restoration</b>					
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
<b>Sub-Total:</b>	<u>\$ 183,128</u>	<u>\$ 172,298</u>	<u>\$ 106,449</u>	<u>\$ 97,494</u>	<u>\$ 87,397</u>
<b>Drainage Pipes</b>					
Video Drainage System			\$ 36,000	\$ 36,000	
Stormwater Pipe Repairs	\$ 31,000			24000	
<b>Sub-Total:</b>	<u>\$ 31,000</u>	<u>\$ -</u>	<u>\$ 36,000</u>	<u>\$ 36,000</u>	<u>\$ -</u>
<b>Total - Stormwater Management System</b>	<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
<b>Internal and External Preserves</b>					
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
<b>Total - External Preserves</b>	<b>\$ 55,000</b>	<b>\$ 75,000</b>	<b>\$ 124,000</b>	<b>\$ 17,000</b>	<b>\$ 8,000</b>
<b>Preserve Footnote: - the Capital Plan will not be implemented for Fiscal Year 2024</b>					
<b>Irrigation Pump Station</b>					
Recharge Wells (Meter 2023 & Well 2024)	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ 25,000	\$ -	\$ -	\$ -	\$ -
Backup Well Installation	\$ -	\$ 45,000	\$ -	\$ -	\$ -
<b>Total - Irrigation Pump Station</b>	<b>\$ 28,000</b>	<b>\$ 45,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Community Entrance</b>					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 82,500	\$ 75,000	\$ 80,000	\$ 57,500
<b>Total - Community Entrance</b>	<b>\$ 10,000</b>	<b>\$ 82,500</b>	<b>\$ 75,000</b>	<b>\$ 111,000</b>	<b>\$ 88,500</b>
<b>Total - All Capital</b>	<b>\$ 311,128</b>	<b>\$ 302,298</b>	<b>\$ 276,449</b>	<b>\$ 160,494</b>	<b>\$ 105,397</b>
<b>Cost Per Residentl Unit</b>	<b>\$ 273.29</b>	<b>\$ 265.53</b>	<b>\$ 242.83</b>	<b>\$ 140.97</b>	<b>\$ 92.58</b>

**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
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 4	\$ 5	\$ -
Reserve Account	\$ 11,000	\$ 5,846	\$ 11,693	\$ 11,000
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 577,069	\$ 475,161	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 588,069</b>	<b>\$ 481,012</b>	<b>\$ 588,767</b>	<b>\$ 588,069</b>

**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
<b>Total:</b>	<b>316</b>		

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
<b>Par Amount Issued:</b>	<b>\$ 7,050,000</b>	<b>6.00%</b>			
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
<b>5/1/2038</b>			\$ 95,712.50	\$ 526,988	
<b>11/1/2038</b>	\$ 345,000	6.50%	\$ 95,712.50		\$ 2,600,000
<b>5/1/2039</b>			\$ 84,500.00	\$ 525,213	
<b>11/1/2039</b>	\$ 370,000	6.50%	\$ 84,500.00		\$ 2,230,000
<b>5/1/2040</b>			\$ 72,475.00	\$ 526,975	
<b>11/1/2040</b>	\$ 390,000	6.50%	\$ 72,475.00		\$ 1,840,000
<b>5/1/2041</b>			\$ 59,800.00	\$ 522,275	
<b>11/1/2041</b>	\$ 415,000	6.50%	\$ 59,800.00		\$ 1,425,000
<b>5/1/2042</b>			\$ 46,312.50	\$ 521,113	
<b>11/1/2042</b>	\$ 445,000	6.50%	\$ 46,312.50		\$ 980,000
<b>5/1/2043</b>			\$ 31,850.00	\$ 523,163	
<b>11/1/2043</b>	\$ 475,000	6.50%	\$ 31,850.00		\$ 505,000
<b>5/1/2044</b>			\$ 16,412.50	\$ 523,263	
<b>11/1/2044</b>	\$ 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
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 3	\$ 6	\$ -
Reserve Account	\$ 5,300	\$ 2,670	\$ 5,340	\$ 5,300
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 273,784	\$ 225,489	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 279,084</b>	<b>\$ 228,162</b>	<b>\$ 279,130</b>	<b>\$ 279,084</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 80,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 166,406	\$ 84,000	\$ 166,406	\$ 163,113
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 17,911	\$ 442	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 259,317</b>	<b>\$ 159,442</b>	<b>\$ 259,317</b>	<b>\$ 261,024</b>

**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
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 68,721	\$ 19,813	\$ 18,060
<b>Fund Balance - Beginning</b>	\$ 526,139	\$ 526,139	\$ 526,139	\$ 545,952
<b>Fund Balance - Ending</b>	<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>
<b>Total - Restricted Fund Balance:</b>	<u><u>\$ 489,300</u></u>

**Assessment Comparison**

Description	Number of Units	Fiscal Year 2023	Fiscal Year 2024
<b>SF - 52'</b>			
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		
<b>Total:</b>	<u>32</u>		
<b>SF - 76'</b>			
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		
<b>Total:</b>	<u>23</u>		
<b>SF - 90'</b>	18	\$ 3,866.11	\$ 3,866.11
<b>SF - 100'</b>	17	\$ 4,066.15	\$ 4,066.15
<b>Total: All Lots</b>	<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
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ 8	\$ 2	\$ 8	\$ 8
Reserve Account	\$ 3,500	\$ 1,756	\$ 3,513	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>	-			-
Special Assessment - On-Roll	\$ 231,388	\$ 190,522	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 234,896</b>	<b>\$ 192,280</b>	<b>\$ 234,909</b>	<b>\$ 234,896</b>

**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
<b>Total:</b>	<b>167</b>		

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

**Restricted Fund Balance:**

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

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
<b>Total:</b>	<b>212</b>	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
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ 8	\$ 1	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,284	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 254,231	\$ 209,476	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 256,439</b>	<b>\$ 210,762</b>	<b>\$ 256,439</b>	<b>\$ 256,439</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 75,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 161,750	\$ 8,488	\$ 161,750	\$ 159,213
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ -	\$ -	
<b>Total Expenditures and Other Uses</b>	<b>\$ 248,382</b>	<b>\$ 78,488</b>	<b>\$ 248,382</b>	<b>\$ 250,844</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 8,057	\$ 132,274	\$ 8,057	\$ 5,594
<b>Fund Balance - Beginning</b>	\$ 288,733	\$ 288,733	\$ 288,733	\$ 296,790
<b>Fund Balance - Ending</b>	<b>\$ 296,790</b>	<b>\$ 421,007</b>	<b>\$ 296,790</b>	<b>\$ 302,384</b>

**Restricted Fund Balance:**

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

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
<b>Total:</b>	<b>87</b>		

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

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

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
<b>Total:</b>	<b>277</b>		

**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
<b>Series 2013 Bonds - Phase 1 and 2</b>							
SF - 52'	69	\$ 1,399.81	\$ 1,679.74	\$ 1,229.38	\$ 1,229.38	\$ 2,629.19	\$ 2,909.12
SF - 62'	82	\$ 1,399.81	\$ 1,679.74	\$ 1,992.82	\$ 1,992.82	\$ 3,392.63	\$ 3,672.56
SF - 76'	62	\$ 1,399.81	\$ 1,679.74	\$ 3,282.90	\$ 3,282.90	\$ 4,682.71	\$ 4,962.64
SF - 90'	7	\$ 1,399.81	\$ 1,679.74	\$ 3,198.48	\$ 3,198.48	\$ 4,598.29	\$ 4,878.22
Multi-Family	96	\$ 1,399.81	\$ 1,679.74	\$ 1,071.89	\$ 1,071.89	\$ 2,471.70	\$ 2,751.63
<b>Total:</b>	<b>316</b>						
<b>Series 2015 Bonds - Phase 3</b>							
SF - 52'							
Partial Phase buydown	4	\$ 1,399.81	\$ 1,679.74	\$ 1,313.66	\$ 1,313.66	\$ 2,713.47	\$ 2,993.40
Partial Phase buydown	28	\$ 1,399.81	\$ 1,679.74	\$ 1,492.80	\$ 1,492.80	\$ 2,892.61	\$ 3,172.54
SF - 76'							
Partial Phase buydown	11	\$ 1,399.81	\$ 1,679.74	\$ 3,745.36	\$ 3,745.36	\$ 5,145.17	\$ 5,425.10
Partial Phase buydown	12	\$ 1,399.81	\$ 1,679.74	\$ 3,901.42	\$ 3,901.42	\$ 5,301.23	\$ 5,581.16
SF - 90'	18	\$ 1,399.81	\$ 1,679.74	\$ 3,866.11	\$ 3,866.11	\$ 5,265.92	\$ 5,545.85
SF - 100'	17	\$ 1,399.81	\$ 1,679.74	\$ 4,066.15	\$ 4,066.15	\$ 5,465.96	\$ 5,745.89
<b>Total:</b>	<b>90</b>						
<b>Series 2015 Bonds - Phase 4</b>							
SF - 52'	51	\$ 1,399.81	\$ 1,679.74	\$ 1,396.98	\$ 1,396.98	\$ 2,796.79	\$ 3,076.72
SF - 62'	31	\$ 1,399.81	\$ 1,679.74	\$ 2,181.28	\$ 2,181.28	\$ 3,581.09	\$ 3,861.02
MF - Esplanade	30	\$ 1,399.81	\$ 1,679.74	\$ 1,016.34	\$ 1,016.34	\$ 2,416.15	\$ 2,696.08
MF - Vercelli	56	\$ 1,399.81	\$ 1,679.74	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,697.25
<b>Total:</b>	<b>168</b>						
<b>Series 2016 Bonds - Phase 5</b>							
SF - 52'	90	\$ 1,399.81	\$ 1,679.74	\$ 1,440.78	\$ 1,440.78	\$ 2,840.59	\$ 3,120.52
SF - 62'	52	\$ 1,399.81	\$ 1,679.74	\$ 2,176.05	\$ 2,176.05	\$ 3,575.86	\$ 3,855.79
SF - 76'	24	\$ 1,399.81	\$ 1,679.74	\$ 3,535.95	\$ 3,535.95	\$ 4,935.76	\$ 5,215.69
MF - Vercelli	46	\$ 1,399.81	\$ 1,679.74	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,697.25
<b>Total:</b>	<b>212</b>						
<b>Series 2017 Bonds - Phase 6</b>							
SF - 52'	2	\$ 1,399.81	\$ 1,679.74	\$ 1,782.60	\$ 1,782.60	\$ 3,182.41	\$ 3,462.34
SF - 62'	44	\$ 1,399.81	\$ 1,679.74	\$ 2,690.48	\$ 2,690.48	\$ 4,090.29	\$ 4,370.22
SF - 76'	25	\$ 1,399.81	\$ 1,679.74	\$ 4,425.12	\$ 4,425.12	\$ 5,824.93	\$ 6,104.86
MF - Esplanade	14	\$ 1,399.81	\$ 1,679.74	\$ 1,370.23	\$ 1,370.23	\$ 2,770.04	\$ 3,049.97
MF - Vercelli	2	\$ 1,399.81	\$ 1,679.74	\$ 1,236.39	\$ 1,236.39	\$ 2,636.20	\$ 2,916.13
<b>Total:</b>	<b>87</b>						
<b>Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)</b>							
SF - 52'	87	\$ 1,399.81	\$ 1,679.74	\$ -	\$ -	\$ 1,679.74	\$ 1,679.74
SF - 62'	29	\$ 1,399.81	\$ 1,679.74	\$ -	\$ -	\$ 1,679.74	\$ 1,679.74
SF - 76'	23	\$ 1,399.81	\$ 1,679.74	\$ -	\$ -	\$ 1,679.74	\$ 1,679.74
MF - Esplanade (Phase 8)	72	\$ 1,399.81	\$ 1,679.74	\$ -	\$ -	\$ 1,679.74	\$ 1,679.74
MF - Vercelli	64	\$ 1,399.81	\$ 1,679.74	\$ -	\$ -	\$ 1,679.74	\$ 1,679.74
MF - Esplanade (phase 7)	36	\$ 1,399.81	\$ 1,679.74	\$ -	\$ -	\$ 1,679.74	\$ 1,679.74
<b>Total:</b>	<b>311</b>						
<b>Total Debt Units</b>	<b>1150</b>						
<b>Total Units subject to General Fund Assessment:</b>	<b>1184</b>						

## Supervisor Miller Fiscal Year 2024 Budget Comments

The 2024 proposed fiscal year budget has a specific line item for “Preserve Area Maintenance” in the amount of \$131,820. I believe the Board should remove this item.

It is vital to distinguish between owner’s responsibilities and responsibilities which are required by the Army Corps and US Fish and Wildlife permits.

Owner responsibilities arise due to the fact of ownership. The Board has addressed two such responsibilities. Trees which endangered residents have been removed. No trespassing signs have been approved to keep the public off the preserve land. Owner matters such as these are not related to preserve maintenance.

Preserve maintenance responsibilities exist solely due to permit requirements which allowed the Esplanade development to occur. These permit maintenance responsibilities are the same for both the internal and external preserves. The only distinction between the two is the requirement for the developer funding of the external preserves, which the developer has failed to do. The CDD is not the permittee. The CDD has no maintenance responsibilities. The CDD, post Developer Board, has not funded maintenance. The CDD should not budget, tax, and spend public funds for the permittees responsibilities. In particular, there have been recent discussions about fencing. Fencing is specifically listed among the permittee responsibilities. The CDD has no responsibility for fencing.

In addition to the removal of this item from the budget, I support the transfer of this amount to the contingency fund, allowing the overall amount of the budget to remain as proposed.

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

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On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

## CHAPTER 2023-121

### Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT  
June 2023**

**Board Meeting  
June 29<sup>th</sup>, 2023**

Prepared For:

**Board of Supervisors**

Prepared By:



Calvin, Giordano & Associates, Inc.

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**A SAFEbuilt® COMPANY**

CGA Project No. 21-4271  
June 29<sup>th</sup>, 2023

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	ASSET IMPROVEMENTS PICTURES

**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

## **1. Strategic Operational Plan**

### Current Assets

- Lake Maintenance
  - Eco-Logic Services (aquatic lake and wetland plant maintenance) – Vendor aggressively treating both algae and underwater weeds at the surface. Cordgrass beds seem to be under control, yet aquatic vines are still flourishing and currently being targeted for treatment. Future water levels will help mitigate aquatic concentrations.
  - Solitude Lake Management Quarterly Report (May 2023) – Typical ‘Routine Maintenance next visit’ for all sites, except Lakes 1 & 2 which require re-inspection and attention due to noted surface algae and shoreline weeds.
  - GHD Services, Inc. (Water Quality Sampling) – Next schedule report June 2023
- Landscape Maintenance
  - New plantings installed in median from Bridge up to gate.
  - Landscape material replacement and new install in bare spots completed.
  - 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). Fountains thought to be emptied after consecutive weekends. Staff changed code to pump house and turned off autofill. Emptying has since stopped. Detergent added to fountain to create foaming / bubbling by vandals. Defoaming purchased and kept onsite in pump house in case vandalism continues.

### Projects

- CIP FY2023 Lake Bank Restoration projects are complete. Final lift of sod completed May 31<sup>st</sup>. See pictures in Appendix.
- Perimeter Fence Repair at nature trail (east) and ped gate removal (west) scheduled for June 6<sup>th</sup> and should be completed prior to board meeting.

**2. Prior Board Meeting Inquiries**

None

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

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permittee-Constructed by</b>	<b>Current Status</b>
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



Lake 1 prior to algae treatment



Lake 1 immediately following treatment



Landscape along the East berm that needs replacement.



New plant replacement along the median at the front entrance.



Lake 20, lake bank restoration.



Lake Bank restoration w/ Sod

## TO-DO LIST PICTURES



Perimeter fence down on the East side of the preserves.



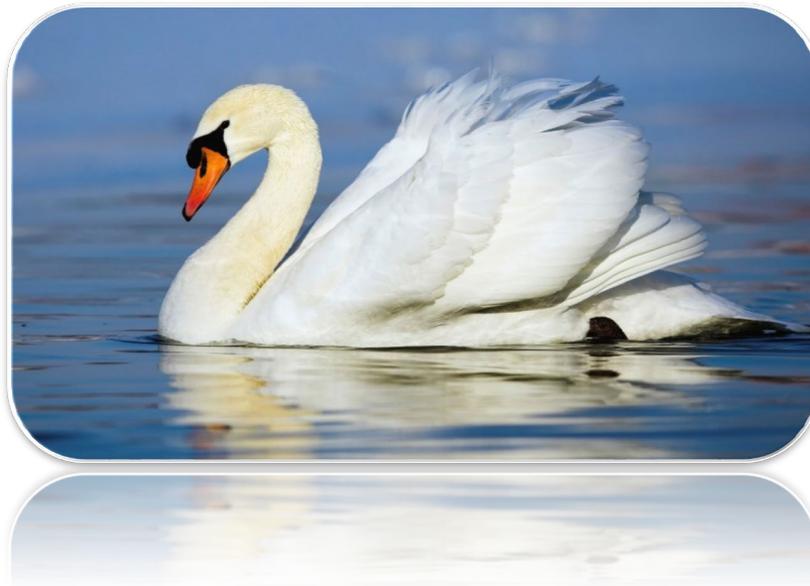
Ped sign that needs to be repaired.



Trespassing in the West end of the preserves.

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - MAY 2023**

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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 May 31, 2023**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 1,342,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,342,270
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	475,638	295,939	178,040	270,235	175,738	401,659	-	-	-	-	1,797,249
Prepayment Account	-	-	6	-	-	-	113	-	-	-	-	119
General Redemption Account	-	-	-	2,490	-	-	-	-	-	-	-	2,490
Construction	-	-	-	-	-	-	-	29,663	19,557	36,487	-	85,706
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	4,013	1,904	1,609	2,605	1,769	3,836	-	-	-	-	15,738
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,309,928	3,309,928
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,140,072	25,140,072
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,824,765</b>	<b>\$ 1,018,651</b>	<b>\$ 543,156</b>	<b>\$ 342,780</b>	<b>\$ 447,429</b>	<b>\$ 295,882</b>	<b>\$ 662,030</b>	<b>\$ 29,663</b>	<b>\$ 19,557</b>	<b>\$ 36,487</b>	<b>\$ 28,450,000</b>	<b>\$ 33,670,400</b>

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Liabilities</b>												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	15,738	-	-	-	-	-	-	-	-	-	-	15,738
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
<b>Bonds Payable</b>												
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 488,157</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,450,000</b>	<b>\$ 28,938,157</b>
<b>Fund Equity and Other Credits</b>												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>												
<b>Restricted</b>												
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	295,882	653,990	25,623	16,785	34,296	-	3,329,883
Results from Current Operations	-	21,535	17,017	4,982	5,175	-	8,040	4,040	2,772	2,191	-	65,752
<b>Unassigned</b>												
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,401,753	-	-	-	-	-	-	-	-	-	-	1,401,753
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,336,608</b>	<b>\$ 1,018,651</b>	<b>\$ 543,156</b>	<b>\$ 342,780</b>	<b>\$ 447,429</b>	<b>\$ 295,882</b>	<b>\$ 662,030</b>	<b>\$ 29,663</b>	<b>\$ 19,557</b>	<b>\$ 36,487</b>	<b>\$ -</b>	<b>\$ 4,732,243</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,824,765</b>	<b>\$ 1,018,651</b>	<b>\$ 543,156</b>	<b>\$ 342,780</b>	<b>\$ 447,429</b>	<b>\$ 295,882</b>	<b>\$ 662,030</b>	<b>\$ 29,663</b>	<b>\$ 19,557</b>	<b>\$ 36,487</b>	<b>\$ 28,450,000</b>	<b>\$ 33,670,400</b>

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	58,264	28,698	38,518	11,863	1,593,268	1,594,494	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	500,000								500,000	500,000	N/A
Contributions Private Sources	-								-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 512,295</b>	<b>\$ 407,003</b>	<b>\$ 985,271</b>	<b>\$ 51,356</b>	<b>\$ 58,264</b>	<b>\$ 28,698</b>	<b>\$ 38,518</b>	<b>\$ 11,863</b>	2,093,268	<b>\$ 2,009,241</b>	<b>104%</b>
<b>Expenditures and Other Uses</b>											
<b>Legislative</b>											
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	1,800	-	6,600	12,000	55%
<b>Executive</b>											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
<b>Financial and Administrative</b>											
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	1,333	10,667	16,000	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	-	-	500	1,500	500	-	-	-	2,500	3,000	83%
<b>Other Contractual Services</b>											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	280	-	-	830	3,500	24%
Trustee Services	-	3,950	-	8,573	-	-	-	8,654	21,177	26,665	79%
Dissemination Agent Services	-	-	-	-	-	5,500	-	350	5,850	5,500	106%
Property Appraiser Fees	2,750	-	-	296	-	-	-	24	3,070	10,000	31%
Bank Services	15	11	-	-	-	-	-	115	141	300	47%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	-	229	-	-	-	-	-	40	269	250	108%
<b>Rentals &amp; Leases</b>											
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	-	-	-	2,000	0%
<b>Insurance</b>	-	11,196	-	-	-	-	-	-	11,196	15,000	75%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	250	0%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>											
Legal - General Counsel	-	1,967	4,659	1,845	-	-	-	2,005	10,475	20,000	52%
Special Counsel - Litigation	-	35,667	22,705	-	-	11,317	-	16,321	86,011	175,000	49%
Special Counsel - Court Reporter/Arbitrator	-	-	4,005	-	-	945	725	300	5,975	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	3,953	-	8,948	12,901	-	N/A
Truist Loan - Legal Fees	20,000	-	-	-	-	-	-	-	20,000	19,000	105%
<b>Other General Government Services</b>											
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	8,744	-	10,933	31,341	55,000	57%
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
<b>Community Wide Irrigation System</b>											
Professional Services											
Asset Management	-	938	938	938	-	1,875	-	1,875	6,563	11,250	58%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services											
Electric - Pump Station	-	3,014	-	-	-	21,042	-	9,249	33,305	32,000	104%
Electric - Recharge Pumps	-	112	-	932	2,466	3,076	28	2,686	9,300	8,000	116%
Repairs and Maintenance											
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											

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
New Meter and Backup Pump/Motor	-	-	-	150	-	3,161	-	-	3,311	28,000	12%
<b>Stormwater Management Services</b>											
<b>Preserve Area Maintenance</b>											
<b>Environmental Engineering Consultant</b>											
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
<b>Repairs and Maintenance</b>											
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
<b>Capital Outlay</b>											
Internal and External	-	-	-	-	-	-	-	-	-	55,000	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>											
<b>Professional Services</b>											
Asset Management	-	1,800	1,800	1,800	-	3,600	-	3,600	12,600	21,600	58%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>											
Aquatic Weed Control	-	5,100	5,100	7,500	-	36,175	-	12,000	65,875	104,000	63%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	-	-	12,000	22,100	66,000	33%
Lake Bank Maintenance	-	-	-	-	-	1,990	1,990	400	4,380	15,000	29%
Water Quality Testing	-	-	-	-	-	-	-	7,850	7,850	14,500	54%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	2,907	900	3,807	12,000	32%
Contingencies	-	-	-	-	-	-	-	-	-	15,505	0%
<b>Capital Outlay</b>											
Fountain Installations	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	400	-	76,998	81,438	183,128	44%
Water Control Structures	-	-	-	-	-	6,400	-	-	6,400	31,000	21%
Contingencies	-	-	-	450	-	-	-	-	450	-	N/A
<b>Landscaping Services</b>											
<b>Professional Services</b>											
Asset Management	-	771	771	771	-	1,542	-	1,542	5,396	9,250	58%
<b>Utility Services</b>											
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	-	1,543	1,543	2,400	64%
<b>Community Entrance (Landscaping)</b>											
<b>Repairs and Maintenance</b>											
Landscaping Maintenance	-	7,930	7,930	-	-	23,790	7,930	7,930	55,510	95,000	58%
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
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%
<b>Debt Service</b>											
Principal	-	-	-	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	-	-	-	12,200	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Reserves and Overall Contingencies</b>											
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	68,800	N/A
<b>Intragovernmental Transfer Out</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>29,176</b>	<b>96,329</b>	<b>77,562</b>	<b>59,214</b>	<b>17,014</b>	<b>166,666</b>	<b>53,292</b>	<b>192,263</b>	<b>691,515</b>	<b>2,009,241</b>	<b>34%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 29,176</b>	<b>\$ 96,329</b>	<b>\$ 77,562</b>	<b>\$ 59,214</b>	<b>\$ 17,014</b>	<b>\$ 166,666</b>	<b>\$ 53,292</b>	<b>\$ 192,263</b>	<b>\$ 691,515</b>	<b>\$ 2,009,241</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	907,710	(7,857)	41,250	(137,968)	(14,773)	(180,401)	1,401,753	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,636,358	1,628,500	1,669,751	1,531,782	1,517,009	(65,145)	-	
<b>Fund Balance - Ending</b>	<b>\$ 417,974</b>	<b>\$ 728,648</b>	<b>\$ 1,636,358</b>	<b>\$ 1,628,500</b>	<b>\$ 1,669,751</b>	<b>\$ 1,531,782</b>	<b>\$ 1,517,009</b>	<b>\$ 1,336,608</b>	<b>1,336,608</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	#DIV/0!
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	97	136	5,913	12,000	11,000	109%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,534	1,783	4,492	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	13,031	4,013	538,997	539,344	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,006</b>	<b>\$ 137,690</b>	<b>\$ 333,315</b>	<b>\$ 17,375</b>	<b>\$ 19,798</b>	<b>\$ 10,896</b>	<b>\$ 14,701</b>	<b>\$ 11,710</b>	<b>555,490</b>	<b>\$ 550,344</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	930.45	-	-	-	-	-	-	-	930	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2013 Bonds	-	130,000	-	-	-	-	-	-	130,000	\$ 130,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2013 Bonds	-	203,463	-	-	-	-	-	199,563	403,025	410,525	98%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$930</b>	<b>\$333,463</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$199,563</b>	<b>\$533,955</b>	<b>\$540,525</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	10,896	14,701	(187,853)	21,535	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	1,191,803	1,206,504	997,116		
<b>Fund Balance - Ending</b>	<b>\$ 1,006,192</b>	<b>\$ 810,420</b>	<b>\$ 1,143,735</b>	<b>\$ 1,161,110</b>	<b>\$ 1,180,907</b>	<b>\$ 1,191,803</b>	<b>\$ 1,206,504</b>	<b>\$ 1,018,651</b>	<b>1,018,651</b>	<b>\$ 9,819</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	3	43	60	2,698	5,475	5,300	103%
Prepayment Account	-	-	-	-	0	2	2	4	8	-	N/A
Revenue Account	1	1	1	1	46	629	884	1,037	2,599	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	6,184	1,904	255,783	255,873	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,645</b>	<b>\$ 65,342</b>	<b>\$ 158,176</b>	<b>\$ 8,245</b>	<b>\$ 9,403</b>	<b>\$ 5,280</b>	<b>\$ 7,130</b>	<b>\$ 5,643</b>	<b>263,865</b>	<b>\$ 261,173</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	442	-	-	-	-	-	-	-	442	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2015 Bonds (Phase 3)	-	75,000	-	-	-	-	-	-	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	5,000	5,000	-	N/A
<b>Interest Expense</b>											
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	-	-	82,406	166,406	166,406	100%
<b>Operating Transfers Out (To Other Funds)</b>											
<b>Total Expenditures and Other Uses:</b>	<b>\$442</b>	<b>\$159,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,406</b>	<b>\$246,848</b>	<b>\$241,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	5,280	7,130	(81,763)	17,017	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	617,788	624,919	526,139	-	
<b>Fund Balance - Ending</b>	<b>\$ 530,342</b>	<b>\$ 436,684</b>	<b>\$ 594,859</b>	<b>\$ 603,105</b>	<b>\$ 612,508</b>	<b>\$ 617,788</b>	<b>\$ 624,919</b>	<b>\$ 543,156</b>	<b>543,156</b>	<b>\$ 19,767</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	2	27	38	1,772	3,595	3,500	103%
Prepayment Account	-	-	-	-	0	0	1	2	3	-	N/A
Revenue Account	1	1	0	0	30	415	583	677	1,707	8	21342%
General Redemption Account	0	0	0	0	0	4	6	8	19	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	5,225	1,609	216,118	216,342	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,424</b>	<b>\$ 55,209</b>	<b>\$ 133,647</b>	<b>\$ 6,966</b>	<b>\$ 7,936</b>	<b>\$ 4,339</b>	<b>\$ 5,853</b>	<b>\$ 4,069</b>	<b>221,443</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	373.07	-	-	-	-	-	-	-	373	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	-	-	-	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	5,000	5,000	-	N/A
<b>Interest Expense</b>											
Series 2015 Bonds (Phase 4)	-	76,313	-	-	-	-	-	74,775	151,088	151,356	100%
<b>Operating Transfers Out (To Other Funds)</b>											
<b>Total Expenditures and Other Uses:</b>	<b>\$373</b>	<b>\$136,313</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$79,775</b>	<b>\$216,461</b>	<b>\$211,356</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	4,339	5,853	(75,706)	4,982	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	412,633	418,486	337,797		
<b>Fund Balance - Ending</b>	<b>\$ 340,849</b>	<b>\$ 259,745</b>	<b>\$ 393,392</b>	<b>\$ 400,358</b>	<b>\$ 408,294</b>	<b>\$ 412,633</b>	<b>\$ 418,486</b>	<b>\$ 342,780</b>	<b>342,780</b>	<b>\$ 8,494</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	31	44	1,915	3,887	3,700	105%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	878	1,019	2,569	12	21405%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	8,460	2,605	349,941	350,060	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
Operating Transfers In (To Other Funds)	-	-	-	-	-	54	-	-	54	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,595</b>	<b>\$ 89,394</b>	<b>\$ 216,402</b>	<b>\$ 11,280</b>	<b>\$ 12,845</b>	<b>\$ 7,013</b>	<b>\$ 9,382</b>	<b>\$ 5,540</b>	<b>356,451</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	604.09	-	-	-	-	-	-	-	604	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	-	-	-	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2016 Bonds (Phase 5)	-	119,589	-	-	-	-	-	117,196	236,785	236,785	100%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	31	44	1,915	3,887	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$604</b>	<b>\$231,482</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$31</b>	<b>\$44</b>	<b>\$119,112</b>	<b>\$351,276</b>	<b>\$346,785</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	9,338	(113,572)	5,175	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	551,663	561,000	442,254		
<b>Fund Balance - Ending</b>	<b>\$ 446,245</b>	<b>\$ 304,157</b>	<b>\$ 520,559</b>	<b>\$ 531,839</b>	<b>\$ 544,682</b>	<b>\$ 551,663</b>	<b>\$ 561,000</b>	<b>\$ 447,429</b>	<b>447,429</b>	<b>\$ 6,987</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	2	21	30	1,299	2,635	2,200	120%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	578	670	1,691	8	21137%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	5,745	1,769	237,619	237,599	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,118</b>	<b>\$ 60,701</b>	<b>\$ 146,943</b>	<b>\$ 7,659</b>	<b>\$ 8,721</b>	<b>\$ 4,712</b>	<b>\$ 6,353</b>	<b>\$ 3,738</b>	<b>241,945</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	410.19	-	-	-	-	-	-	-	410	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2017 Bonds (Phase 6)	-	81,488	-	-	-	-	-	80,263	161,750	161,750	100%
<b>Debt Service-Other Costs</b>											
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	21	30	1,299	2,635	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$410</b>	<b>\$152,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$21</b>	<b>\$30</b>	<b>\$81,561</b>	<b>\$234,796</b>	<b>\$231,750</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	6,323	(77,823)	7,149	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	367,383	373,705	288,733		
<b>Fund Balance - Ending</b>	<b>\$ 291,441</b>	<b>\$ 199,370</b>	<b>\$ 346,313</b>	<b>\$ 353,972</b>	<b>\$ 362,692</b>	<b>\$ 367,383</b>	<b>\$ 373,705</b>	<b>\$ 295,882</b>	<b>295,882</b>	<b>\$ 8,057</b>	

**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 May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	462	649	778	1,928	15	12854%
Prepayment Account	-	-	-	-	-	0	23	90	113	-	N/A
Revenue Account	2	2	0	0	67	919	1,293	1,502	3,784	15	25229%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	9,281	-	3,836	502,816	515,479	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	29,502	12,457	-	41,959	-	N/A
<b>Debt Proceeds</b>											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,979</b>	<b>\$ 131,630</b>	<b>\$ 318,644</b>	<b>\$ 16,610</b>	<b>\$ 18,944</b>	<b>\$ 40,164</b>	<b>\$ 14,422</b>	<b>\$ 6,207</b>	<b>550,601</b>	<b>\$ 515,509</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	889.49	-	-	-	-	-	-	-	889	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	-	-	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	30,000	30,000	-	N/A
<b>Interest Expense</b>											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	-	-	-	168,448	339,743	339,743	100%
<b>Debt Service-Other Costs</b>											
Operating Transfers Out (To Other Funds)	1	1	1	1	34	462	649	778	1,928	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$891</b>	<b>\$341,296</b>	<b>\$1</b>	<b>\$1</b>	<b>\$34</b>	<b>\$462</b>	<b>\$649</b>	<b>\$199,226</b>	<b>\$542,560</b>	<b>\$509,743</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	13,773	(193,019)	8,040	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	841,276	855,049	653,990		
<b>Fund Balance - Ending</b>	<b>\$ 657,078</b>	<b>\$ 447,412</b>	<b>\$ 766,055</b>	<b>\$ 782,664</b>	<b>\$ 801,574</b>	<b>\$ 841,276</b>	<b>\$ 855,049</b>	<b>\$ 662,030</b>	<b>662,030</b>	<b>\$ 5,766</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>										
Construction Account	0	0	0	0	4	50	70	84	207	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	44	1,915	3,887	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 6</b>	<b>\$ 81</b>	<b>\$ 114</b>	<b>\$ 1,999</b>	<b>\$ 4,094</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>										
-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>										
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>										
<b>Construction in Progress</b>										
-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ 55
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55</b>					
Net Increase/ (Decrease) in Fund Balance	0	1,893	0	0	6	27	114	1,999	4,040	-
Fund Balance - Beginning	25,623	25,623	27,517	27,517	27,517	27,523	27,550	27,664	25,623	-
<b>Fund Balance - Ending</b>	<b>\$ 25,623</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,523</b>	<b>\$ 27,550</b>	<b>\$ 27,664</b>	<b>\$ 29,663</b>	<b>\$ 29,663</b>	<b>\$ -</b>

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>										
Construction Account	0	0	0	0	2	33	46	55	136	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	30	1,299	2,635	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 4</b>	<b>\$ 54</b>	<b>\$ 76</b>	<b>\$ 1,354</b>	<b>\$ 2,772</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	-	\$ -
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -
<b>Printing &amp; Binding</b>										
Printing & Binding	-	-	-	-	-	-	-	-	-	\$ -
<b>Legal Services</b>										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
<b>Capital Outlay</b>										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	\$ -
<b>Construction in Progress</b>										
Construction in Progress	-	-	-	-	-	-	-	-	-	\$ -
<b>Cost of Issuance</b>										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>										
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>									
Net Increase/ (Decrease) in Fund Balance	0	1,284	0	0	4	54	76	1,354	2,772	-
Fund Balance - Beginning	16,785	16,785	18,069	18,069	18,069	18,073	18,127	18,203	16,785	-
<b>Fund Balance - Ending</b>	<b>\$ 16,785</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,073</b>	<b>\$ 18,127</b>	<b>\$ 18,203</b>	<b>\$ 19,557</b>	<b>\$ 19,557</b>	<b>\$ -</b>

**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 May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>										
Construction Account	0	0	0	0	5	62	88	108	263	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
<b>Contributions from Private Sources</b>										
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	649	778	1,928	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 39</b>	<b>\$ 524</b>	<b>\$ 737</b>	<b>\$ 886</b>	<b>\$ 2,191</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>										
<b>Legal Services</b>										
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>										
<b>Cost of Issuance</b>										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>										
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>									
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 886	\$ 2,191	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,863	35,600	34,296	-
<b>Fund Balance - Ending</b>	<b>\$ 34,297</b>	<b>\$ 34,298</b>	<b>\$ 34,299</b>	<b>\$ 34,300</b>	<b>\$ 34,339</b>	<b>\$ 34,863</b>	<b>\$ 35,600</b>	<b>\$ 36,487</b>	<b>\$ 36,487</b>	<b>\$ -</b>