

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JULY 18, 2024

PREPARED BY:

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

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

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

July 11, 2024

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, July 18, 2024**, 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=m738152de1b525550800e7582b9c1e2fd>

Access Code: **2349 487 7436**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2349 487 7436**, password **Jpward** (579274 from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
3. Notice of Advertisement for the Public Hearings. [Page 7]
4. **PUBLIC HEARINGS.**
 - a) **FISCAL YEAR 2025 BUDGET PUBLIC HEARING.**
 - I. Budget Overview.
 - II. Public Comment and Testimony. [Page 8]
 - III. Board Comment and Consideration.
 - IV. Consideration of **Resolution 2024-6**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2025. [Page 10]

b) FISCAL YEAR 2025 PUBLIC HEARING TO IMPOSE SPECIAL ASSESSMENTS; ADOPT AN ASSESSMENT ROLL; AND SETTING AN OPERATIONS AND MAINTENANCE CAP RATE.

- I. Staff Review of Items.
 - II. Public Comment and Testimony.
 - III. Board Comment and Consideration.
 - IV. Consideration of **Resolution 2024-7**, a Resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll. [Page 40]
 - V. Consideration of **Resolution 2024-8**, a Resolution of the Board of Supervisors setting an operations and maintenance cap rate. [Page 71]
5. Consideration of Minutes:
- I. May 16, 2024 – Regular Meeting. [Page 74]
6. Consideration of **Resolution 2024-9**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2025. [Page 83]
7. Review of the District’s Series 2013 Special Assessment Bonds – financing outline, Timing of Issuance, Interest Rate forecast. [Page 85]
8. Staff Items.
- I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. [Page 96]
 - 1) Current Operations
 - i. Landscaping.
 - ii. Lake Maintenance.
 - iii. Entrance Maintenance.
 - iv. Irrigation Pump House.
 - v. External Preserves Compliance.
 - 2) Capital Projects
 - i. Lake Bank Restoration.
 - ii. Drainage System Maintenance.
 - 3) Future Operations
 - 4) Prior Board inquiries.
 - III. District Manager – JPWard & Associates, LLC
 - a. Financial Statements for period ending May 31, 2024 (unaudited). [Page 118]
 - b. Financial Statements for period ending June 30, 2024 (unaudited). [Page 133]
9. Supervisors Requests.
10. 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.
11. Announcement of Next Meeting – Regular Meeting on August 15, 2024.

Quorum Call for August 15, 2024.

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

12. Adjournment

Staff Review

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

The third order of business is the Notice of Advertisement for the Public Hearings and Regular Meeting.

The fourth order of business are two (2) required Public Hearings, each to consider the adoption of the District's Fiscal Year 2025 Budget, Assessments, and/or the General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2025 Budget, which includes both the General Fund operations and the Debt Service Funds. For background, the District imposes and levies non-ad valorem special assessment on property on an annual basis, the purposes of which are to fund the District's general administrative and maintenance budget ("Operation and Maintenance Assessment"), and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget ("Debt Service Assessment").

The District's general administrative and maintenance budget are the subject of the Public Hearing on the Fiscal Year 2025 Proposed Budget. The Debt Service Assessment remains the same from year to year.

The process format for the Public Hearing is as follows, the professional staff will provide an overview of the Fiscal Year 2025 Budget for the public, after which the Board will open the Public Hearing for consideration of the Budget. At the conclusion of the Public Hearing, the Board will close the Public Hearing and the Board will then move onto any Board comment and consideration of the Budget. Once that is concluded, the Board will consider **Resolution 2024-6**, which adopts the annual appropriation and Budget for the District.

Once this item is concluded, the Board will move to the second Public Hearing utilizing the same process it just completed for the Budget Public Hearing.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2025 Budget. **Resolution 2024-7** does essentially three (3) things: (i) first, it imposes the special assessments for the general fund; (ii) second,

it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Collier County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of the Resolution.

The final resolution, **Resolution 2024-8**, is a resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

The fifth order of business is the consideration of the May 16, 2024, Regular Meeting Minutes.

The sixth order of business is consideration of **Resolution 2024-9**, a resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2025. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

Resolution 2024-9 maintains the current schedule of the Board of Supervisors to meet on the third **Thursday** of each month at **1:00 P.M.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**.

The proposed Fiscal Year 2025 schedule is as follows:

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

The seventh order of business is review of the re-financing for the Series 2013 Bonds. FMS bonds will be available by Webex for the presentation.

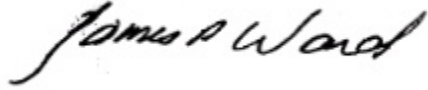
The eighth order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

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

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

Yours sincerely,

Flow Way Community Development District



James P. Ward
District Manager

Fiscal Year 2024 Meeting Schedule

June 20, 2024	July 18, 2024
August 15, 2024	September 19, 2024

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Flow Way Community Development District will hold two public hearings and a regular meeting on **July 18, 2024 at 1:00 p.m.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.flowwaycdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2025 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, during normal business hours. In addition, you may contact the District Manager James Ward at JimWard@JPWardAssociates.com. In addition, budgets, preliminary assessment roll and agenda are available on the District's web site at www.flowaycdd.org, at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2024 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and scheduled to be collected for Fiscal Year 2025.

Per Unit	\$1,845.00
CAP Rate	\$2,214.00

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

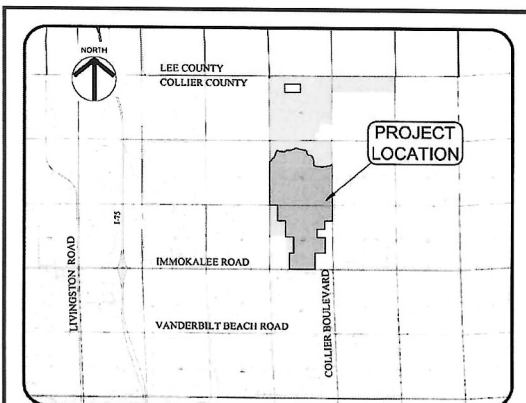
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

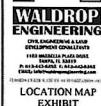
Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James P. Ward
District Manager



PART OF SECTIONS 15 & 22
 TOWNSHIP 48 SOUTH, RANGE 26 EAST
 COLLIER COUNTY, FLORIDA
 (NO SCALE)



PREPARED FOR:
BOARD OF
SUPERVISORS FLOW
WAY CDD

From: James Ward
Sent: Monday, June 17, 2024 3:23 PM
To: 'Karen Ferran ' <karenwferran@aol.com>
Subject: RE: Esplanade - CDD -

Hi Karen –

Responses are in Red below.

Jim



James P. Ward
Chief Operating Officer

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

**Committed to
Excellence**

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

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

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

From: Karen Ferranti <karenwferranti@aol.com>
Sent: Monday, June 17, 2024 1:08 PM
To: James Ward <jimward@jpwardassociates.com>
Subject: Esplanade - CDD -

Hi Jim,

Thank you for uploading the proposed 2025 budget (you and I spoke this morning as I was unable to find it).

I have a few questions if you could answer.

1. If I am reading the proposed budget correctly the Operations and Maintenance portion of the CDD will go from \$1679 to \$1845 for calendar year 2025 - correct? **(Correct)**

2. Can you confirm for me that the Bond portion is a fixed amount of \$2184 and that comes with a 5.375% interest rate on it? **Bond Assessment Rates are different based on lot type and year the CDD issued Bonds - if you send me the Property Identification Number (it's on your tax bill) I can see exactly what your specific lot annual and interest rate.**

If we choose to, we can pay the balance of the Bond portion off - Correct? **Correct**

Do you have our current payoff amount or do I contact the Assessor's office? **I can provide that to you - with the property id number - OR - if you have the property ID number - on the CDD's web site, there is a parcel search feature and from the home page, at the bottom right - put in the property ID number and you will have a printable page with the payoff information. If you want to pay off the capital balance - best to get that done by early July - so we can keep that off your November, 2024 Tax bill.**

3. Could you also tell me if the following is correct (or close to correct - I don't need exact) as it pertains to the Operations and Maintenance portion of the CDD?

2017	\$242 - \$349.59
2018	\$700 - \$255.32
2019	\$705 - \$487.68
2020	\$525 - \$487.67
2021	\$525 - \$525.08
2022	\$525 - \$525.04
2023	\$1399 - \$1,399.81
2024	\$1679 - \$1,679.74
2025	\$1845 (proposed) Correct.

Prior to 2023 – all maintenance was handled by the HOA – subsequently – once the Residents assumed control of the HOA and the CDD Boards – we moved the CDD operations from the HOA back to the CDD –and is the reason for the change in the assessment Rate change.

Thank you kindly.

Karen Ferranti
860-918-5459
9483 Galliano Terrace
Naples FL 34119

RESOLUTION 2024-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board set July 18, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Flow Way Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on July 18, 2024.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Flow Way Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of **\$4,722,882.94** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 2,306,927.00
DEBT SERVICE FUND(S)	\$ 2415,955.46
<u>CAPITAL PROJECTS FUND(S)</u>	<u>\$ 0.00</u>
TOTAL ALL FUNDS	\$ 4,722,822.94

RESOLUTION 2024-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

RESOLUTION 2024-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 18th day of July 2024.

ATTEST:

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairman

Exhibit A: Fiscal Year 2025 Proposed Budget

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025 (July 18, 2024 Public Hearing)

PREPARED BY:

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

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

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

Description	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ (143,755)	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ -				Interest on General Bank Account
Assessment Revenue	\$ -				
Assessments - On-Roll	\$ 1,988,811	\$ 1,915,674	\$ 1,988,811	\$ 2,184,477	Assessments from Property Owner's
Assessments - Off-Roll	\$ -				
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	\$ -	\$ 25,336	\$ 114,923	\$ 122,450	Master HOA Contribution (50% of Actual Costs)
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	Short Term Bank Loan to Fund Operations (Repaid in Full in FY 2024)
Total Revenue & Other Sources	\$ 2,345,056	\$ 2,441,009	\$ 2,603,734	\$ 2,306,927	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 6,200	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 43,000	\$ 32,250	\$ 43,000	\$ 45,200	District Manager
Financial and Administrative					
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 12,000	\$ 16,000	\$ 17,500	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 12,000	\$ 16,000	\$ 17,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -				Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ 1,111	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 26,665	\$ 21,177	\$ 26,665	\$ 26,665	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Bond Amortizaiton Schedules	\$ -	\$ 100	\$ 300	\$ -	
Property Appraiser & Tax Coll. Fees	\$ 5,000	\$ 15,526	\$ 15,526	\$ 15,500	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ 104	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ 600	\$ -	
Communications and Freight Services					
Telephone	\$ -				
Postage, Freight & Messenger	\$ 250	\$ 708	\$ 750	\$ 250	Agenda Mailings and other misc mail
Rentals and Leases					
Meeting Room Rental	\$ -				
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance	\$ 15,000	\$ 59,212	\$ 59,212	\$ 59,912	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 250	\$ 1,557	\$ 1,600	\$ 200	Agenda books and copies
Office Supplies	\$ -	\$ -			

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Legal Services					
General Counsel	\$ 40,000	\$ 34,775	\$ 40,000	\$ 40,000	District Attorney
Special Counsel - Litigation	\$ -	\$ 1,640	\$ 3,306	\$ -	- Special Counsel
Special Counsel - Court Reporter/Arbitrator	\$ -	\$ -	\$ -	\$ -	- Court Reporter & Arbitrator's Fees
Special Counsel - Experts for Legal Fees	\$ -	\$ -	\$ -	\$ -	- Special Counsel - To Be Determined
Special Counsel - Appellate Court	\$ -	\$ 233	\$ 233	\$ -	- Special Counsel
Truist Loan - Legal Fees	\$ -	\$ -	\$ -	\$ -	- Truist - Operating Loan Closing Fees
Special Counsel - Preserves Regulatory	\$ 7,500	\$ 3,303	\$ 5,000	\$ 3,000	Special Counsel - SFWMD Preserve Compliance
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 201,840	\$ 216,071	\$ 260,367	\$ 258,002	
Other General Government Services					
Engineering					
General Engineering	\$ 50,000	\$ 28,894	\$ 50,000	\$ 57,000	Engineer
Bonita Springs - Stormwater Discharge to Preserves	\$ 10,000	\$ -	\$ -	\$ 1,500	On-going project to evaluate Bonita Springs Plan for stormwater discharge
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	Completed FY 2022
Sub-Total:	\$ 60,000	\$ 28,894	\$ 50,000	\$ 58,500	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ 15,700	\$ 10,467	\$ 15,700	\$ 20,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	SFWMD Permit Compliance Requirments
Utility Services					
Electric - Pump Station	\$ 32,000	\$ 23,061	\$ 39,533	\$ 36,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 8,000	\$ 25,400	\$ 43,543	\$ 42,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Wireless - Pump Station	\$ -	\$ 559	\$ 559	\$ 1,350	
Repairs and Maintenance					
Pump Station and Wells	\$ 30,000	\$ 20,113	\$ 22,093	\$ 30,000	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 8,500	\$ -	\$ 8,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 6,600	\$ -	\$ 6,600	\$ 7,500	Irrigaion Main line Repairs
Contingencies	\$ 6,808	\$ -	\$ -	\$ 6,900	8% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ 45,000	\$ 250	\$ 51,000	\$ 155,000	See CIP for Detail (Backup Well moved to FY 25)
Sub-Total:	\$ 168,608	\$ 79,850	\$ 203,529	\$ 323,250	
Stormwater Management Services					
Preserve Area Maintenance					
Enviromental Engineering Consultant					
Task 1 - Bid Documents	\$ 15,000	\$ -	\$ 6,000	\$ -	- Task Completed in FY 2024
Task 2 - Monthly site visits	\$ 13,350	\$ -	\$ 18,000	\$ 18,000	On-going - anticipated completion in FY 27
Taxk 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ -	\$ 7,500	\$ 7,500	On-going - anticipated completion in FY 27
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 13,350	\$ -	\$ -	\$ -	- Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Clearing Downed Trees/Cleanup (Internal/External Preserves)	\$ -	\$ -	\$ -	\$ -	- Included in Capital for FY 2025
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	- District Engineer - On-going engineering
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Repairs and Maintenance					
Wading Bird Foraging Areas	\$ 1,600	\$ -	\$ 6,223	\$ 6,300	Permit Requirments Completed
Internal Preserves	\$ 7,000	\$ 11,357	\$ 14,319	\$ 7,000	Routine Maintenance of Internal Preserves
Western Preserve	\$ 4,000	\$ -	\$ 35,587	\$ 36,000	External Preserves
Northern Preserve Area 1	\$ 68,000	\$ 63,771	\$ 63,771	\$ 63,800	External Preserves
Northern Preserve Area 2	\$ 120,000	\$ 20,855	\$ 106,265	\$ 106,300	External Preserves
Clearing Downed Trees/Cleanup (Internal/External Preserves)	\$ 6,000	\$ 203	\$ 5,000	\$ -	Included in Capital for FY 2025
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	External Preserves for routine repairs during the year
Contingencies	\$ -	\$ -	\$ -	\$ 4,900	
Capital Outlay					
Internal and External	\$ -	\$ -	\$ -	\$ 9,000	See CIP for Detail
Sub-Total:	\$ 256,300	\$ 96,185	\$ 262,665	\$ 258,800	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 27,100	\$ 18,067	\$ 27,100	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	
Repairs & Maintenance	\$ -			\$ -	
Aquatic Weed Control	\$ 120,000	\$ 88,604	\$ 147,420	\$ 186,104	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 35,000	\$ 37,066	\$ 47,092	\$ 55,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ 2,615	\$ 15,000	\$ 30,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,500	\$ 7,850	\$ 11,775	\$ 15,000	Three times/year
Littoral Shelf Maintenance	\$ 20,000	\$ 4,048	\$ 20,000	\$ 25,000	Maint. of Littorals (New Littorals in Capital for FY 2025)
Aerations System	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ 28,000	\$ 43,250	\$ 50,000	\$ 70,000	Rotating Three Year Program (50% silt Cleaned)
Tree Removal/Miscellaneous Cleaning	\$ 20,000	\$ -	\$ 10,000	\$ -	Moved To Preserve Maintence in FY 2025
Contingencies	\$ 18,600	\$ -	\$ -	\$ 19,055	5% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements	\$ -	\$ -		\$ 22,725	See CIP for Detail
Littoral Shelf Planting	\$ 10,000	\$ 1,800	\$ 17,000	\$ 40,000	See CIP for Detail
Lake Bank Restorations	\$ 172,298	\$ 218,520	\$ 220,000	\$ 90,982	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 26,130	See CIP for Detail
Sub-Total:	\$ 480,498	\$ 423,620	\$ 567,187	\$ 621,796	
Landscaping Services					
Professional Services					
Asset Management	\$ 14,000	\$ 9,333	\$ 14,000	\$ 30,000	Field Operations Manager
Utility Services					
Electric - Landscape Lighting	\$ 19,600	\$ -	\$ -	\$ -	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 2,400	\$ 3,999	\$ 5,331	\$ 3,700	Two (2 Fountains)

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 101,000	\$ 80,841	\$ 162,272	\$ 174,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 15,500	\$ 9,053	\$ 18,000	\$ 25,000	Yearly Trimming of oak branches
Landscape Replacements	\$ 27,500	\$ 54,858	\$ 64,858	\$ 38,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 25,158	\$ 30,000	\$ 33,000	Two (2) times/year replacement with touchup
Annuals	\$ 50,000	\$ 50,512	\$ 60,000	\$ 60,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 18,000	\$ 15,300	\$ 15,300	\$ 22,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ 3,600	\$ 340	\$ 3,600	\$ 4,000	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ 9,000	\$ 1,201	\$ 7,500	\$ 10,000	Periodic Pressure Washing/Repairs
Fountains	\$ 22,500	\$ 11,551	\$ 14,551	\$ 20,000	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 13,500	\$ 35,429	\$ 40,000	\$ 18,000	Periodic Pressure Washing of concrete and brick paver repairs
Irrigation System	\$ -	\$ 6,209	\$ 7,209	\$ 6,000	Added to Budget
Well System	\$ -	\$ 1,493	\$ 1,493	\$ -	Line Item if needed
Fertilizations - Palms	\$ -	\$ -	\$ -	\$ 4,000	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ -	\$ -	\$ -	\$ 5,000	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc Repairs	\$ -	\$ -	\$ -	\$ 2,000	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 3,000	\$ 13,254	\$ 3,000	\$ 6,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 23,728	\$ -	\$ -	\$ 21,350	5% of Repairs and Maintenance
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ -	Included in Bridge & Roadway - Main Entrance
Mounments (Painting)	\$ -	\$ -	\$ 5,000	\$ -	
Mounments (Fountains Pumps/Motor Replacement)	\$ -	\$ -	\$ -	\$ 120,000	See CIP for Detail
Landscaping	\$ 82,500	\$ 79,363	\$ 122,500	\$ -	See CIP for Detail
Lighting - Entrance Berm	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ 15,000	\$ -	See CIP for Detail
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 20,400	See CIP for Detail
Sub-Total:	\$ 438,828	\$ 397,895	\$ 589,615	\$ 622,450	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 127,230	\$ -	\$ -	\$ 76,750	Long Term Capital Planning Tool - in FY 2025 a complete analysis is needed to establish a reserve/capital improvement program for the long term stability of District
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Departments
Debt Service					
Principal Repayment - Mandatory (Truist Loan)	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	Operating Loan Required to Fund Operatons -Repaid in Full in FY 24
Interest Expense - Mandatory (Truist Loan)	\$ 12,200	\$ 10,182	\$ 10,182	\$ -	Interest Expense - Operating Loan
Sub-Total:	\$ 512,200	\$ 510,182	\$ 510,182	\$ -	
Other Fees and Charges					
Discounts on Early Payments	\$ 99,552	\$ -	\$ 99,552	\$ 87,379	Discout on assessments for November early payment - 4%
Total Appropriations	\$ 2,345,056	\$ 1,752,696	\$ 2,543,097	\$ 2,306,927	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

Description	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Net Increase/(Decrease) in Fund Balance			\$ 60,637	\$ 76,750	Projected 2025 is Cash Added to meet operating needs plus Long Term Capital Planning
Components of Fund Balance					
Beginning - Projected Ending Fund Balance	\$ 211,538	\$ 211,538	\$ 211,538	\$ 348,925	
Reserved for Operations (2 Months)	N/A	N/A	N/A	\$ 371,696	Reserved for Operations (2 Months)
Storm Event's/Unforseen Capital/Reserves/Future Operations	N/A	N/A	N/A	\$ (22,771)	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2025)
Total Fund Balance	\$ 211,538	N/A	\$ 272,175	\$ 348,925	

Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:

Assessment Rate:	\$ 1,679.74	\$ 1,679.74	\$ 1,845.00	
CAP Rate - Adopted by Resolution 2022-6	\$ 1,679.78	\$ 1,679.78	\$ 1,679.78	Current Maximum Rate without sending mailed notices
CAP Rate - New Cap Rate For Fiscal 2026 on			\$ 2,214.00	New Cap Rate after Adoption of FY 2025 Budget
Total Units Subject to Assessment: (Includes Hatcher)	1184		1184	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025
Capital Plan - Fiscal Years 2025 - 2029

Description of Item	2024	2025	2026	2027	2028	2029	Total
Stormwater Management Services							
Improvements to Water Quality							
Aerator/Fountain/Bubbler	\$ -	\$ -	\$ 23,000	<i>Implementation after Analysis</i>			\$ -
Signage Replacements (Lakes/Perimeter)		\$ 22,725	\$ -	\$ -	\$ -	\$ -	\$ 22,725
Littoral Shelf Plantings	\$ 10,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 194,000
Sub-Total:	\$ 10,000	\$ 62,725	\$ 63,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 216,725
Erosion Restoration							
Lake 1 (No Capital Required)							\$ -
Lake 2	\$ 33,165						\$ -
Lake 3		\$ 19,058					\$ 19,058
Lake 4 (No Capital Required)							\$ -
Lake 5A				\$ 3,465			\$ 3,465
Lake 5B (No Capital Required)							\$ -
Lake 6				\$ 1,485			\$ 1,485
Lake 7	\$ 30,443			\$ 1,485			\$ -
Lake 8				\$ 1,485			\$ 1,485
Lake 9	\$ 20,790						\$ -
Lake 10 (No Capital Required)							\$ -
Lake 11		\$ 5,198					\$ 5,198
Lake 12							\$ -
Lake 13				\$ 15,098			\$ 15,098
Lake 14		\$ 21,780					\$ 21,780
Lake 15A		\$ 22,770					\$ 22,770
Lake 15B (No Capital Required)							\$ -
Lake 16				\$ 8,910			\$ 8,910
Lake 17	\$ 62,865						\$ -
Lake 18-19		\$ 22,176					\$ 22,176
Lake 20-21				\$ 11,385			\$ 11,385
Lake 22			\$ 53,213				\$ 53,213
Lake 23			\$ 16,830				\$ 16,830
Lake 24 (No Capital Required)							\$ -
Lake 25				\$ 12,870			\$ 12,870
Lake 26 (No Capital Required)							\$ -
Lake 27 (No Capital Required)							\$ -
Flow-Way			\$ 11,800				\$ 11,800
Miscellaneous Repairs			\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 40,000
Sub-Total:	\$ 147,263	\$ 90,982	\$ 101,843	\$ 74,698	\$ -	\$ -	\$ 267,523
Contingencies (7%)	\$ 11,008	\$ 10,759	\$ 11,539	\$ 8,029	\$ 2,100	\$ 2,100	\$ 33,897
Construction Engineering (10%)	\$ 15,726	\$ 15,371	\$ 16,484	\$ 11,470	\$ 3,000	\$ 3,000	\$ 48,425
Total - Stormwater Management System	\$ 183,998	\$ 179,837	\$ 192,866	\$ 134,197	\$ 35,100	\$ 35,100	\$ 566,570

In Fiscal Year 2025/2026, the District will authorize an analysis fo the Lake Banks within the District to determine over the five year period from FY 2028 through FY 2032 a lake bank restoration

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025
Capital Plan - Fiscal Years 2025 - 2029

Description of Item	2024	2025	2026	2027	2028	2029	Total
Internal and External Preserves							
Fencing and Gates	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Internal: Hazardous Tree Removal	\$ 4,000	\$ 3,000	\$ 2,000	\$ 2,000	\$ 3,500	\$ 2,000	\$ 21,500
External: Hazardous Tree Removal	\$ 7,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 4,500	\$ 3,500	\$ 30,500
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 2,500	\$ 42,500
Exernal: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,000	\$ 2,000	\$ 1,000	\$ 11,000
Total - External Preserves	\$ 75,000	\$ 9,000	\$ 17,000	\$ 8,000	\$ 17,500	\$ 9,000	\$ 190,500
Irrigation Pump Station							
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Backup Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Backup Well Installation	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ 135,000
Pump Station Improvements	\$ -	\$ 110,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 270,000
Total - Irrigation Pump Station	\$ 45,000	\$ 155,000	\$ 40,000	\$ 85,000	\$ 40,000	\$ 40,000	\$ 433,000
Community Entrance							
Bridge (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Mounments (Fountains Pumps/Motor Replacement)	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Landscaping	\$ 82,500	\$ -	\$ 80,000	\$ 57,500	\$ 57,500	\$ 57,500	\$ 345,000
Lighting - Entrance Berm	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
							\$ -
Contingencies (7%)	\$ -	\$ 8,400	\$ 16,800	\$ 4,025	\$ 5,635	\$ 4,025	\$ 38,885
Construction Engineering (10%)	\$ -	\$ 12,000	\$ 24,000	\$ 5,750	\$ 8,050	\$ 5,750	\$ 55,550
Total - Community Entrance	\$ 82,500	\$ 140,400	\$ 280,800	\$ 67,275	\$ 94,185	\$ 67,275	\$ 742,435
Total - All Capital	\$ 386,498	\$ 484,237	\$ 530,666	\$ 294,472	\$ 186,785	\$ 151,375	\$ 1,932,505
Cost Per Residentl Unit	\$ 339.49	\$ 425.34	\$ 466.13	\$ 258.66	\$ 164.07	\$ 132.96	

Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 15,000	\$ 15,987	\$ 21,316	\$ 19,185
Revenue Account	\$ 9,000	\$ 21,747	\$ 28,996	\$ 26,097
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 577,069	\$ 546,698	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 601,069	\$ 584,432	\$ 627,382	\$ 622,350
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 135,000	\$ 135,000	\$ 135,000	\$ 145,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 395,075	\$ 395,075	\$ 395,075	\$ 386,675
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 567,800	\$ 530,075	\$ 567,800	\$ 569,400
Net Increase/(Decrease) in Fund Balance	\$ 33,270	\$ 54,357	\$ 59,582	\$ 52,951
Fund Balance - Beginning	\$ 1,028,586	\$ 1,028,586	\$ 1,028,586	\$ 1,088,168
Fund Balance - Ending	\$ 1,061,855	\$ 1,082,943	\$ 1,088,168	\$ 1,141,119

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2025 Principal & Interest Payment	\$ 346,163
Total - Restricted Fund Balance:	\$ 885,163

Assessment Comparison			
Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
Par Amount Issued:	\$ 7,050,000	6.00%			
11/1/2023	\$ 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
5/1/2038			\$ 95,712.50	\$ 526,988	
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50		\$ 2,600,000
5/1/2039			\$ 84,500.00	\$ 525,213	
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00		\$ 2,230,000
5/1/2040			\$ 72,475.00	\$ 526,975	
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00		\$ 1,840,000
5/1/2041			\$ 59,800.00	\$ 522,275	
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00		\$ 1,425,000
5/1/2042			\$ 46,312.50	\$ 521,113	
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50		\$ 980,000
5/1/2043			\$ 31,850.00	\$ 523,163	
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00		\$ 505,000
5/1/2044			\$ 16,412.50	\$ 523,263	
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 11,000	\$ 7,250	\$ 9,667	\$ 8,701
Revenue Account	\$ 7,500	\$ 13,127	\$ 17,502	\$ 15,752
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 18	\$ 23	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 259,346	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 292,284	\$ 279,741	\$ 300,977	\$ 298,236
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 162,844	\$ 162,844	\$ 162,844	\$ 159,444
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 260,755	\$ 242,844	\$ 260,755	\$ 257,355

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Net Increase/(Decrease) in Fund Balance	\$ 31,529	\$ 36,897	\$ 40,222	\$ 40,881
Fund Balance - Beginning	\$ 548,851	\$ 548,851	\$ 548,851	\$ 589,073
Fund Balance - Ending	<u>\$ 580,380</u>	<u>\$ 585,748</u>	<u>\$ 589,073</u>	<u>\$ 629,954</u>

Restricted Fund Balance:

Reserve Account Requirement \$ 246,188

Restricted for November 1, 2025 Debt Service

Principal \$ 85,000

Interest \$ 78,872

Total - Restricted Fund Balance: \$ 410,059

Assessment Comparison

Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	<u>32</u>		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	<u>23</u>		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	<u>90</u>		N/A

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,950,000				
11/1/2015				\$ 111,776.84		
5/1/2016				\$ 99,603.13	\$ 211,380	
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13		\$ 3,885,000
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931	
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13		\$ 3,560,000
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275	
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25		\$ 3,480,000
5/1/2019				\$ 88,462.50	\$ 238,219	
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50		\$ 3,410,000
5/1/2020				\$ 86,975.00	\$ 245,438	
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00		\$ 3,340,000
5/1/2021				\$ 85,487.50	\$ 242,463	
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50		\$ 3,270,000
5/1/2022				\$ 84,000.00	\$ 239,488	
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00		\$ 3,195,000
5/1/2023	\$ 5,000			\$ 82,406.25	\$ 241,406	
11/1/2023		\$ 80,000	4.250%	\$ 82,271.88		\$ 3,115,000
5/1/2024				\$ 80,571.88	\$ 242,844	
11/1/2024		\$ 80,000	4.250%	\$ 80,571.88		\$ 3,035,000
5/1/2025				\$ 78,871.88	\$ 239,444	
11/1/2025		\$ 85,000	4.250%	\$ 78,871.88		\$ 2,950,000
5/1/2026				\$ 77,065.63	\$ 240,938	
11/1/2026		\$ 90,000	5.000%	\$ 77,065.63		\$ 2,860,000
5/1/2027				\$ 74,815.63	\$ 241,881	
11/1/2027		\$ 95,000	5.000%	\$ 74,815.63		\$ 2,765,000
5/1/2028				\$ 72,440.63	\$ 242,256	
11/1/2028		\$ 95,000	5.000%	\$ 72,440.63		\$ 2,670,000
5/1/2029				\$ 70,065.63	\$ 237,506	
11/1/2029		\$ 100,000	5.000%	\$ 70,065.63		\$ 2,570,000
5/1/2030				\$ 67,565.63	\$ 237,631	
11/1/2030		\$ 105,000	5.000%	\$ 67,565.63		\$ 2,465,000
5/1/2031				\$ 64,940.63	\$ 237,506	
11/1/2031		\$ 115,000	5.000%	\$ 64,940.63		\$ 2,350,000
5/1/2032				\$ 62,065.63	\$ 242,006	
11/1/2032		\$ 120,000	5.000%	\$ 62,065.63		\$ 2,230,000
5/1/2033				\$ 59,065.63	\$ 241,131	
11/1/2033		\$ 125,000	5.000%	\$ 59,065.63		\$ 2,105,000
5/1/2034				\$ 55,940.63	\$ 240,006	
11/1/2034		\$ 130,000	5.000%	\$ 55,940.63		\$ 1,975,000
5/1/2035				\$ 52,690.63	\$ 238,631	
11/1/2035		\$ 135,000	5.000%	\$ 52,690.63		\$ 1,840,000
5/1/2036				\$ 49,315.63	\$ 237,006	
11/1/2036		\$ 145,000	5.375%	\$ 49,315.63		\$ 1,695,000
5/1/2037				\$ 45,418.75	\$ 239,734	
11/1/2037		\$ 150,000	5.375%	\$ 45,418.75		\$ 1,545,000
5/1/2038				\$ 41,387.50	\$ 236,806	
11/1/2038		\$ 160,000	5.375%	\$ 41,387.50		\$ 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				\$ 37,087.50	\$ 238,475	
11/1/2039		\$ 170,000	5.375%	\$ 37,087.50		\$ 1,215,000
5/1/2040				\$ 32,518.75	\$ 239,606	
11/1/2040		\$ 175,000	5.375%	\$ 32,518.75		\$ 1,040,000
5/1/2041				\$ 27,815.63	\$ 235,334	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 855,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 660,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 455,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 235,000
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 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 7,000	\$ 4,742	\$ 6,322	\$ 5,690
Revenue Account	\$ 3,500	\$ 8,183	\$ 10,911	\$ 9,820
Interest Account	\$ -	\$ 109	\$ 146	\$ -
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 231,388	\$ 219,166	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 241,888	\$ 232,200	\$ 248,767	\$ 246,898

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 60,000 \$ 60,000 \$ 60,000 \$ 65,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series A Bonds \$ 147,756 \$ 147,756 \$ 147,756 \$ 144,553

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 15,046 \$ - \$ 15,046 \$ 15,046

Interfund Transfer Out \$ - \$ - \$ -

Total Expenditures and Other Uses **\$ 222,802** **\$ 207,756** **\$ 222,802** **\$ 224,599**

Net Increase/(Decrease) in Fund Balance \$ 19,086 \$ 24,444 \$ 25,965 \$ 22,298

Fund Balance - Beginning \$ 346,521 \$ 346,521 \$ 346,521 \$ 372,486

Fund Balance - Ending **\$ 365,607** **\$ 370,965** **\$ 372,486** **\$ 394,784**

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2025 Debt Service

Principal \$ 70,000

Interest \$ 71,444

Total - Restricted Fund Balance: **\$ 303,373**

Assessment Comparison			
Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,190,000				
5/1/2016				\$ 65,365.40		
11/1/2016				\$ 82,278.13	\$ 147,644	
5/1/2017			5.375%	\$ 82,278.13		
11/1/2017	\$ 50,000			\$ 82,278.13	\$ 214,556	\$ 3,140,000
5/1/2018			5.375%	\$ 81,278.13		
11/1/2018	\$ 50,000			\$ 81,278.13	\$ 212,556	\$ 3,090,000
5/1/2019			5.375%	\$ 80,278.13		
11/1/2019	\$ 55,000			\$ 80,278.13	\$ 215,556	\$ 3,035,000
5/1/2020			5.375%	\$ 79,178.13		
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356	\$ 2,960,000
5/1/2021	\$ 5,000		5.375%	\$ 77,546.88		
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094	\$ 2,900,000
5/1/2022			5.375%	\$ 76,446.88		
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894	\$ 2,840,000
5/1/2023	\$ 5,000		5.375%	\$ 74,909.38		
11/1/2023		\$ 60,000		\$ 74,646.88	\$ 209,556	\$ 2,775,000
5/1/2024			5.375%	\$ 73,109.38		
11/1/2024		\$ 65,000		\$ 73,109.38	\$ 211,219	\$ 2,710,000
5/1/2025			5.375%	\$ 71,443.75		
11/1/2025		\$ 70,000		\$ 71,443.75	\$ 212,888	\$ 2,640,000
5/1/2026			5.375%	\$ 69,650.00		
11/1/2026		\$ 70,000		\$ 69,650.00	\$ 209,300	\$ 2,570,000
5/1/2027			5.375%	\$ 67,856.25		
11/1/2027		\$ 75,000		\$ 67,856.25	\$ 210,713	\$ 2,495,000
5/1/2028			5.375%	\$ 65,934.38		
11/1/2028		\$ 80,000		\$ 65,934.38	\$ 211,869	\$ 2,415,000
5/1/2029			5.375%	\$ 63,884.38		
11/1/2029		\$ 85,000		\$ 63,884.38	\$ 212,769	\$ 2,330,000
5/1/2030			5.375%	\$ 61,706.25		
11/1/2030		\$ 90,000		\$ 61,706.25	\$ 213,413	\$ 2,240,000
5/1/2031			5.375%	\$ 59,400.00		
11/1/2031		\$ 95,000		\$ 59,400.00	\$ 213,800	\$ 2,145,000
5/1/2032			5.375%	\$ 56,965.63		
11/1/2032		\$ 100,000		\$ 56,965.63	\$ 213,931	\$ 2,045,000
5/1/2033			5.375%	\$ 54,403.13		
11/1/2033		\$ 100,000		\$ 54,403.13	\$ 208,806	\$ 1,945,000
5/1/2034			5.375%	\$ 51,840.63		
11/1/2034		\$ 110,000		\$ 51,840.63	\$ 213,681	\$ 1,835,000
5/1/2035			5.375%	\$ 49,021.88		
11/1/2035		\$ 115,000		\$ 49,021.88	\$ 213,044	\$ 1,720,000
5/1/2036			5.375%	\$ 46,075.00		
11/1/2036		\$ 120,000		\$ 46,075.00	\$ 212,150	\$ 1,600,000
5/1/2037			5.375%	\$ 43,000.00		
11/1/2037		\$ 125,000		\$ 43,000.00	\$ 211,000	\$ 1,475,000
5/1/2038			5.375%	\$ 39,640.63		
11/1/2038		\$ 130,000		\$ 39,640.63	\$ 209,281	\$ 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 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 8,000	\$ 5,175	\$ 6,901	\$ 6,211
Revenue Account	\$ 6,000	\$ 12,129	\$ 16,171	\$ 14,554
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 354,724	\$ 374,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 388,564	\$ 372,028	\$ 397,636	\$ 395,329
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 110,000	\$ 110,000	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 232,000	\$ 232,000	\$ 232,000	\$ 226,863
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ (2,325)	\$ (2,325)	
Total Expenditures and Other Uses	\$ 366,504	\$ 339,675	\$ 364,179	\$ 366,367
Net Increase/(Decrease) in Fund Balance	\$ 22,060	\$ 32,353	\$ 33,457	\$ 28,963
Fund Balance - Beginning	\$ 452,770	\$ 452,770	\$ 452,770	\$ 486,227
Fund Balance - Ending	\$ 474,830	\$ 485,123	\$ 486,227	\$ 515,189

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2025 Debt Service	
Principal	\$ 120,000
Interest	\$ 112,181
Total - Restricted Fund Balance:	\$ 406,769

Assessment Comparison			
Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:	\$ 5,425,000				
5/1/2017		3.400%	\$ 108,235.61		
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409	\$ 5,315,000
5/1/2018		3.400%	\$ 126,303.75		
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608	\$ 5,220,000
5/1/2019		3.400%	\$ 124,688.75		
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378	\$ 5,125,000
5/1/2020		3.400%	\$ 123,073.75		
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148	\$ 5,025,000
5/1/2021		3.400%	\$ 121,373.75		
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748	\$ 4,920,000
5/1/2022		3.400%	\$ 119,588.75		
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178	\$ 4,810,000
5/1/2023		4.350%	\$ 117,196.25		
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393	\$ 4,700,000
5/1/2024 (8/1/24 prepay)	\$ 5,000	4.350%	\$ 114,803.75		
11/1/2024	\$ 115,000		\$ 114,681.88	\$ 344,486	\$ 4,580,000
5/1/2025		4.350%	\$ 112,180.63		
11/1/2025	\$ 120,000		\$ 112,180.63	\$ 344,361	\$ 4,460,000
5/1/2026		4.350%	\$ 109,570.63		
11/1/2026	\$ 125,000		\$ 109,570.63	\$ 344,141	\$ 4,335,000
5/1/2027		4.350%	\$ 106,851.88		
11/1/2027	\$ 135,000		\$ 106,851.88	\$ 348,704	\$ 4,200,000
5/1/2028		4.350%	\$ 103,915.63		
11/1/2028	\$ 140,000		\$ 103,915.63	\$ 347,831	\$ 4,060,000
5/1/2029		4.875%	\$ 100,503.13		
11/1/2029	\$ 145,000		\$ 100,503.13	\$ 346,006	\$ 3,915,000
5/1/2030		4.875%	\$ 96,968.75		
11/1/2030	\$ 150,000		\$ 96,968.75	\$ 343,938	\$ 3,765,000
5/1/2031		4.875%	\$ 93,312.50		
11/1/2031	\$ 160,000		\$ 93,312.50	\$ 346,625	\$ 3,605,000
5/1/2032		4.875%	\$ 89,412.50		
11/1/2032	\$ 165,000		\$ 89,412.50	\$ 343,825	\$ 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 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 3,500	\$ 3,509	\$ 4,679	\$ 4,211
Revenue Account	\$ 3,500	\$ 7,864	\$ 10,485	\$ 9,437
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	\$ -	\$ -	\$ -	\$ -
Special Assessment - On-Roll	\$ 254,231	\$ 240,677	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 261,231	\$ 252,050	\$ 269,395	\$ 267,878
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 159,213	\$ 159,213	\$ 159,213	\$ 156,400
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ 1,894	\$ 1,894	
Total Expenditures and Other Uses	\$ 250,844	\$ 236,107	\$ 252,739	\$ 248,032
Net Increase/(Decrease) in Fund Balance	\$ 10,386	\$ 15,943	\$ 16,656	\$ 19,846
Fund Balance - Beginning	\$ 299,435	\$ 299,435	\$ 299,435	\$ 316,091
Fund Balance - Ending	\$ 309,821	\$ 315,378	\$ 316,091	\$ 335,937

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2025 Debt Service	
Principal	\$ 80,000
Interest	\$ 77,450
Total - Restricted Fund Balance:	\$ 275,825

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2024	Fiscal Year 2025
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

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

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

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

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

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 5,000	\$ 10,100	\$ 13,466	\$ 12,119
Revenue Account	\$ 8,000	\$ 17,814	\$ 23,752	\$ 21,377
Interest Account	\$ -	\$ 172	\$ 229	\$ 206
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 522,346	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 564,562	\$ 550,431	\$ 589,009	\$ 585,264

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 175,000 \$ 175,000 \$ 175,000 \$ 180,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ 5,000 \$ 5,000 \$ -

Interest Expense

Series A Bonds \$ 332,664 \$ 332,664 \$ 332,664 \$ 326,280

Other Uses of Funds

Amount Available in Capitalized Interest \$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts for Early Payment \$ 36,083 \$ - \$ 36,083 \$ 36,083

Interfund Transfer Out \$ - \$ (2,229) \$ (2,229) \$ -

Total Expenditures and Other Uses **\$ 543,747** **\$ 510,434** **\$ 546,518** **\$ 542,363**

Net Increase/(Decrease) in Fund Balance

\$ 20,815 \$ 39,997 \$ 42,491 \$ 42,901

Fund Balance - Beginning

\$ 670,044 \$ 670,044 \$ 670,044 \$ 712,535

Fund Balance - Ending

\$ 690,859 **\$ 710,041** **\$ 712,535** **\$ 755,436**

Restricted Fund Balance:

Reserve Account Requirement \$ 256,422

Restricted for November 1, 2025 Debt Service

Principal \$ 185,000

Interest \$ 161,633

Total - Restricted Fund Balance:

\$ 603,054

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2024	Fiscal Year 2025
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023	\$ 30,000			\$ 168,447.50	\$ 509,743	
11/1/2023		\$ 175,000	3.350%	\$ 167,797.50		\$ 7,885,000
5/1/2024	8/1/2024 \$ 5,000			\$ 164,866.25	\$ 507,664	
11/1/2024		\$ 180,000	3.350%	\$ 164,647.50		\$ 7,700,000
5/1/2025				\$ 161,632.50	\$ 506,280	
11/1/2025		\$ 185,000	3.700%	\$ 161,632.50		\$ 7,515,000
5/1/2026				\$ 158,210.00	\$ 504,843	
11/1/2026		\$ 190,000	3.700%	\$ 158,210.00		\$ 7,325,000
5/1/2027				\$ 154,695.00	\$ 502,905	
11/1/2027		\$ 200,000	3.700%	\$ 154,695.00		\$ 7,125,000
5/1/2028				\$ 150,995.00	\$ 505,690	
11/1/2028		\$ 205,000	3.700%	\$ 150,995.00		\$ 6,920,000
5/1/2029				\$ 147,202.50	\$ 503,198	
11/1/2029		\$ 215,000	3.700%	\$ 147,202.50		\$ 6,705,000
5/1/2030				\$ 143,225.00	\$ 505,428	
11/1/2030		\$ 220,000	4.125%	\$ 143,225.00		\$ 6,485,000
5/1/2031				\$ 138,687.50	\$ 501,913	
11/1/2031		\$ 230,000	4.125%	\$ 138,687.50		\$ 6,255,000
5/1/2032				\$ 133,943.75	\$ 502,631	
11/1/2032		\$ 240,000	4.125%	\$ 133,943.75		\$ 6,015,000
5/1/2033				\$ 128,993.75	\$ 502,938	
11/1/2033		\$ 250,000	4.125%	\$ 128,993.75		\$ 5,765,000
5/1/2034				\$ 123,837.50	\$ 502,831	
11/1/2034		\$ 260,000	4.125%	\$ 123,837.50		\$ 5,505,000
5/1/2035				\$ 118,475.00	\$ 502,313	
11/1/2035		\$ 270,000	4.125%	\$ 118,475.00		\$ 5,235,000
5/1/2036				\$ 112,906.25	\$ 501,381	
11/1/2036		\$ 280,000	4.125%	\$ 112,906.25		\$ 4,955,000
5/1/2037				\$ 107,131.25	\$ 500,038	
11/1/2037		\$ 295,000	4.125%	\$ 107,131.25		\$ 4,660,000
5/1/2038				\$ 101,046.88	\$ 503,178	
11/1/2038		\$ 305,000	4.125%	\$ 101,046.88		\$ 4,355,000
5/1/2039				\$ 94,756.25	\$ 500,803	
11/1/2039		\$ 320,000	4.125%	\$ 94,756.25		\$ 4,035,000
5/1/2040				\$ 88,156.25	\$ 502,913	
11/1/2040		\$ 330,000	4.375%	\$ 88,156.25		\$ 3,705,000
5/1/2041				\$ 80,937.50	\$ 499,094	
11/1/2041		\$ 345,000	4.375%	\$ 80,937.50		\$ 3,360,000
5/1/2042				\$ 73,390.63	\$ 499,328	
11/1/2042		\$ 360,000	4.375%	\$ 73,390.63		\$ 3,000,000
5/1/2043				\$ 65,515.63	\$ 498,906	
11/1/2043		\$ 375,000	4.375%	\$ 65,515.63		\$ 2,625,000
5/1/2044				\$ 57,312.50	\$ 497,828	

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		\$ 390,000	4.375%	\$ 57,312.50		\$ 2,235,000
5/1/2045				\$ 48,781.25	\$ 496,094	
11/1/2045		\$ 410,000	4.375%	\$ 48,781.25		\$ 1,825,000
5/1/2046				\$ 39,812.50	\$ 498,594	
11/1/2046		\$ 425,000	4.375%	\$ 39,812.50		\$ 1,400,000
5/1/2047				\$ 30,515.63	\$ 495,328	
11/1/2047		\$ 445,000	4.375%	\$ 30,515.63		\$ 955,000
5/1/2048				\$ 20,781.25	\$ 496,297	
11/1/2048		\$ 465,000	4.375%	\$ 20,781.25		\$ 490,000
5/1/2049				\$ 10,609.35	\$ 496,391	
11/1/2049		\$ 485,000	4.375%	\$ 10,609.35		\$ 5,000

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

		Genaral Fund		Debt Service Fund		Total	
Description	Number of Units	FY 2024	FY 2025	FY 2024	FY 2025	FY 2024	FY 2025
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 1,679.74	\$ 1,845.00	\$ 1,229.38	\$ 1,229.38	\$ 2,909.12	\$ 3,074.38
SF - 62'	82	\$ 1,399.81	\$ 1,845.00	\$ 1,992.82	\$ 1,992.82	\$ 3,392.63	\$ 3,837.82
SF - 76'	62	\$ 1,399.81	\$ 1,845.00	\$ 3,282.90	\$ 3,282.90	\$ 4,682.71	\$ 5,127.90
SF - 90'	7	\$ 1,399.81	\$ 1,845.00	\$ 3,198.48	\$ 3,198.48	\$ 4,598.29	\$ 5,043.48
Multi-Family	96	\$ 1,399.81	\$ 1,845.00	\$ 1,071.89	\$ 1,071.89	\$ 2,471.70	\$ 2,916.89
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,399.81	\$ 1,845.00	\$ 1,313.66	\$ 1,313.66	\$ 2,713.47	\$ 3,158.66
Partial Phase buydown	28	\$ 1,399.81	\$ 1,845.00	\$ 1,492.80	\$ 1,492.80	\$ 2,892.61	\$ 3,337.80
SF - 76'							
Partial Phase buydown	11	\$ 1,399.81	\$ 1,845.00	\$ 3,745.36	\$ 3,745.36	\$ 5,145.17	\$ 5,590.36
Partial Phase buydown	12	\$ 1,399.81	\$ 1,845.00	\$ 3,901.42	\$ 3,901.42	\$ 5,301.23	\$ 5,746.42
SF - 90'	18	\$ 1,399.81	\$ 1,845.00	\$ 3,866.11	\$ 3,866.11	\$ 5,265.92	\$ 5,711.11
SF - 100'	17	\$ 1,399.81	\$ 1,845.00	\$ 4,066.15	\$ 4,066.15	\$ 5,465.96	\$ 5,911.15
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,399.81	\$ 1,845.00	\$ 1,396.98	\$ 1,396.98	\$ 2,796.79	\$ 3,241.98
SF - 62'	31	\$ 1,399.81	\$ 1,845.00	\$ 2,181.28	\$ 2,181.28	\$ 3,581.09	\$ 4,026.28
MF - Esplanade	30	\$ 1,399.81	\$ 1,845.00	\$ 1,016.34	\$ 1,016.34	\$ 2,416.15	\$ 2,861.34
MF - Vercelli	56	\$ 1,399.81	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,862.51
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,399.81	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 2,840.59	\$ 3,285.78
SF - 62'	52	\$ 1,399.81	\$ 1,845.00	\$ 2,176.05	\$ 2,176.05	\$ 3,575.86	\$ 4,021.05
SF - 76'	24	\$ 1,399.81	\$ 1,845.00	\$ 3,535.95	\$ 3,535.95	\$ 4,935.76	\$ 5,380.95
MF - Vercelli	46	\$ 1,399.81	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,862.51
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,399.81	\$ 1,845.00	\$ 1,782.60	\$ 1,782.60	\$ 3,182.41	\$ 3,627.60
SF - 62'	44	\$ 1,399.81	\$ 1,845.00	\$ 2,690.48	\$ 2,690.48	\$ 4,090.29	\$ 4,535.48
SF - 76'	25	\$ 1,399.81	\$ 1,845.00	\$ 4,425.12	\$ 4,425.12	\$ 5,824.93	\$ 6,270.12
MF - Esplanade	14	\$ 1,399.81	\$ 1,845.00	\$ 1,370.23	\$ 1,370.23	\$ 2,770.04	\$ 3,215.23
MF - Vercelli	2	\$ 1,399.81	\$ 1,845.00	\$ 1,236.39	\$ 1,236.39	\$ 2,636.20	\$ 3,081.39
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 62'	29	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 76'	23	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (Phase 8)	72	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Vercelli	64	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (phase 7)	36	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						

RESOLUTION 2024-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAYCOMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Flow Way Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Collier County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2024-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2024-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Flow Way Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

RESOLUTION 2024-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 18th day of July 2024.

ATTEST:

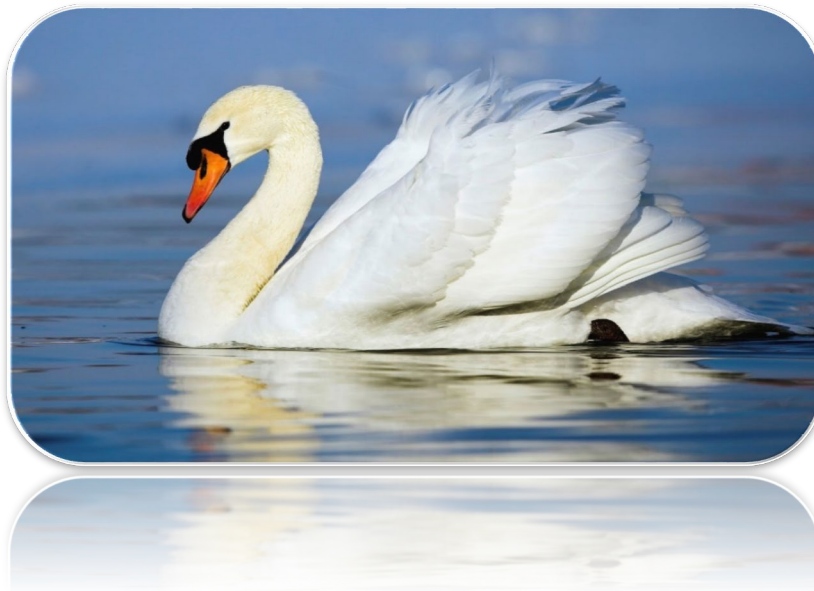
**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

Exhibit A: Fiscal Year 2025 Proposed Budget

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025 (July 18, 2024 Public Hearing)

PREPARED BY:

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

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

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

Description	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ (143,755)	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ -				Interest on General Bank Account
Assessment Revenue	\$ -				
Assessments - On-Roll	\$ 1,988,811	\$ 1,915,674	\$ 1,988,811	\$ 2,184,477	Assessments from Property Owner's
Assessments - Off-Roll	\$ -				
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	\$ -	\$ 25,336	\$ 114,923	\$ 122,450	Master HOA Contribution (50% of Actual Costs)
Truist - Loan Proceeds	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	Short Term Bank Loan to Fund Operations (Repaid in Full in FY 2024)
Total Revenue & Other Sources	\$ 2,345,056	\$ 2,441,009	\$ 2,603,734	\$ 2,306,927	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 6,200	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 43,000	\$ 32,250	\$ 43,000	\$ 45,200	District Manager
Financial and Administrative					
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 12,000	\$ 16,000	\$ 17,500	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 12,000	\$ 16,000	\$ 17,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -				Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ 1,111	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 26,665	\$ 21,177	\$ 26,665	\$ 26,665	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Bond Amortizaiton Schedules	\$ -	\$ 100	\$ 300	\$ -	
Property Appraiser & Tax Coll. Fees	\$ 5,000	\$ 15,526	\$ 15,526	\$ 15,500	Fees to place assessments on the tax bills
Bank Service Fees	\$ 300	\$ 104	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ 600	\$ -	
Communications and Freight Services					
Telephone	\$ -				
Postage, Freight & Messenger	\$ 250	\$ 708	\$ 750	\$ 250	Agenda Mailings and other misc mail
Rentals and Leases					
Meeting Room Rental	\$ -				
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance	\$ 15,000	\$ 59,212	\$ 59,212	\$ 59,912	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 250	\$ 1,557	\$ 1,600	\$ 200	Agenda books and copies
Office Supplies	\$ -	\$ -			

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Legal Services					
General Counsel	\$ 40,000	\$ 34,775	\$ 40,000	\$ 40,000	District Attorney
Special Counsel - Litigation	\$ -	\$ 1,640	\$ 3,306	\$ -	- Special Counsel
Special Counsel - Court Reporter/Arbitrator	\$ -	\$ -	\$ -	\$ -	- Court Reporter & Arbitrator's Fees
Special Counsel - Experts for Legal Fees	\$ -	\$ -	\$ -	\$ -	- Special Counsel - To Be Determined
Special Counsel - Appellate Court	\$ -	\$ 233	\$ 233	\$ -	- Special Counsel
Truist Loan - Legal Fees	\$ -	\$ -	\$ -	\$ -	- Truist - Operating Loan Closing Fees
Special Counsel - Preserves Regulatory	\$ 7,500	\$ 3,303	\$ 5,000	\$ 3,000	Special Counsel - SFWMD Preserve Compliance
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 201,840	\$ 216,071	\$ 260,367	\$ 258,002	
Other General Government Services					
Engineering					
General Engineering	\$ 50,000	\$ 28,894	\$ 50,000	\$ 57,000	Engineer
Bonita Springs - Stormwater Discharge to Preserves	\$ 10,000	\$ -	\$ -	\$ 1,500	On-going project to evaluate Bonita Springs Plan for stormwater discharge
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	Completed FY 2022
Sub-Total:	\$ 60,000	\$ 28,894	\$ 50,000	\$ 58,500	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ 15,700	\$ 10,467	\$ 15,700	\$ 20,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	SFWMD Permit Compliance Requirments
Utility Services					
Electric - Pump Station	\$ 32,000	\$ 23,061	\$ 39,533	\$ 36,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 8,000	\$ 25,400	\$ 43,543	\$ 42,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Wireless - Pump Station	\$ -	\$ 559	\$ 559	\$ 1,350	
Repairs and Maintenance					
Pump Station and Wells	\$ 30,000	\$ 20,113	\$ 22,093	\$ 30,000	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 8,500	\$ -	\$ 8,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 6,600	\$ -	\$ 6,600	\$ 7,500	Irrigaion Main line Repairs
Contingencies	\$ 6,808	\$ -	\$ -	\$ 6,900	8% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ -	
	\$ 45,000	\$ 250	\$ 51,000	\$ 155,000	See CIP for Detail (Backup Well moved to FY 25)
Sub-Total:	\$ 168,608	\$ 79,850	\$ 203,529	\$ 323,250	
Stormwater Management Services					
Preserve Area Maintenance					
Enviromental Engineering Consultant					
Task 1 - Bid Documents	\$ 15,000	\$ -	\$ 6,000	\$ -	- Task Completed in FY 2024
Task 2 - Monthly site visits	\$ 13,350	\$ -	\$ 18,000	\$ 18,000	On-going - anticipated completion in FY 27
Taxk 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ -	\$ 7,500	\$ 7,500	On-going - anticipated completion in FY 27
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 13,350	\$ -	\$ -	\$ -	- Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Clearing Downed Trees/Cleanup (Internal/External Preserves)	\$ -	\$ -	\$ -	\$ -	- Included in Capital for FY 2025
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	- District Engineer - On-going engineering
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Repairs and Maintenance					
Wading Bird Foraging Areas	\$ 1,600	\$ -	\$ 6,223	\$ 6,300	Permit Requirments Completed
Internal Preserves	\$ 7,000	\$ 11,357	\$ 14,319	\$ 7,000	Routine Maintenance of Internal Preserves
Western Preserve	\$ 4,000	\$ -	\$ 35,587	\$ 36,000	External Preserves
Northern Preserve Area 1	\$ 68,000	\$ 63,771	\$ 63,771	\$ 63,800	External Preserves
Northern Preserve Area 2	\$ 120,000	\$ 20,855	\$ 106,265	\$ 106,300	External Preserves
Clearing Downed Trees/Cleanup (Internal/External Preserves)	\$ 6,000	\$ 203	\$ 5,000	-	Included in Capital for FY 2025
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	-	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	-	External Preserves for routine repairs during the year
Contingencies	\$ -	\$ -	\$ -	\$ 4,900	
Capital Outlay					
Internal and External	\$ -	\$ -	\$ -	\$ 9,000	See CIP for Detail
Sub-Total:	\$ 256,300	\$ 96,185	\$ 262,665	\$ 258,800	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 27,100	\$ 18,067	\$ 27,100	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	
Repairs & Maintenance	\$ -			\$ -	
Aquatic Weed Control	\$ 120,000	\$ 88,604	\$ 147,420	\$ 186,104	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 35,000	\$ 37,066	\$ 47,092	\$ 55,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ 2,615	\$ 15,000	\$ 30,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,500	\$ 7,850	\$ 11,775	\$ 15,000	Three times/year
Littoral Shelf Maintenance	\$ 20,000	\$ 4,048	\$ 20,000	\$ 25,000	Maint. of Littorals (New Littorals in Capital for FY 2025)
Aerations System	\$ -	\$ -	\$ -	-	Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ 28,000	\$ 43,250	\$ 50,000	\$ 70,000	Rotating Three Year Program (50% silt Cleaned)
Tree Removal/Miscellaneous Cleaning	\$ 20,000	\$ -	\$ 10,000	\$ -	Moved To Preserve Maintence in FY 2025
Contingencies	\$ 18,600	\$ -	\$ -	\$ 19,055	5% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements	\$ -	\$ -		\$ 22,725	See CIP for Detail
Littoral Shelf Planting	\$ 10,000	\$ 1,800	\$ 17,000	\$ 40,000	See CIP for Detail
Lake Bank Restorations	\$ 172,298	\$ 218,520	\$ 220,000	\$ 90,982	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 26,130	See CIP for Detail
Sub-Total:	\$ 480,498	\$ 423,620	\$ 567,187	\$ 621,796	
Landscaping Services					
Professional Services					
Asset Management	\$ 14,000	\$ 9,333	\$ 14,000	\$ 30,000	Field Operations Manager
Utility Services					
Electric - Landscape Lighting	\$ 19,600	\$ -	\$ -	-	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 2,400	\$ 3,999	\$ 5,331	\$ 3,700	Two (2 Fountains)

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 101,000	\$ 80,841	\$ 162,272	\$ 174,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 15,500	\$ 9,053	\$ 18,000	\$ 25,000	Yearly Trimming of oak branches
Landscape Replacements	\$ 27,500	\$ 54,858	\$ 64,858	\$ 38,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 25,158	\$ 30,000	\$ 33,000	Two (2) times/year replacement with touchup
Annuals	\$ 50,000	\$ 50,512	\$ 60,000	\$ 60,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 18,000	\$ 15,300	\$ 15,300	\$ 22,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ 3,600	\$ 340	\$ 3,600	\$ 4,000	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ 9,000	\$ 1,201	\$ 7,500	\$ 10,000	Periodic Pressure Washing/Repairs
Fountains	\$ 22,500	\$ 11,551	\$ 14,551	\$ 20,000	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 13,500	\$ 35,429	\$ 40,000	\$ 18,000	Periodic Pressure Washing of concrete and brick paver repairs
Irrigation System	\$ -	\$ 6,209	\$ 7,209	\$ 6,000	Added to Budget
Well System	\$ -	\$ 1,493	\$ 1,493	\$ -	Line Item if needed
Fertilizations - Palms	\$ -	\$ -	\$ -	\$ 4,000	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ -	\$ -	\$ -	\$ 5,000	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc Repairs	\$ -	\$ -	\$ -	\$ 2,000	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 3,000	\$ 13,254	\$ 3,000	\$ 6,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 23,728	\$ -	\$ -	\$ 21,350	5% of Repairs and Maintenance
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ -	Included in Bridge & Roadway - Main Entrance
Mounments (Painting)	\$ -	\$ -	\$ 5,000	\$ -	
Mounments (Fountains Pumps/Motor Replacement)	\$ -	\$ -	\$ -	\$ 120,000	See CIP for Detail
Landscaping	\$ 82,500	\$ 79,363	\$ 122,500	\$ -	See CIP for Detail
Lighting - Entrance Berm	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ 15,000	\$ -	See CIP for Detail
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 20,400	See CIP for Detail
Sub-Total:	\$ 438,828	\$ 397,895	\$ 589,615	\$ 622,450	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 127,230	\$ -	\$ -	\$ 76,750	Long Term Capital Planning Tool - in FY 2025 a complete analysis is needed to establish a reserve/capital improvement program for the long term stability of District
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Departments
Debt Service					
Principal Repayment - Mandatory (Truist Loan)	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	Operating Loan Required to Fund Operatons -Repaid in Full in FY 24
Interest Expense - Mandatory (Truist Loan)	\$ 12,200	\$ 10,182	\$ 10,182	\$ -	Interest Expense - Operating Loan
Sub-Total:	\$ 512,200	\$ 510,182	\$ 510,182	\$ -	
Other Fees and Charges					
Discounts on Early Payments	\$ 99,552	\$ -	\$ 99,552	\$ 87,379	Discout on assessments for November early payment - 4%
Total Appropriations	\$ 2,345,056	\$ 1,752,696	\$ 2,543,097	\$ 2,306,927	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

Description	REVISED BUDGET FY 2024	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Net Increase/(Decrease) in Fund Balance			\$ 60,637	\$ 76,750	Projected 2025 is Cash Added to meet operating needs plus Long Term Capital Planning
Components of Fund Balance					
Beginning - Projected Ending Fund Balance	\$ 211,538	\$ 211,538	\$ 211,538	\$ 348,925	
Reserved for Operations (2 Months)	N/A	N/A	N/A	\$ 371,696	Reserved for Operations (2 Months)
Storm Event's/Unforseen Capital/Reserves/Future Operations	N/A	N/A	N/A	\$ (22,771)	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2025)
Total Fund Balance	\$ 211,538	N/A	\$ 272,175	\$ 348,925	

Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:

Assessment Rate:	\$ 1,679.74	\$ 1,679.74	\$ 1,845.00	
CAP Rate - Adopted by Resolution 2022-6	\$ 1,679.78	\$ 1,679.78	\$ 1,679.78	Current Maximum Rate without sending mailed notices
CAP Rate - New Cap Rate For Fiscal 2026 on			\$ 2,214.00	New Cap Rate after Adoption of FY 2025 Budget
Total Units Subject to Assessment: (Includes Hatcher)	1184		1184	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025
Capital Plan - Fiscal Years 2025 - 2029

Description of Item	2024	2025	2026	2027	2028	2029	Total
Stormwater Management Services							
Improvements to Water Quality							
Aerator/Fountain/Bubbler	\$ -	\$ -	\$ 23,000	<i>Implementation after Analysis</i>			\$ -
Signage Replacements (Lakes/Perimeter)		\$ 22,725	\$ -	\$ -	\$ -	\$ -	\$ 22,725
Littoral Shelf Plantings	\$ 10,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 194,000
Sub-Total:	\$ 10,000	\$ 62,725	\$ 63,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 216,725
Erosion Restoration							
Lake 1 (No Capital Required)							\$ -
Lake 2	\$ 33,165						\$ -
Lake 3		\$ 19,058					\$ 19,058
Lake 4 (No Capital Required)							\$ -
Lake 5A				\$ 3,465			\$ 3,465
Lake 5B (No Capital Required)							\$ -
Lake 6				\$ 1,485			\$ 1,485
Lake 7	\$ 30,443			\$ 1,485			\$ -
Lake 8				\$ 1,485			\$ 1,485
Lake 9	\$ 20,790						\$ -
Lake 10 (No Capital Required)							\$ -
Lake 11		\$ 5,198					\$ 5,198
Lake 12							\$ -
Lake 13				\$ 15,098			\$ 15,098
Lake 14		\$ 21,780					\$ 21,780
Lake 15A		\$ 22,770					\$ 22,770
Lake 15B (No Capital Required)							\$ -
Lake 16				\$ 8,910			\$ 8,910
Lake 17	\$ 62,865						\$ -
Lake 18-19		\$ 22,176					\$ 22,176
Lake 20-21				\$ 11,385			\$ 11,385
Lake 22			\$ 53,213				\$ 53,213
Lake 23			\$ 16,830				\$ 16,830
Lake 24 (No Capital Required)							\$ -
Lake 25				\$ 12,870			\$ 12,870
Lake 26 (No Capital Required)							\$ -
Lake 27 (No Capital Required)							\$ -
Flow-Way			\$ 11,800				\$ 11,800
Miscellaneous Repairs			\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 40,000
Sub-Total:	\$ 147,263	\$ 90,982	\$ 101,843	\$ 74,698	\$ -	\$ -	\$ 267,523
Contingencies (7%)	\$ 11,008	\$ 10,759	\$ 11,539	\$ 8,029	\$ 2,100	\$ 2,100	\$ 33,897
Construction Engineering (10%)	\$ 15,726	\$ 15,371	\$ 16,484	\$ 11,470	\$ 3,000	\$ 3,000	\$ 48,425
Total - Stormwater Management System	\$ 183,998	\$ 179,837	\$ 192,866	\$ 134,197	\$ 35,100	\$ 35,100	\$ 566,570

In Fiscal Year 2025/2026, the District will authorize an analysis fo the Lake Banks within the District to determine over the five year period from FY 2028 through FY 2032 a lake bank restoration

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025
Capital Plan - Fiscal Years 2025 - 2029

Description of Item	2024	2025	2026	2027	2028	2029	Total
Internal and External Preserves							
Fencing and Gates	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Internal: Hazardous Tree Removal	\$ 4,000	\$ 3,000	\$ 2,000	\$ 2,000	\$ 3,500	\$ 2,000	\$ 21,500
External: Hazardous Tree Removal	\$ 7,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 4,500	\$ 3,500	\$ 30,500
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 2,500	\$ 42,500
Exernal: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,000	\$ 2,000	\$ 1,000	\$ 11,000
Total - External Preserves	\$ 75,000	\$ 9,000	\$ 17,000	\$ 8,000	\$ 17,500	\$ 9,000	\$ 190,500
Irrigation Pump Station							
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Backup Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Backup Well Installation	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ 135,000
Pump Station Improvements	\$ -	\$ 110,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 270,000
Total - Irrigation Pump Station	\$ 45,000	\$ 155,000	\$ 40,000	\$ 85,000	\$ 40,000	\$ 40,000	\$ 433,000
Community Entrance							
Bridge (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Mounments (Fountains Pumps/Motor Replacement)	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Landscaping	\$ 82,500	\$ -	\$ 80,000	\$ 57,500	\$ 57,500	\$ 57,500	\$ 345,000
Lighting - Entrance Berm	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
							\$ -
Contingencies (7%)	\$ -	\$ 8,400	\$ 16,800	\$ 4,025	\$ 5,635	\$ 4,025	\$ 38,885
Construction Engineering (10%)	\$ -	\$ 12,000	\$ 24,000	\$ 5,750	\$ 8,050	\$ 5,750	\$ 55,550
Total - Community Entrance	\$ 82,500	\$ 140,400	\$ 280,800	\$ 67,275	\$ 94,185	\$ 67,275	\$ 742,435
Total - All Capital	\$ 386,498	\$ 484,237	\$ 530,666	\$ 294,472	\$ 186,785	\$ 151,375	\$ 1,932,505
Cost Per Residentl Unit	\$ 339.49	\$ 425.34	\$ 466.13	\$ 258.66	\$ 164.07	\$ 132.96	

Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 15,000	\$ 15,987	\$ 21,316	\$ 19,185
Revenue Account	\$ 9,000	\$ 21,747	\$ 28,996	\$ 26,097
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 546,698	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 601,069	\$ 584,432	\$ 627,382	\$ 622,350
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 135,000	\$ 135,000	\$ 135,000	\$ 145,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 395,075	\$ 395,075	\$ 395,075	\$ 386,675
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 567,800	\$ 530,075	\$ 567,800	\$ 569,400
Net Increase/(Decrease) in Fund Balance	\$ 33,270	\$ 54,357	\$ 59,582	\$ 52,951
Fund Balance - Beginning	\$ 1,028,586	\$ 1,028,586	\$ 1,028,586	\$ 1,088,168
Fund Balance - Ending	\$ 1,061,855	\$ 1,082,943	\$ 1,088,168	\$ 1,141,119

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2025 Principal & Interest Payment	\$ 346,163
Total - Restricted Fund Balance:	\$ 885,163

Assessment Comparison			
Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
Par Amount Issued:	\$ 7,050,000	6.00%			
11/1/2023	\$ 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
5/1/2038			\$ 95,712.50	\$ 526,988	
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50		\$ 2,600,000
5/1/2039			\$ 84,500.00	\$ 525,213	
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00		\$ 2,230,000
5/1/2040			\$ 72,475.00	\$ 526,975	
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00		\$ 1,840,000
5/1/2041			\$ 59,800.00	\$ 522,275	
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00		\$ 1,425,000
5/1/2042			\$ 46,312.50	\$ 521,113	
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50		\$ 980,000
5/1/2043			\$ 31,850.00	\$ 523,163	
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00		\$ 505,000
5/1/2044			\$ 16,412.50	\$ 523,263	
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 11,000	\$ 7,250	\$ 9,667	\$ 8,701
Revenue Account	\$ 7,500	\$ 13,127	\$ 17,502	\$ 15,752
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 18	\$ 23	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 259,346	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 292,284	\$ 279,741	\$ 300,977	\$ 298,236
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 162,844	\$ 162,844	\$ 162,844	\$ 159,444
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 260,755	\$ 242,844	\$ 260,755	\$ 257,355

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Net Increase/(Decrease) in Fund Balance	\$ 31,529	\$ 36,897	\$ 40,222	\$ 40,881
Fund Balance - Beginning	\$ 548,851	\$ 548,851	\$ 548,851	\$ 589,073
Fund Balance - Ending	<u>\$ 580,380</u>	<u>\$ 585,748</u>	<u>\$ 589,073</u>	<u>\$ 629,954</u>

Restricted Fund Balance:

Reserve Account Requirement \$ 246,188

Restricted for November 1, 2025 Debt Service

Principal \$ 85,000

Interest \$ 78,872

Total - Restricted Fund Balance: \$ 410,059

Assessment Comparison

Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	<u>32</u>		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	<u>23</u>		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	<u>90</u>		N/A

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,950,000				
11/1/2015				\$ 111,776.84		
5/1/2016				\$ 99,603.13	\$ 211,380	
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13		\$ 3,885,000
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931	
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13		\$ 3,560,000
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275	
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25		\$ 3,480,000
5/1/2019				\$ 88,462.50	\$ 238,219	
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50		\$ 3,410,000
5/1/2020				\$ 86,975.00	\$ 245,438	
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00		\$ 3,340,000
5/1/2021				\$ 85,487.50	\$ 242,463	
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50		\$ 3,270,000
5/1/2022				\$ 84,000.00	\$ 239,488	
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00		\$ 3,195,000
5/1/2023	\$ 5,000			\$ 82,406.25	\$ 241,406	
11/1/2023		\$ 80,000	4.250%	\$ 82,271.88		\$ 3,115,000
5/1/2024				\$ 80,571.88	\$ 242,844	
11/1/2024		\$ 80,000	4.250%	\$ 80,571.88		\$ 3,035,000
5/1/2025				\$ 78,871.88	\$ 239,444	
11/1/2025		\$ 85,000	4.250%	\$ 78,871.88		\$ 2,950,000
5/1/2026				\$ 77,065.63	\$ 240,938	
11/1/2026		\$ 90,000	5.000%	\$ 77,065.63		\$ 2,860,000
5/1/2027				\$ 74,815.63	\$ 241,881	
11/1/2027		\$ 95,000	5.000%	\$ 74,815.63		\$ 2,765,000
5/1/2028				\$ 72,440.63	\$ 242,256	
11/1/2028		\$ 95,000	5.000%	\$ 72,440.63		\$ 2,670,000
5/1/2029				\$ 70,065.63	\$ 237,506	
11/1/2029		\$ 100,000	5.000%	\$ 70,065.63		\$ 2,570,000
5/1/2030				\$ 67,565.63	\$ 237,631	
11/1/2030		\$ 105,000	5.000%	\$ 67,565.63		\$ 2,465,000
5/1/2031				\$ 64,940.63	\$ 237,506	
11/1/2031		\$ 115,000	5.000%	\$ 64,940.63		\$ 2,350,000
5/1/2032				\$ 62,065.63	\$ 242,006	
11/1/2032		\$ 120,000	5.000%	\$ 62,065.63		\$ 2,230,000
5/1/2033				\$ 59,065.63	\$ 241,131	
11/1/2033		\$ 125,000	5.000%	\$ 59,065.63		\$ 2,105,000
5/1/2034				\$ 55,940.63	\$ 240,006	
11/1/2034		\$ 130,000	5.000%	\$ 55,940.63		\$ 1,975,000
5/1/2035				\$ 52,690.63	\$ 238,631	
11/1/2035		\$ 135,000	5.000%	\$ 52,690.63		\$ 1,840,000
5/1/2036				\$ 49,315.63	\$ 237,006	
11/1/2036		\$ 145,000	5.375%	\$ 49,315.63		\$ 1,695,000
5/1/2037				\$ 45,418.75	\$ 239,734	
11/1/2037		\$ 150,000	5.375%	\$ 45,418.75		\$ 1,545,000
5/1/2038				\$ 41,387.50	\$ 236,806	
11/1/2038		\$ 160,000	5.375%	\$ 41,387.50		\$ 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				\$ 37,087.50	\$ 238,475	
11/1/2039		\$ 170,000	5.375%	\$ 37,087.50		\$ 1,215,000
5/1/2040				\$ 32,518.75	\$ 239,606	
11/1/2040		\$ 175,000	5.375%	\$ 32,518.75		\$ 1,040,000
5/1/2041				\$ 27,815.63	\$ 235,334	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 855,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 660,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 455,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 235,000
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 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Reserve Account	\$ 7,000	\$ 4,742	\$ 6,322	\$ 5,690
Revenue Account	\$ 3,500	\$ 8,183	\$ 10,911	\$ 9,820
Interest Account	\$ -	\$ 109	\$ 146	\$ -
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 231,388	\$ 219,166	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 241,888	\$ 232,200	\$ 248,767	\$ 246,898

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 60,000 \$ 60,000 \$ 60,000 \$ 65,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series A Bonds \$ 147,756 \$ 147,756 \$ 147,756 \$ 144,553

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 15,046 \$ - \$ 15,046 \$ 15,046

Interfund Transfer Out \$ - \$ - \$ -

Total Expenditures and Other Uses **\$ 222,802** **\$ 207,756** **\$ 222,802** **\$ 224,599**

Net Increase/(Decrease) in Fund Balance \$ 19,086 \$ 24,444 \$ 25,965 \$ 22,298

Fund Balance - Beginning \$ 346,521 \$ 346,521 \$ 346,521 \$ 372,486

Fund Balance - Ending **\$ 365,607** **\$ 370,965** **\$ 372,486** **\$ 394,784**

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2025 Debt Service

Principal \$ 70,000

Interest \$ 71,444

Total - Restricted Fund Balance: **\$ 303,373**

Assessment Comparison			
Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,190,000				
5/1/2016				\$ 65,365.40		
11/1/2016				\$ 82,278.13	\$ 147,644	
5/1/2017			5.375%	\$ 82,278.13		
11/1/2017	\$ 50,000			\$ 82,278.13	\$ 214,556	\$ 3,140,000
5/1/2018			5.375%	\$ 81,278.13		
11/1/2018	\$ 50,000			\$ 81,278.13	\$ 212,556	\$ 3,090,000
5/1/2019			5.375%	\$ 80,278.13		
11/1/2019	\$ 55,000			\$ 80,278.13	\$ 215,556	\$ 3,035,000
5/1/2020			5.375%	\$ 79,178.13		
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356	\$ 2,960,000
5/1/2021	\$ 5,000		5.375%	\$ 77,546.88		
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094	\$ 2,900,000
5/1/2022			5.375%	\$ 76,446.88		
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894	\$ 2,840,000
5/1/2023	\$ 5,000		5.375%	\$ 74,909.38		
11/1/2023		\$ 60,000		\$ 74,646.88	\$ 209,556	\$ 2,775,000
5/1/2024			5.375%	\$ 73,109.38		
11/1/2024		\$ 65,000		\$ 73,109.38	\$ 211,219	\$ 2,710,000
5/1/2025			5.375%	\$ 71,443.75		
11/1/2025		\$ 70,000		\$ 71,443.75	\$ 212,888	\$ 2,640,000
5/1/2026			5.375%	\$ 69,650.00		
11/1/2026		\$ 70,000		\$ 69,650.00	\$ 209,300	\$ 2,570,000
5/1/2027			5.375%	\$ 67,856.25		
11/1/2027		\$ 75,000		\$ 67,856.25	\$ 210,713	\$ 2,495,000
5/1/2028			5.375%	\$ 65,934.38		
11/1/2028		\$ 80,000		\$ 65,934.38	\$ 211,869	\$ 2,415,000
5/1/2029			5.375%	\$ 63,884.38		
11/1/2029		\$ 85,000		\$ 63,884.38	\$ 212,769	\$ 2,330,000
5/1/2030			5.375%	\$ 61,706.25		
11/1/2030		\$ 90,000		\$ 61,706.25	\$ 213,413	\$ 2,240,000
5/1/2031			5.375%	\$ 59,400.00		
11/1/2031		\$ 95,000		\$ 59,400.00	\$ 213,800	\$ 2,145,000
5/1/2032			5.375%	\$ 56,965.63		
11/1/2032		\$ 100,000		\$ 56,965.63	\$ 213,931	\$ 2,045,000
5/1/2033			5.375%	\$ 54,403.13		
11/1/2033		\$ 100,000		\$ 54,403.13	\$ 208,806	\$ 1,945,000
5/1/2034			5.375%	\$ 51,840.63		
11/1/2034		\$ 110,000		\$ 51,840.63	\$ 213,681	\$ 1,835,000
5/1/2035			5.375%	\$ 49,021.88		
11/1/2035		\$ 115,000		\$ 49,021.88	\$ 213,044	\$ 1,720,000
5/1/2036			5.375%	\$ 46,075.00		
11/1/2036		\$ 120,000		\$ 46,075.00	\$ 212,150	\$ 1,600,000
5/1/2037			5.375%	\$ 43,000.00		
11/1/2037		\$ 125,000		\$ 43,000.00	\$ 211,000	\$ 1,475,000
5/1/2038			5.375%	\$ 39,640.63		
11/1/2038		\$ 130,000		\$ 39,640.63	\$ 209,281	\$ 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 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 8,000	\$ 5,175	\$ 6,901	\$ 6,211
Revenue Account	\$ 6,000	\$ 12,129	\$ 16,171	\$ 14,554
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 354,724	\$ 374,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 388,564	\$ 372,028	\$ 397,636	\$ 395,329
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 110,000	\$ 110,000	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 232,000	\$ 232,000	\$ 232,000	\$ 226,863
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ (2,325)	\$ (2,325)	
Total Expenditures and Other Uses	\$ 366,504	\$ 339,675	\$ 364,179	\$ 366,367
Net Increase/(Decrease) in Fund Balance	\$ 22,060	\$ 32,353	\$ 33,457	\$ 28,963
Fund Balance - Beginning	\$ 452,770	\$ 452,770	\$ 452,770	\$ 486,227
Fund Balance - Ending	\$ 474,830	\$ 485,123	\$ 486,227	\$ 515,189

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2025 Debt Service	
Principal	\$ 120,000
Interest	\$ 112,181
Total - Restricted Fund Balance:	\$ 406,769

Assessment Comparison			
Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:	\$ 5,425,000				
5/1/2017		3.400%	\$ 108,235.61		
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409	\$ 5,315,000
5/1/2018		3.400%	\$ 126,303.75		
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608	\$ 5,220,000
5/1/2019		3.400%	\$ 124,688.75		
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378	\$ 5,125,000
5/1/2020		3.400%	\$ 123,073.75		
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148	\$ 5,025,000
5/1/2021		3.400%	\$ 121,373.75		
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748	\$ 4,920,000
5/1/2022		3.400%	\$ 119,588.75		
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178	\$ 4,810,000
5/1/2023		4.350%	\$ 117,196.25		
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393	\$ 4,700,000
5/1/2024 (8/1/24 prepay)	\$ 5,000	4.350%	\$ 114,803.75		
11/1/2024	\$ 115,000		\$ 114,681.88	\$ 344,486	\$ 4,580,000
5/1/2025		4.350%	\$ 112,180.63		
11/1/2025	\$ 120,000		\$ 112,180.63	\$ 344,361	\$ 4,460,000
5/1/2026		4.350%	\$ 109,570.63		
11/1/2026	\$ 125,000		\$ 109,570.63	\$ 344,141	\$ 4,335,000
5/1/2027		4.350%	\$ 106,851.88		
11/1/2027	\$ 135,000		\$ 106,851.88	\$ 348,704	\$ 4,200,000
5/1/2028		4.350%	\$ 103,915.63		
11/1/2028	\$ 140,000		\$ 103,915.63	\$ 347,831	\$ 4,060,000
5/1/2029		4.875%	\$ 100,503.13		
11/1/2029	\$ 145,000		\$ 100,503.13	\$ 346,006	\$ 3,915,000
5/1/2030		4.875%	\$ 96,968.75		
11/1/2030	\$ 150,000		\$ 96,968.75	\$ 343,938	\$ 3,765,000
5/1/2031		4.875%	\$ 93,312.50		
11/1/2031	\$ 160,000		\$ 93,312.50	\$ 346,625	\$ 3,605,000
5/1/2032		4.875%	\$ 89,412.50		
11/1/2032	\$ 165,000		\$ 89,412.50	\$ 343,825	\$ 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 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 3,500	\$ 3,509	\$ 4,679	\$ 4,211
Revenue Account	\$ 3,500	\$ 7,864	\$ 10,485	\$ 9,437
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	\$ -	\$ -	\$ -	\$ -
Special Assessment - On-Roll	\$ 254,231	\$ 240,677	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 261,231	\$ 252,050	\$ 269,395	\$ 267,878
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 159,213	\$ 159,213	\$ 159,213	\$ 156,400
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ 1,894	\$ 1,894	
Total Expenditures and Other Uses	\$ 250,844	\$ 236,107	\$ 252,739	\$ 248,032
Net Increase/(Decrease) in Fund Balance	\$ 10,386	\$ 15,943	\$ 16,656	\$ 19,846
Fund Balance - Beginning	\$ 299,435	\$ 299,435	\$ 299,435	\$ 316,091
Fund Balance - Ending	\$ 309,821	\$ 315,378	\$ 316,091	\$ 335,937

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2025 Debt Service	
Principal	\$ 80,000
Interest	\$ 77,450
Total - Restricted Fund Balance:	\$ 275,825

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2024	Fiscal Year 2025
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

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

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

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

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

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual At 06/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 5,000	\$ 10,100	\$ 13,466	\$ 12,119
Revenue Account	\$ 8,000	\$ 17,814	\$ 23,752	\$ 21,377
Interest Account	\$ -	\$ 172	\$ 229	\$ 206
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 522,346	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 564,562	\$ 550,431	\$ 589,009	\$ 585,264

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 175,000 \$ 175,000 \$ 175,000 \$ 180,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ 5,000 \$ 5,000 \$ -

Interest Expense

Series A Bonds \$ 332,664 \$ 332,664 \$ 332,664 \$ 326,280

Other Uses of Funds

Amount Available in Capitalized Interest \$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts for Early Payment \$ 36,083 \$ - \$ 36,083 \$ 36,083

Interfund Transfer Out \$ - \$ (2,229) \$ (2,229) \$ -

Total Expenditures and Other Uses **\$ 543,747** **\$ 510,434** **\$ 546,518** **\$ 542,363**

Net Increase/(Decrease) in Fund Balance \$ 20,815 \$ 39,997 \$ 42,491 \$ 42,901

Fund Balance - Beginning \$ 670,044 \$ 670,044 \$ 670,044 \$ 712,535

Fund Balance - Ending **\$ 690,859** **\$ 710,041** **\$ 712,535** **\$ 755,436**

Restricted Fund Balance:

Reserve Account Requirement \$ 256,422

Restricted for November 1, 2025 Debt Service

Principal \$ 185,000

Interest \$ 161,633

Total - Restricted Fund Balance: **\$ 603,054**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2024	Fiscal Year 2025
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023	\$ 30,000			\$ 168,447.50	\$ 509,743	
11/1/2023		\$ 175,000	3.350%	\$ 167,797.50		\$ 7,885,000
5/1/2024	8/1/2024 \$ 5,000			\$ 164,866.25	\$ 507,664	
11/1/2024		\$ 180,000	3.350%	\$ 164,647.50		\$ 7,700,000
5/1/2025				\$ 161,632.50	\$ 506,280	
11/1/2025		\$ 185,000	3.700%	\$ 161,632.50		\$ 7,515,000
5/1/2026				\$ 158,210.00	\$ 504,843	
11/1/2026		\$ 190,000	3.700%	\$ 158,210.00		\$ 7,325,000
5/1/2027				\$ 154,695.00	\$ 502,905	
11/1/2027		\$ 200,000	3.700%	\$ 154,695.00		\$ 7,125,000
5/1/2028				\$ 150,995.00	\$ 505,690	
11/1/2028		\$ 205,000	3.700%	\$ 150,995.00		\$ 6,920,000
5/1/2029				\$ 147,202.50	\$ 503,198	
11/1/2029		\$ 215,000	3.700%	\$ 147,202.50		\$ 6,705,000
5/1/2030				\$ 143,225.00	\$ 505,428	
11/1/2030		\$ 220,000	4.125%	\$ 143,225.00		\$ 6,485,000
5/1/2031				\$ 138,687.50	\$ 501,913	
11/1/2031		\$ 230,000	4.125%	\$ 138,687.50		\$ 6,255,000
5/1/2032				\$ 133,943.75	\$ 502,631	
11/1/2032		\$ 240,000	4.125%	\$ 133,943.75		\$ 6,015,000
5/1/2033				\$ 128,993.75	\$ 502,938	
11/1/2033		\$ 250,000	4.125%	\$ 128,993.75		\$ 5,765,000
5/1/2034				\$ 123,837.50	\$ 502,831	
11/1/2034		\$ 260,000	4.125%	\$ 123,837.50		\$ 5,505,000
5/1/2035				\$ 118,475.00	\$ 502,313	
11/1/2035		\$ 270,000	4.125%	\$ 118,475.00		\$ 5,235,000
5/1/2036				\$ 112,906.25	\$ 501,381	
11/1/2036		\$ 280,000	4.125%	\$ 112,906.25		\$ 4,955,000
5/1/2037				\$ 107,131.25	\$ 500,038	
11/1/2037		\$ 295,000	4.125%	\$ 107,131.25		\$ 4,660,000
5/1/2038				\$ 101,046.88	\$ 503,178	
11/1/2038		\$ 305,000	4.125%	\$ 101,046.88		\$ 4,355,000
5/1/2039				\$ 94,756.25	\$ 500,803	
11/1/2039		\$ 320,000	4.125%	\$ 94,756.25		\$ 4,035,000
5/1/2040				\$ 88,156.25	\$ 502,913	
11/1/2040		\$ 330,000	4.375%	\$ 88,156.25		\$ 3,705,000
5/1/2041				\$ 80,937.50	\$ 499,094	
11/1/2041		\$ 345,000	4.375%	\$ 80,937.50		\$ 3,360,000
5/1/2042				\$ 73,390.63	\$ 499,328	
11/1/2042		\$ 360,000	4.375%	\$ 73,390.63		\$ 3,000,000
5/1/2043				\$ 65,515.63	\$ 498,906	
11/1/2043		\$ 375,000	4.375%	\$ 65,515.63		\$ 2,625,000
5/1/2044				\$ 57,312.50	\$ 497,828	

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		\$ 390,000	4.375%	\$ 57,312.50		\$ 2,235,000
5/1/2045				\$ 48,781.25	\$ 496,094	
11/1/2045		\$ 410,000	4.375%	\$ 48,781.25		\$ 1,825,000
5/1/2046				\$ 39,812.50	\$ 498,594	
11/1/2046		\$ 425,000	4.375%	\$ 39,812.50		\$ 1,400,000
5/1/2047				\$ 30,515.63	\$ 495,328	
11/1/2047		\$ 445,000	4.375%	\$ 30,515.63		\$ 955,000
5/1/2048				\$ 20,781.25	\$ 496,297	
11/1/2048		\$ 465,000	4.375%	\$ 20,781.25		\$ 490,000
5/1/2049				\$ 10,609.35	\$ 496,391	
11/1/2049		\$ 485,000	4.375%	\$ 10,609.35		\$ 5,000

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

		Genaral Fund		Debt Service Fund		Total	
Description	Number of Units	FY 2024	FY 2025	FY 2024	FY 2025	FY 2024	FY 2025
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 1,679.74	\$ 1,845.00	\$ 1,229.38	\$ 1,229.38	\$ 2,909.12	\$ 3,074.38
SF - 62'	82	\$ 1,399.81	\$ 1,845.00	\$ 1,992.82	\$ 1,992.82	\$ 3,392.63	\$ 3,837.82
SF - 76'	62	\$ 1,399.81	\$ 1,845.00	\$ 3,282.90	\$ 3,282.90	\$ 4,682.71	\$ 5,127.90
SF - 90'	7	\$ 1,399.81	\$ 1,845.00	\$ 3,198.48	\$ 3,198.48	\$ 4,598.29	\$ 5,043.48
Multi-Family	96	\$ 1,399.81	\$ 1,845.00	\$ 1,071.89	\$ 1,071.89	\$ 2,471.70	\$ 2,916.89
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,399.81	\$ 1,845.00	\$ 1,313.66	\$ 1,313.66	\$ 2,713.47	\$ 3,158.66
Partial Phase buydown	28	\$ 1,399.81	\$ 1,845.00	\$ 1,492.80	\$ 1,492.80	\$ 2,892.61	\$ 3,337.80
SF - 76'							
Partial Phase buydown	11	\$ 1,399.81	\$ 1,845.00	\$ 3,745.36	\$ 3,745.36	\$ 5,145.17	\$ 5,590.36
Partial Phase buydown	12	\$ 1,399.81	\$ 1,845.00	\$ 3,901.42	\$ 3,901.42	\$ 5,301.23	\$ 5,746.42
SF - 90'	18	\$ 1,399.81	\$ 1,845.00	\$ 3,866.11	\$ 3,866.11	\$ 5,265.92	\$ 5,711.11
SF - 100'	17	\$ 1,399.81	\$ 1,845.00	\$ 4,066.15	\$ 4,066.15	\$ 5,465.96	\$ 5,911.15
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,399.81	\$ 1,845.00	\$ 1,396.98	\$ 1,396.98	\$ 2,796.79	\$ 3,241.98
SF - 62'	31	\$ 1,399.81	\$ 1,845.00	\$ 2,181.28	\$ 2,181.28	\$ 3,581.09	\$ 4,026.28
MF - Esplanade	30	\$ 1,399.81	\$ 1,845.00	\$ 1,016.34	\$ 1,016.34	\$ 2,416.15	\$ 2,861.34
MF - Vercelli	56	\$ 1,399.81	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,862.51
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,399.81	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 2,840.59	\$ 3,285.78
SF - 62'	52	\$ 1,399.81	\$ 1,845.00	\$ 2,176.05	\$ 2,176.05	\$ 3,575.86	\$ 4,021.05
SF - 76'	24	\$ 1,399.81	\$ 1,845.00	\$ 3,535.95	\$ 3,535.95	\$ 4,935.76	\$ 5,380.95
MF - Vercelli	46	\$ 1,399.81	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,862.51
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,399.81	\$ 1,845.00	\$ 1,782.60	\$ 1,782.60	\$ 3,182.41	\$ 3,627.60
SF - 62'	44	\$ 1,399.81	\$ 1,845.00	\$ 2,690.48	\$ 2,690.48	\$ 4,090.29	\$ 4,535.48
SF - 76'	25	\$ 1,399.81	\$ 1,845.00	\$ 4,425.12	\$ 4,425.12	\$ 5,824.93	\$ 6,270.12
MF - Esplanade	14	\$ 1,399.81	\$ 1,845.00	\$ 1,370.23	\$ 1,370.23	\$ 2,770.04	\$ 3,215.23
MF - Vercelli	2	\$ 1,399.81	\$ 1,845.00	\$ 1,236.39	\$ 1,236.39	\$ 2,636.20	\$ 3,081.39
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 62'	29	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 76'	23	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (Phase 8)	72	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Vercelli	64	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (phase 7)	36	\$ 1,399.81	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						

RESOLUTION 2024-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

RECITALS

WHEREAS, the Flow Way Community Development District (the “District”) is a local unit of special and single purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District’s Fiscal Year 2025 annual budget hearing and related assessment hearing were provided in accordance with law (“Notices”); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$2,214.00 per unit (the “CAP Rate:”); and

WHEREAS, on July 18, 2024, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on July 18, 2024, the Board of Supervisors determined that the Fiscal Year 2025 operations and maintenance assessment would be levied in the amount of the CAP Rate and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on July 18, 2024, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$1,845.00 per unit but less than the CAP Rate would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

RESOLUTION 2024-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

WHEREAS, on July 18, 2024, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$2,214.00 for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than the CAP Rate; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed the CAP Rate, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$2,214.00 for notices purposes only.

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

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$2,214.00 per unit for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed the CAP Rate, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds the CAP Rate, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, *Florida Statutes*.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District

RESOLUTION 2024-8

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION
AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 18th day of July 2024.

ATTEST:

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairman

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, May 16, 2024, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista
12 Lane, Naples, FL 34119.
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Present and constituting a quorum:

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

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Absent:

Martinn Winters	Assistant Secretary
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Also present were:

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

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson 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.

Chairperson Stamp reviewed public comment protocols.

THIRD ORDER OF BUSINESS**Consideration of Minutes****April 18, 2024 – Regular Meeting Minutes**

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

On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, the April 18, 2024, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Consideration of Agreements with Master HOA**

- I. Easement Agreement to provide access and certain use rights for District Assets**
- II. External Preserve Cost Sharing Agreement**

Mr. Ward indicated there were two agreements the District was discussing with the Master Association; one was related to easements the District needed to operate and maintain the assets of the District. He explained the easement agreement provided the District an easement over HOA land in order to provide for the irrigation facilities, maintain the pump stations, and additional rights at the front entrance. He explained the Cost Sharing Agreement indicated the Master HOA would pay 50 percent of the actual cost of the preserve maintenance annually, not to exceed \$250,000 dollars in any one year. He noted the current budget was slightly under the \$250,000 dollar mark. He stated it would always be under the \$250,000 dollar mark. He indicated the agreement could be terminated by either party with notice, or it automatically terminated in three years once the District met the success criteria for the preserves.

Chairperson Stamp asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the Easement Agreement and the External Preserve Cost Sharing Agreement were approved.

FIFTH ORDER OF BUSINESS**Fiscal Year 2025 Budget****Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors of the Flow Way Community Development District approving the Proposed Budget for Fiscal Year 2025**

Mr. Ward reviewed the Fiscal Year 2025 Budget. He reported this Budget recognized the revenue contribution from the Master HOA for Fiscal Year 2025 which was estimated to be \$122,450 dollars. He indicated the District had a fixed contract with the vendor for the external preserves, so the District knew the rates for the next three years; therefore, the \$122,450 dollars would be relatively constant over the next three years barring any minor additional work which may need to occur. He stated in the administrative portion of the budget, the only item which impacted the budget was the insurance which was increased. He stated he was working with the insurance carrier to get a valuation of the District's

assets from a reputable valuation company; this would be done next year, and in the interim he would work on some adjustments to the values which would hopefully provide some insurance savings.

Mr. Bart Bhatla asked if there were any assets which might be insured twice, once by the District and once by the HOA, which could be dropped from the policy.

Mr. Ward responded he did not know what the HOA insured; however, he felt it was possible there was some overlap. He stated he sent a list of the District's assets to the HOA, so the HOA could take said assets off their insurance program, but if the HOA wished to keep the assets on their insurance that was fine as well.

Mr. Ron Miller asked if it was possible for the HOA to add the District's assets to the HOA's insurance policy as a party with vested interest.

Mr. Ward stated this was a good idea and he would look into it. He stated the next part of the budget was related to the preserves; the HOA's contribution would be \$122,450 dollars. He noted there was a contingency line item to deal with any minor extra issues with the external preserves.

Mr. Bhatla noted the HOA did not need to insure the outside preserves, as the HOA did not own the outside preserves.

Mr. Ward stated he did not know whether the HOA had an insurable interest in the external preserves; this was something the HOA would need to determine for themselves. He said the District did not need the HOA to insure the outside preserves, however. He continued to review the Budget including the lake bank and littoral shelf program which remained relatively stable.

Mr. Bhatla asked if there were increases in costs.

Mr. Ward responded in the affirmative, there were increases in labor and material costs, but the increase was not nearly as dramatic as it was over the past two years. He asked Jimmy Messick to discuss the irrigation pump replacement program. He noted the costs of the budget outside of the capital program were consistent with FY 2024.

Mr. Jimmy Messick stated the irrigation pump replacement program included rebuilding pumps, different controls, and making improvements to the pump station, but he was having difficulty finding the CIP for the program.

Mr. Ward stated the landscaping was for the front entrance, and the biggest change to this budget was to pay for the pumps and motors for the two fountains which were at the end of their useful life. He discussed the problems with the fountains and indicated the process of pump and motor replacement would begin in September 2024 if approved.

Mr. Messick reviewed the CIP program for the pump station including pump station repairs, pump and motor rebuilds, instrumentation and control part replacement.

Mr. Ward noted he included \$140,530 dollars for the reserve account which was up slightly from FY-2024. He stated the assessment rate would be \$1,845 dollars per unit for next fiscal year; the current

assessment rate was \$1,679.74 dollars per unit. He stated mailed notice would be required if today's budget were approved.

Mr. Miller asked how the \$140,000 dollars would work toward achieving \$1 million dollars in the reserve account.

Mr. Ward explained the District would only have \$140,000 dollars in the reserve account in FY-2025 as the District was playing catchup at this point.

Mr. Miller asked if the District was at \$0 (zero) dollars in the reserve account now, and would the District have \$140,000 dollars in the reserve account at the end of 2025.

Mr. Ward stated the District would end up at year end this year with about \$60,000 dollars, and this did not meet the cash operating requirements of the first three months of the fiscal year. He stated the District was still very tight on cash. He noted the \$140,000 dollars for Fiscal Year 2025 would go towards working capital, not into establishing a reserve account just yet.

Chairperson Stamp stated whether the money was called reserves or working capital, it was still money available to the District.

Mr. Bhatla stated he felt the FY 2025 Budget should be approved as presented, but the FY 2026 budget should begin the process of building an adequate reserve account.

Mr. Ward indicated this was the plan.

Chairperson Stamp agreed.

Mr. Bhatla stated he would like to see the reserve account reach an adequate number in the next five years.

Mr. Ward agreed.

Chairperson Stamp agreed.

Discussion ensued regarding replacing the pumps and motors of the front fountains.

Mr. Miller asked if the bridge had been repainted.

Mr. Ward responded the bridge was 90 percent repainted.

Chairperson Stamp asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Ron Miller, seconded by Bart Bhatla, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.

Chairperson Stamp noted mailed notice would be sent to the residents explaining why the budget was increasing.

SIXTH ORDER OF BUSINESS

Staff Items

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

Mr. Michael Pawelczyk stated he was happy the Agreements with the Master HOA were done. He stated parcel P1 of the Hatcher parcel, the preserve area, was the only thing left on his list. He indicated he was waiting to hear back from the HOA as to whether or not they would sign over their interest in the parcel to convey it to the CDD, or whether Taylor Morrison would give the parcel to the HOA and grant the CDD an easement. He said in his opinion it would be better for the CDD to own the parcel, but in the plat the parcel was dedicated to the HOA, so the HOA had to sign off on a quit claim deed for the parcel, Taylor Morrison could then deed the parcel to the CDD, and then the CDD would own it. He stated it really did not matter whether the HOA owned the parcel and gave an easement to the CDD or whether the CDD owned the parcel, but he felt the HOA would be better off granting the parcel to the CDD.

II. District Engineer – Calvin, Giordano & Associates

a. Engineer's Report

1. Strategic Operational Plan

1) Current Operations

- i. Landscape Maintenance**
- ii. Lake Maintenance**
- iii. Irrigation Pump House**
- iv. Entrance Maintenance**
- v. External Preserves Compliance**
- vi. Lake treatment, new turf**

Mr. Jimmy Messick reported on current operations. He stated landscaping continued with turf at the entrance, top dressing, fertilization, and pine straw installation. He said he continued to meet with the vendors to ensure assets were being maintained. He stated additional annuals were installed along the bridge. He reported lake maintenance continued with removal of shoreline weeds, submerged vegetation, algae, etc. He stated there were still some lily pads present in the Flow Way channels; however, these were dying off. He stated entrance maintenance continued with painting of the fountains, and electrical system issues being addressed. He stated vinyl coated chain link fence was damaged by trespassers but was replaced and no trespassing signs were installed. He stated the bridge painting was almost complete. He stated cattle fence and gates were installed around the external preserves at the request of the Sherriff's Office. He said lastly, the irrigation pumps/recharge pumps were back up and running and should help the rainwater revive the water levels in the lakes. He reported the external preserve work continued, he received weekly updates from the vendor, and the District was on schedule. He reported the lake bank restoration projects continued, the District was almost done with Lake 17, and Lake 8 should start soon; Lake 2 and Lake 7 were completed. He indicated there were pictures included with his report. He stated the lily pads in the canals were still being addressed, and the vendors were working on the spatterdock overgrowth in the lakes.

Mr. Bhatla asked about the role of Collier County in the lake restoration project.

Mr. Messick responded the County had no role; South Florida Water Management District held the permit for the lakes; however, in a maintenance program the CDD was able to work without a permit from the County or SFWMD.

Mr. Miller asked about the external preserve mitigation process.

Mr. Messick explained it was estimated to take three years of continual treatment of the exotics in the external preserves before the exotics were at the required mitigation level.

III. District Manager – JPWard & Associates, LLC

a. Supervisor of Elections Qualified Elector Report dated April 15, 2023

b. Review and Selection of Financing Team for the Refinancing of the District's Series 2013 Special Assessment Bonds

c. Florida Law changes to Form 1 Filings

d. Financial Statements for period ending April 30, 2024 (unaudited)

Mr. Ward noted the Supervisor of Elections was required to report the number of qualified electors in a District annually; Flow Way had 1,414 qualified electors. The CDD had already transitioned to a qualified elector board; no action was necessary. He reported regarding the refinancing of the Series 2013 Bonds, the Board should consider selecting a financing team. He explained what the responsibilities of the trustee, underwriter and bond counsel were. He indicated the CDD currently utilized US Bank as a Trustee; US Bank was an excellent bank and had competitive rates; he recommended keeping US Bank as the Trustee.

Mr. Bhatla asked if there was an alternative to US Bank.

Mr. Ward indicated he was unsure. He noted Wells Fargo could be a Trustee but was based out of Pennsylvania and was recently acquired by a large company. He noted Wells Fargo was a Trustee for one of his other Districts and he did not like working with Wells Fargo. He noted there were two firms which did underwriting in the State of Florida, FMS Bonds who was based in Miami and did the original financing for this particular bond issue, and the other was MBS Capital Markets who was based in Orlando and was a goliath in the business of CDD bond issues. He noted both underwriters charged 2 percent of the par issuance of the bond; he recommended continuing with FMS Bonds. He noted he had worked with FMS for a long time and FMS always did a great job. He stated the CDD also needed bond counsel. He stated the bond counsel used originally for this issuance was Bryant, Miller, and Olive. He noted there were many bond counsels who did CDD work in Florida, but he had worked with Bryant, Miller, and Olive many times over the years; Bryant, Miller and Olive were competitive in pricing, and he recommended continuing with Bryant, Miller and Olive.

Mr. Bhatla asked about the role of bond counsel.

Mr. Ward explained bond counsel provided an opinion on the tax exempt status of the bonds, prepared a lot of documents as related to the bond issue, such as the supplemental trust indentures, provided input into the preparation of the preliminary limited offering memorandum,

and other things of this nature. He stated the underwriter prepared the preliminary limited offering memorandum and marketed the bonds to the investors.

Mr. Pawelczyk noted bond counsel was the lawyer for the bond holders and made sure all the i's were dotted and t's were crossed, so the bond holders could rely on the investment. He stated bond counsel protected the District's interests.

Mr. Miller asked how much 2 percent of par equaled.

Mr. Ward responded the amount to be refinanced was approximately \$7 million dollars.

Mr. Miller discussed the numbers and asked if the fees would be added to the bond amount.

Mr. Ward explained the District had a full reserve account for this bond issuance, and the cost of issuance would come out of the reserve.

Mr. Pawelczyk explained a full reserve was a year's worth of assessment payments which were held in the bank in case of a default. He stated this was standard procedure. He explained when a refinance was done, the debt service reserve account would be eliminated or reduced significantly as the District could use this account for the refinancing fees.

Mr. Ward stated the reserve account for this bond issuance was \$539,000 dollars; this whole amount would likely be used for the refinance. He explained with refinancing the goal was to keep or reduce the par outstanding of the bonds to a lower amount; if the District went over the par amount the District would have to send mailed notice to the residents.

Mr. Miller asked how the underwriter marketed the bonds; was the sale guaranteed or was it a best effort situation.

Mr. Ward responded it was a best effort case; FMS had taken bonds into inventory in the past, but it was really a best effort marketing strategy.

Mr. Bhatla asked if the bonds were ever refinanced again in the future, where would the fees come from to pay for the refinancing.

Mr. Ward responded he could not say it would never happen, but the bonds would not be re-financeable for another 10 years. He explained if in 10 years the interest rates were low enough that it would benefit the CDD to refinance, then the CDD would most likely have to increase the par debt amount to pay for the refinance due to the lack of reserve account.

Chairperson Stamp noted each initial bond issuance had its own reserve account.

Mr. Miller asked how many units were paying for this particular bond issuance.

Mr. Ward responded 316 units.

Discussion ensued regarding the amount being refinanced and how much the homeowners paying for this particular bond would save.

Mr. Pawelczyk noted once an underwriter was selected, the underwriter would outline exactly what the numbers would be. He noted today the Board was simply choosing a team to begin the refinance process.

Mr. Ward stated he would like to select the refinancing team today so the process could move forward. He stated once the team was selected a schedule would be written up, and then the underwriter would present a financing scenario.

Chairperson Stamp called for a motion.

On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, US Bank was appointed as Trustee, FMS Bonds was appointed as underwriter, and Bryant, Miller and Olive was appointed as Bond Counsel.

Mr. Ward reminded the Board to file Form 1 online before July 1, 2024. He recommended reading the Form 1 carefully this year as some of the instructions were different.

Discussion ensued regarding Form 1, how it was changed, and the financial information which was required to be reported.

Mr. Pawelczyk noted there was a number on the Ethics Commission website which Board Members could call with any questions regarding the Form 1.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Supervisor Stamp: Discussion of Damage to Perimeter Fencing

Chairperson Stamp reported there was an incident of trespassers going over the perimeter fence and damaging the fence. He stated he would like Mr. Messick to determine what could be done to prevent this in the future, what kind of fencing might be installed, and to prepare an estimate of costs associated. He noted this could be a one-time problem, but he felt it would be a good idea to know what the options were.

Mr. Messick indicated he would meet with a fence contractor.

Mr. Bhatla stated every fence was scalable and he did not feel a lot of money should be spent on fencing.

Chairperson Stamp agreed just about any fence could be gotten past, it was a matter of how inconvenient it was to get past the fence. He noted it might be possible to simply put a strand of barbed wire across the top of the fence.

Mr. Messick indicated he would put together an estimate.

EIGHTH ORDER OF BUSINESS**Public Comments**

Public 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

Chairperson Stamp noted there were no members of the public present.

NINTH ORDER OF BUSINESS**Announcement of Next Meeting****Announcement of Next Meeting – Regular Meeting June 20, 2024**

Chairperson Stamp noted the next meeting date was June 20th, but he did not see a need to meet on June 20th. He asked if the Board would like to cancel the meeting.

Mr. Miller asked when the bond refinance team would be ready to make a presentation.

Mr. Ward responded in August or September.

The Board chose to cancel the June 20th Meeting.

TENTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:11 p.m.

On MOTION made by Martinn Winters, seconded by Ron Miller, and with all in favor, the Meeting was adjourned.

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION 2024-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Flow Way Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** The third Thursday of each month for Fiscal Year 2024, the period October 1, 2024 through September 30, 2025.

The Fiscal Year 2025 schedule is as follows:

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

- b. **Time:** 1:00 P.M. (Eastern Standard Time)
- c. **Location:** Esplanade Golf and Country Club
8910 Torre Vista Lane
Naples, Florida 34119

RESOLUTION 2024-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 18th day of July 2024.

ATTEST:

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

**Presentation to:
Flow Way CDD**

Proposed Refinancing of Series 2013 Bonds

Disclosure

FMS ROLE AS UNDERWRITER AND NOT FINANCIAL ADVISOR

FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to purchase securities with a view to distribute in an arm’s-length commercial transaction with the CDD. FMS may have financial and other interests that differ from those of the CDD. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the CDD or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The CDD should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC. FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

Contents

- I. Plan of Refinancing – 2013 Bonds**
- II. FMS Bonds**

Plan of Refinancing – 2013 Bonds

Executive Summary

- Flow CDD issued its \$7,050,000 of Series 2013 Bonds to finance a portion of the water, sewer, roadway improvements for the community.
- When issued in 2013, the community was not built out and the Bonds were issued as Non Rated Bonds at an Interest Rate of 6.50% with a final maturity of November 1, 2044.
- The Series 2013 Bonds are currently outstanding and after the upcoming amortization payment due on 11/1/2024, the total principal amount outstanding will be approximately \$5,920,000.
- The Series 2013 Bonds are callable, ie, can be refinanced at par on 11/1/2024. Tax law allows the bonds to be refinanced up to 90 days prior to the call date.
- The Series 2013 Bonds can be refinanced at a lower rate to achieve annual debt service savings for the District.

Plan of Refinancing – 2013 Bonds

Historical Interest Rates – 30 Year AAA Municipal Index



Plan of Refinancing – 2013 Bonds

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: 2044, Same as 2013 Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: ~5.15% fixed rate if issued Bonds today.
- Rating: No Rating required. See analysis on the next page.
- Reserve Fund: Approximately \$50k. Current bonds have a \$539k reserve fund.
- Issuance Costs: All costs financed in transaction. The existing reserve fund can be used to pay for the costs of the transaction. Savings numbers are shown net of all costs.
- Timing: Adopt delegation resolution at 8/15 board meeting. Price bonds week of 8/19 (locks in the interest rate), close on bonds week of 9/23, redeem 2013 bonds on 11/1.

Plan of Refinancing – 2013 Bonds

Proposed Bonds – Considerations for Rated vs Non-Rated Transaction

- Cost: Non-rated transaction has lower cost of issuance, no rating fee and lower professional fees.
- Process: Non-rated transaction is quicker, the rating agency takes a fair amount of time to complete their analysis.
- Reserve Fund: The rating agency requires a debt service reserve fund in the amount of 50% of one year's total assessments. Which can otherwise be used to pay down additional debt during the transaction. This is the equivalent of a higher interest rate in the approximate amount of 0.25%.
- Interest Rate: A rated bond would price with an interest rate approximately 0.15% lower than a non-rated bond, which is not a substantial enough difference for an issuance of this size given the reserve fund requirements.
- Principal: The principal amount of aggregate debt, and debt per unit, is lower due to the lower cost of issuance and reduced reserve fund necessity.
- Summary: The benefits of a non-rated bond outweigh the benefits of the lower interest rate for a rated bond.

Plan of Refinancing – 2013 Bonds

Savings Summary

	<u>Current Bonds</u>	<u>Non Rated</u>	<u>Rated</u>
Bonds Outstanding (1)	\$5,920,000	\$5,705,000	\$5,920,000
Interest Rate (2)	6.00% - 6.50%	5.15%	5.00%
Average Annual Debt Service (3)	\$536,849	\$456,674	\$468,375
Total Debt Service 2025-2044	\$10,736,975	\$9,133,484	\$9,367,500
Reserve Fund	\$539,000	\$50,000	\$236,250
Cost of Issuance (4)	N/A	\$150,000	\$175,000
Call Date	11/1/2024	11/1/2034	11/1/2034
Final Maturity	2044	2044	2044
<u>SAVINGS SUMMARY</u>			
Annual Savings - District		\$80,175	\$68,474
Annual Savings - %		14.93%	12.75%
Total Savings - District		\$1,603,491	\$1,369,475

(1) Par amount to be outstanding on 11/1/2024.

(2) Preliminary and subject to change, actual rate will be set at time of pricing.

(3) The numbers herein will be grossed up to include early payment discounts and collection costs.

(4) All costs will be financed in the transaction, no additional costs to residents.

Plan of Refinancing – 2013 Bonds

Savings Per Unit

Non Rated Refinancing

Product Type	# of Units	Current Assessments*	Current Total Assessments*	Current Par/Unit	New Assessments*	New Total Assessments*	New Par/Unit	Savings (\$)	Savings (%)
MF	96	\$998	\$95,799	\$11,004	\$849	\$81,493	\$10,605	\$149	14.93%
SF 52	69	\$1,145	\$78,972	\$12,621	\$974	\$67,178	\$12,163	\$171	14.93%
SF 62	82	\$1,855	\$152,133	\$20,459	\$1,578	\$129,413	\$19,716	\$277	14.93%
SF 76	62	\$3,056	\$189,491	\$33,703	\$2,600	\$161,192	\$32,479	\$456	14.93%
SF 90	7	\$2,922	\$20,453	\$32,220	\$2,486	\$17,399	\$31,050	\$436	14.93%
Total	316		\$536,849			\$456,674			

**The numbers contained herein will be grossed up to include early payment discounts and collection costs.*

III. FMS Bonds

Firm Overview and Experience

FMSbonds Overview

- FMSbonds is one of the largest privately held municipal bond broker dealers in the US and is based in Miami, Florida.
- The firm, which has been in business for over 40 years, employs over 125 professionals which serve institutional and retail clients.
- FMS is the market leader in underwriting and placing financings for Community Development Districts.
- FMS personnel has handled over 650 financings for Community Development Districts representing over \$10 billion in volume.
- FMS arranged the financing for the Flow Way CDD 2013 Bonds, 2015 Bonds, 2016 Bonds, 2017 Bonds, and 2019 Bonds.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
July 2024**

**Board Meeting
July 18th, 2024**

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
July 18th, 2024

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

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

II. CURRENT ITEMS

The following items are currently outstanding:

1. Current Operations
2. Capital Projects
3. Future Operations
4. Prior Board Meeting Inquiries

1. Current Operations

i. Landscaping

MAY

- Landscape Vendor created a new annual bed in the front median including bright Vinca mix.
- Fakahatchee grass trimmed along canal by the front entrance.
- Landscape Vendor added Green Island Ficus and Dwarf Oleander in the new bed in the median.
- Vendor shortened some of the annual's beds closer to the guardhouse to add some Variegated Dwarf Pandanus.
- New turf was added around all the bedding in the median and the outside bedding to give a tighter look and less mulch needed.
- Pine straw was removed, and black mulch was installed upfront in the median and the outside bedding.



(1) New annual plantings



(2) Sod installed for tighter bed



*(3) New pine straw installed
in front entrance*



*(4) New annuals along bridge
with black mulch*



(5) Main entrance landscape

JUNE

- Tripad seeds inside the palm trees adjacent to guard shack were pruned and removed.
- Turf inside main entrance was top dressed for maintenance.
- Chain link fence damaged and schedule for repair in July.



(6) Perimeter Fence Damaged

ii. Lake Maintenance

MAY

- Lakes 1-4 5A, 5B, 6, 8-11, 12-25 were treated for shoreline weeds. Most of the growth noted was torpedo grass. Other targets included vines, sedge, cattails, alligator weed, and pennywort. Most of the shoreline treatments this month were conducted via backpack.
- Lakes 2, 6, 11, and the flow way were treated for spatterdock.
- Lake 11 was treated for multiple submersed vegetation species. Targets included Illinois pondweed, coontail, and red ludwigia Bladderwort was treated in lake 18/19. Chara was treated in lake 22.
- Gulf spike rush was treated in sites 1, 3, 5B, 8, 9, 20/21 and 24. These lakes will continue to be treated until satisfactory results are achieved.
- Planting of multiple species on the east side of lake 17 was completed.

- Water levels are significantly lower due to lack of rain.
- Lake bank restoration for fiscal year 2024 has been completed. CDD staff will continue to monitor all lakes to ensure satisfaction.



(7) Sod installation after completion of lake bank restoration on lake 8.

JUNE

- **Shoreline Weeds:** Lakes; 1, 2, 3, 4, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 16, 17, 18/19, 20/21, 22, 23, 24, 25, and the flow way were target for weed growth. Targets included torpedograss, sedge, vines, cattails, pennywort, and alligatorweed. The technicians utilized backpacks and ATV's to treat growth.
- **Floating weeds:** Lakes; 1, 2 3, 5B, 6, 9, 10, 11, 12, 14 16, 17, 18/19 20/21, 23, 25, and the flow way were treated for spatterdock. The flow way received multiple treatments via boat and ATV to target the new growth.
- Trash was picked up from lakes 10, 12, and 16. Gulf spikerush was treated in lakes 1, 3, 4, 5A, 5B, 6, 8, 10, 11, 12, 14, 18, 19, 20, 21, 25, 26, 27 and the flow way. The gulf spikerush was treated to maintain a 6-foot width around the perimeter of the lakes.

- Water levels are significantly higher due to recent rain.



(8) New Littorals on Lake 17

iii. Entrance Maintenance

MAY

- Turf is scheduled to be top dressed on June 9th.
- Annuals will receive fertilization treatment and wet checks very often in June.



*(9) Monument newly painted
with new annuals*

JUNE

- Turf at the front entrance and median were cut and top dressed.
- Vendor scalped the grass back, then verti cutted to remove all the thatch. The top dressing was performed on the 19th of June. The vendor followed up with a heavy fertilization and soil conditioning application. This is all showing positive results as the turf went from Golden Brown to Greening recovery in under a week. There will be continuous improvements in the health and color of the Bermuda grass over the next 2 to 3 weeks. Vendor will continue mowing at lower heights and more frequently as previously done using our 21" mowers on the face of the berm and entrance. This along with monthly fertilizations and turf treatments will ensure that there will be dense and vibrant turf going forward.



(10) Drop Dressing Preparation – 1st stage



(10) Drop Dressing Preparation – 2nd Stage

iv. Irrigation Pump House

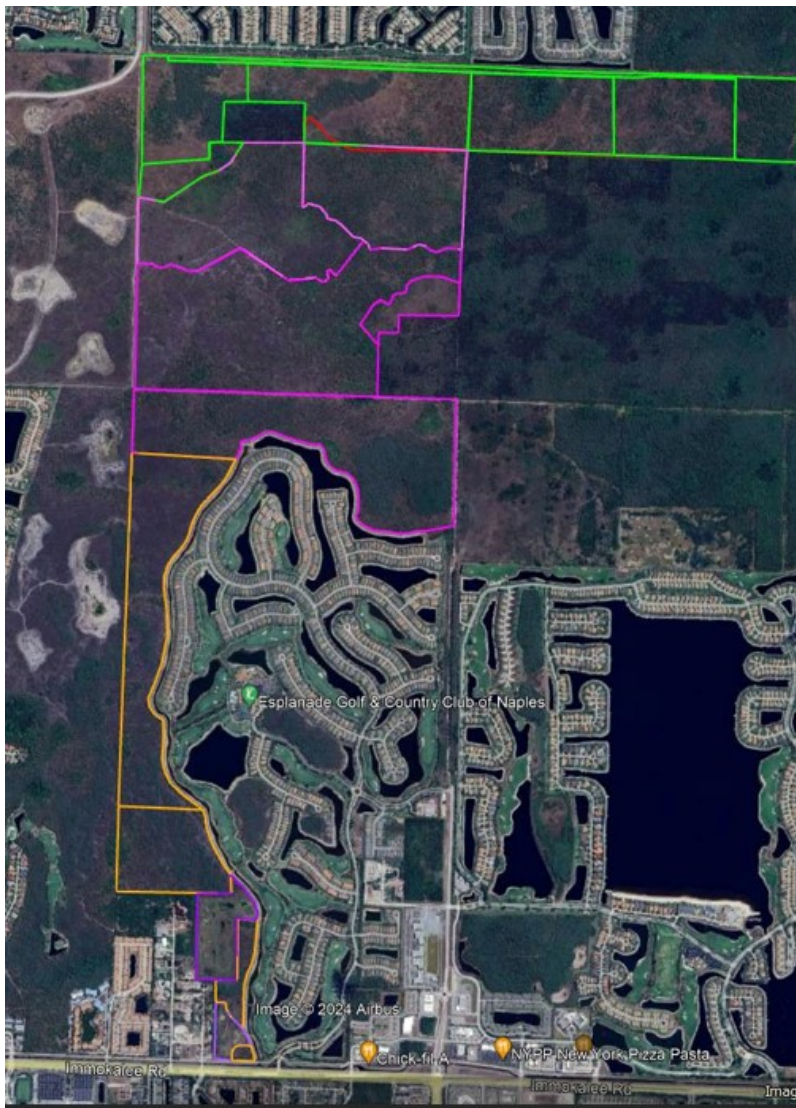
- Purchase order was created for the pump house vendor to rebuild 1 pump motor and install a surge protector.

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

2024 Preserve Maintenance project awarded to Aquatic Weeds Control, Inc. (low bidder) following the March 2024 board meeting. The contract was executed, preserve treatment started and deadline for monitoring and reporting to SFWMD by end of July 2024.

ALL PRESERVE AREAS are COMPLETE.

Monitoring Reports being completed by Environmentalist Engineer and 2024 Reporting to SFWMD by end of July.



2. Capital Projects

- i. Lake Bank Restoration – Lakes 2, 7, 8, & 17 included in Capital Improvement Plan. COMPLETED 2024 projects. Ongoing inspections during warranty period.



Lake 7 – (100% complete)

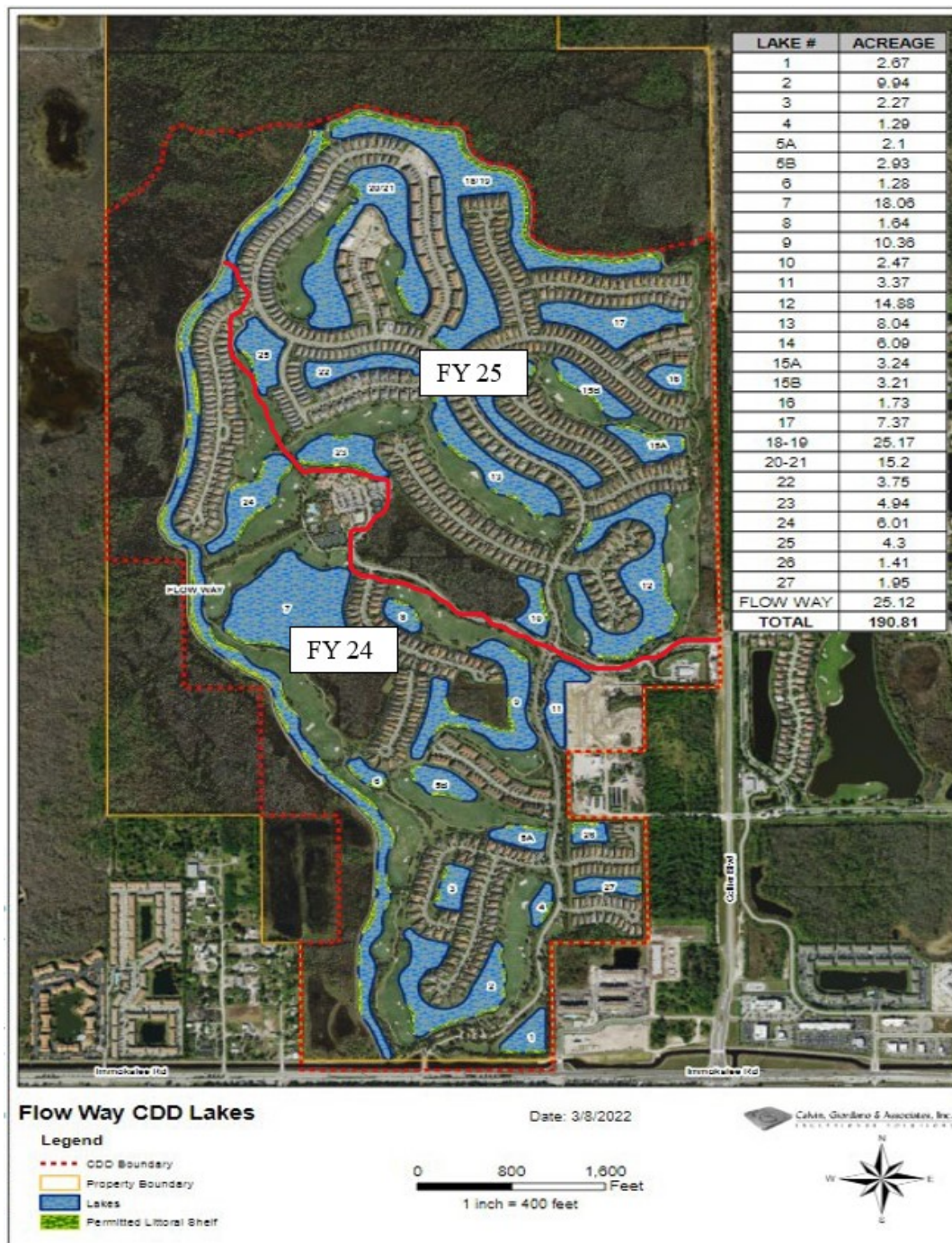
Lake 2 – (100% complete)

Lake 8 – (100% complete)

Lake 17 – (100% complete)

ii. Drainage System Maintenance

Drainage system maintenance is being completed to flush out sediment blockage throughout system to prevent flooding during heavy rain events. Adopted budgets allow for cleaning half of system within this fiscal year 2023/24 and the remaining structures in FY 2024/25. See map below for delineation of system cleaning.



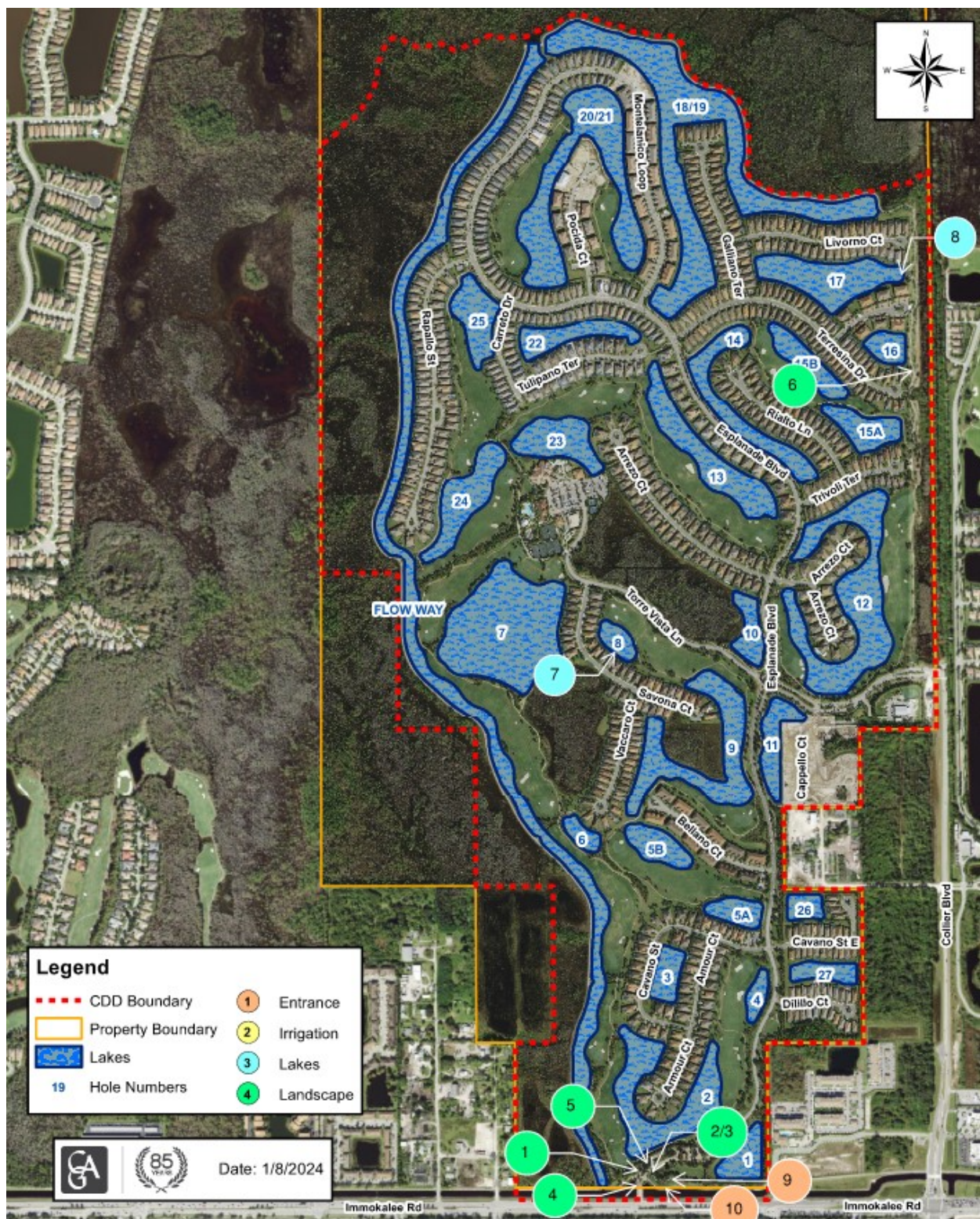
3. Future Operations

July Items

- Vendors need to stay on top of spatterdock overgrowth in the lakes.
- Purchase order created for perimeter fence installation and repair, set to take place early July.
- Constant monitoring by vendor and CDD staff of new top-dressed turf.

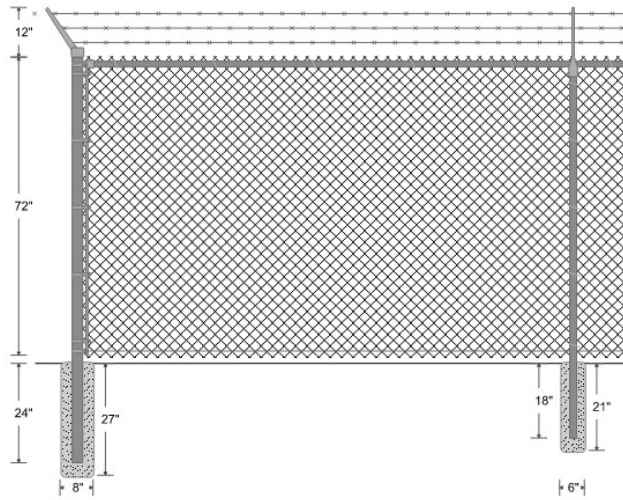
Long-Term Items

- CDD Asset Quantities for valuation



4. Prior Board Meeting Inquiries

- i. Fence Security Quotes - Per Board of Supervisors' request, three (3) options for new security fence along Immokalee Road were included to replace 755 LF of 6' chain link fence (CLF) and vehicular swing gate.
 - 1) New 6-ft CLF vinyl coated (black) w/ 3 strand angled barbed wire (\$35k - \$45k estimate)



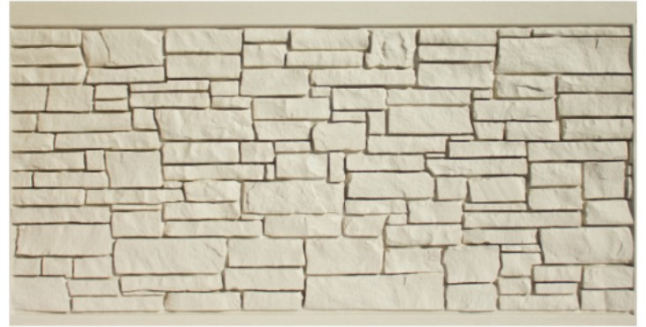
2) New 6-ft Bufftech Molded wall w/ stone texture (\$100k - \$115k estimate)

Product:

SimTek EcoStone®

- Panel Sizes: 6' x 6', 4' x 8'
- Heights: 4', 6', & stackable to 8' & 12'

Color: Beige Granite



- 3) New 6-ft CMU wall w/ stucco textured painted finish (\$375k - \$425k estimate)



- ii.* Aqua Range Littorals – Per email received from resident Mr. Hinton on June 7th, request was made to remove littoral shelf in Lake 7 to alleviate golf ball retrieval complications for the aqua range. Further investigation was completed, and an inquiry was made with SFWMD to see if littoral removal or relocation was acceptable. Per email from Curt Cammock with SFWMD, a portion of the littorals will be allowed to be removed, but we must replace/relocate exact number of littorals in another location of the same lake. Additionally, as-built drawings need to be provided showing removed and relocated littoral locations. However, complete littoral removal would not be accepted. No permit modification is necessary.

PERMITTING

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

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

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

*Additional Collier County permits completed, available upon request.

III. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds			Debt Service Funds					Capital Projects Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	General Fixed Assets			
Assets															
Cash and Investments															
General Fund - Invested Cash	\$ 1,104,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,104,117
Debt Service Fund															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	255,031	-	-	-	-	-	-	-	1,492,270
Revenue	-	536,975	336,792	205,195	304,134	193,566	447,486	-	-	-	-	-	-	-	2,024,148
Prepayment Account	-	-	451	192	2,383	1,615	2,303	-	-	-	-	-	-	-	6,945
General Redemption Account	-	-	-	2,616	-	-	-	-	-	-	-	-	-	-	2,616
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds															
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments															
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,525,978	-	-	-	3,525,978
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,244,022	-	-	-	24,244,022
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	17,541,822	-	-	17,541,822
Total Assets	\$ 1,114,193	\$ 1,075,975	\$ 582,124	\$ 368,451	\$ 481,052	\$ 313,556	\$ 704,820	\$ -	\$ -	\$ -	\$ 27,770,000	\$ 17,541,822	\$ -	\$ 49,951,993	
Liabilities															
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds															
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable															
Current Portion - Series 2013	-	-	-	-	-	-	-	-	-	-	145,000	-	-	-	145,000
Current Portion - Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	80,000
Current Portion - Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	-	65,000	-	-	-	65,000
Current Portion - Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	115,000	-	-	-	115,000
Current Portion - Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	75,000	-	-	-	75,000
Current Portion - Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	180,000	-	-	-	180,000
Long Term - Series 2013	-	-	-	-	-	-	-	-	-	-	5,920,000	-	-	-	5,920,000
Long Term - Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	3,030,000	-	-	-	3,030,000
Long Term - Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	-	2,710,000	-	-	-	2,710,000
Long Term - Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	4,585,000	-	-	-	4,585,000
Long Term - Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	3,165,000	-	-	-	3,165,000
Long Term - Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	7,700,000	-	-	-	7,700,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,770,000	\$ -	\$ -	\$ 27,770,000	
Fund Equity and Other Credits															
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	17,541,822	-	-	17,541,822
Fund Balance															
Restricted															
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	299,435	670,044	239	160	2,171	-	-	-	-	3,348,777
Results from Current Operations	-	47,389	33,273	21,930	28,282	14,121	34,777	(239)	(160)	(2,171)	-	-	-	-	177,201
Unassigned															
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	-	-	-	211,538
Results from Current Operations	902,655	-	-	-	-	-	-	-	-	-	-	-	-	-	902,655
Total Fund Equity and Other Credits	\$ 1,114,193	\$ 1,075,975	\$ 582,124	\$ 368,451	\$ 481,052	\$ 313,556	\$ 704,820	\$ 0	\$ (0)	\$ 0	\$ -	\$ 17,541,822	\$ -	\$ 22,181,993	
Total Liabilities, Fund Equity and Other Credits	\$ 1,114,193	\$ 1,075,975	\$ 582,124	\$ 368,451	\$ 481,052	\$ 313,556	\$ 704,820	\$ 0	\$ (0)	\$ 0	\$ 27,770,000	\$ 17,541,822	\$ -	\$ 49,951,993	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (143,755)	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	25,498	663,184	960,590	77,435	74,265	32,055	61,947	13,034	1,908,007	1,988,811	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	500,000	N/A
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 25,498	\$ 663,184	\$ 960,590	\$ 77,435	\$ 74,265	\$ 32,055	\$ 61,947	\$ 13,034	\$ 1,908,007	\$ 2,345,056	81%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	600	800	-	600	1,200	1,000	1,000	1,000	6,200	12,000	52%
Executive											
Professional Management	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	28,667	43,000	67%
Financial and Administrative											
Audit Services	-	-	2,500	3,200	-	-	-	-	5,700	5,700	100%
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	-	-	-	2,000	3,000	67%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	251	-	-	-	608	-	-	858	3,500	25%
Trustee Services	-	-	3,950	8,573	-	-	-	8,654	21,177	26,665	79%
Dissemination Agent Services	-	5,500	-	-	-	-	-	-	5,500	5,500	100%
Bond Amortization Schedules	-	-	-	-	-	-	100	-	100	-	N/A
Property Appraiser Fees	15,175	-	325	-	-	-	26	-	15,526	5,000	311%
Bank Services	-	-	-	-	104	-	-	-	104	300	35%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	-	13	13	-	-	-	-	-	27	250	11%
Rentals & Leases											
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	300	-	-	300	2,000	15%
Insurance	97,258	-	-	-	-	-	-	-	97,258	15,000	648%
Printing & Binding	-	-	-	-	-	-	-	270	270	250	108%
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	3,578	7,228	-	11,310	3,120	3,330	2,880	31,445	25,000	126%
SFWMD - Permit Objection	-	-	-	-	-	-	-	-	-	-	-
Special Counsel - Preserves	-	98	265	686	588	-	-	-	1,637	-	-
Special Counsel - Litigation	-	1,261	91	150	137	1,372	294	-	3,306	35,000	9%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	10,500	0%
Special Counsel - Appellate Court	-	233	-	-	-	-	-	-	233	75,000	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	20,000	0%
Other General Government Services											
Engineering Services - General Fund	-	2,681	2,075	1,200	4,913	9,235	3,953	2,475	26,531	50,000	53%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	-	10,000	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System											
Professional Services											
Asset Management	-	1,308	1,308	1,308	1,308	1,308	1,308	1,308	9,158	15,700	58%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services											
Electric - Pump Station	3,241	3,299	-	2,525	2,395	3,074	-	280	14,815	32,000	46%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	2,412	754	7,203	-	21,787	8,000	272%
Wireless - Pump Station	113	75	-	149	-	74	149	-	559	-	N/A
Repairs and Maintenance											
Pump Station and Wells	-	-	-	165	1,177	925	330	-	2,597	30,000	9%
Recharge Pumps	-	-	-	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	-	-	-	6,808	0%
Capital Outlay											
New Meter and Backup Pump/Motor	-	150	100	-	-	-	-	-	250	45,000	1%
Stormwater Management Services											
Preserve Area Maintenance											
Environmental Engineering Consultant											
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance											
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	2,963	-	-	5,432	-	8,394	-	N/A
Western Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay											
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-
Internal and External	-	-	-	-	-	-	-	-	-	-	-
Lake, Lake Bank and Littoral Shelf Maintenance											
Professional Services											
Asset Management	-	2,258	2,258	2,258	2,258	2,258	2,258	2,258	15,808	27,100	58%
NPDES Monitoring	-	-	1,800	-	-	-	-	-	1,800	-	N/A
Repairs & Maintenance											
Aquatic Weed Control	31,877	11,342	11,342	12,677	9,000	8,000	9,035	8,000	101,272	120,000	84%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	-	2,342	-	3,342	-	5,684	35,000	16%
Lake Bank Maintenance	2,963	956	850	-	-	4,126	-	3,342	12,236	15,000	82%
Water Quality Testing	-	-	-	3,925	-	-	3,925	-	7,850	14,500	54%
Littortal Shelf Planting	-	-	-	988	-	-	-	448	1,436	20,000	7%
Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	40,000	-	-	-	43,250	28,000	154%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-	-	-	20,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	18,600	0%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Capital Outlay											
Fountain Installations	-	-	-	-	-	-	-	-	-	-	N/A
Littortall Shelf Planting	-	-	-	-	-	-	300	-	300	10,000	3%
Lake Bank Restorations	-	800	-	875	1,050	70,862	34,459	53,198	161,245	172,298	94%
Water Control Structures	-	-	-	875	-	-	-	-	875	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping Services											
Professional Services											
Asset Management	-	1,167	1,167	1,167	1,167	1,167	1,167	1,167	8,167	14,000	58%
Utility Services											
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	411	1,337	752	234	3,515	2,400	146%
Community Entrance (Landscaping)											
Repairs and Maintenance											
Landscaping Maintenance	-	10,064	-	20,129	10,064	10,064	10,391	10,064	70,777	101,000	70%
Tree Trimming	-	872	1,747	-	-	-	-	-	2,619	15,500	17%
Landscape Replacements	-	-	-	-	11,400	6,313	7,625	-	25,338	27,500	92%
Mulch Installation	-	8,784	4,430	-	1,525	-	-	-	14,739	33,000	45%
Annuals	21,686	-	-	1,206	-	-	15,731	-	38,622	50,000	77%
Annual Holiday Decorations	7,650	-	7,650	-	-	-	-	-	15,300	18,000	85%
Landscape Lighting	-	-	340	-	-	-	-	-	340	3,600	9%
Landscape Monuments	-	1,201	-	-	-	-	-	-	1,201	9,000	13%
Fountains	1,966	750	750	-	-	3,500	3,000	750	10,716	22,500	48%
Irrigation System	400	1,336	13,620	-	-	2,692	-	-	18,048	-	N/A
Well System	165	-	1,545	-	-	-	-	-	1,710	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	-	-	400	-	1,200	-	12,858	13,500	95%
Miscellaneous Repairs	-	467	473	-	-	-	-	13,254	14,194	3,000	473%
Capital Outlay - Landscaping	-	11,283	12,870	54,910	300	-	-	-	79,363	82,500	96%
Contingencies	-	-	-	-	-	-	-	-	-	23,728	0%
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	500,000	0%
Interest	-	-	-	10,182	-	-	-	-	10,182	12,200	83%
Reserves and Overall Contingencies											
District Asset Restoration	-	-	-	-	-	-	-	-	-	158,030	0%
Contingencies	-	-	-	-	-	-	-	-	-	100,000	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	99,553	0%
Sub-Total:	192,026	92,650	90,997	139,736	113,211	138,340	122,559	115,832	1,005,352	2,345,056	43%
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 113,211	\$ 138,340	\$ 122,559	\$ 115,832	\$ 1,005,352	\$ 2,345,056	43%
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(38,947)	(106,285)	(60,612)	(102,798)	902,655	-	
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	1,422,835	1,383,888	1,277,603	1,216,991	211,538		
Fund Balance - Ending	\$ 45,009	\$ 615,543	\$ 1,485,136	\$ 1,422,835	\$ 1,383,888	\$ 1,277,603	\$ 1,216,991	\$ 1,114,193	\$ 1,114,193	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	6,082	246	240	242	240	224	6,010	303	13,586	15,000	91%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	2,795	3,089	3,076	19,368	9,000	215%
Special Assessment Revenue											
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	21,194	9,148	17,678	3,720	544,510	577,069	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,510	\$ 191,692	\$ 275,139	\$ 24,761	\$ 24,318	\$ 12,167	\$ 26,778	\$ 7,098	\$ 577,464	\$ 601,069	96%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds	-	135,000	-	-	-	-	-	-	135,000	135,000	100%
Principal Debt Service - Early Redemptions											
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2013 Bonds	-	199,563	-	-	-	-	-	195,513	395,075	395,075	100%
Other Fees and Charges											
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	37,725	0%
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 334,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,513	\$ 530,075	\$ 567,800	93%
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	12,167	26,778	(188,414)	47,389	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,201,126	1,225,444	1,237,611	1,264,389	1,028,586		
Fund Balance - Ending	\$ 1,044,095	\$ 901,225	\$ 1,176,364	\$ 1,201,126	\$ 1,225,444	\$ 1,237,611	\$ 1,264,389	\$ 1,075,975	\$ 1,075,975	\$ 33,269	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,772	106	104	105	104	97	2,739	133	6,160	11,000	56%
Prepayment Account	2	2	2	2	2	2	2	2	16	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	1,613	1,774	1,759	11,633	7,500	155%
Special Assessment Revenue											
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	10,054	4,340	8,386	1,765	258,309	273,784	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,560	\$ 91,253	\$ 130,813	\$ 12,046	\$ 11,834	\$ 6,052	\$ 12,902	\$ 3,658	\$ 276,117	\$ 292,284	94%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2015 Bonds (Phase 3)	-	82,272	-	-	-	-	-	80,572	162,844	162,844	100%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 162,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,572	\$ 242,844	\$ 260,755	93%
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	11,834	6,052	12,902	(76,914)	33,273	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	640,084	646,135	659,037	548,851		
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	\$ 640,084	\$ 646,135	\$ 659,037	\$ 582,124	\$ 582,124	\$ 31,529	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income									-	-	
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,821	67	64	66	65	61	1,799	84	4,028	7,000	58%
Prepayment Account	1	1	1	1	1	1	1	1	7	-	N/A
Revenue Account	806	817	246	906	1,093	1,060	1,174	1,170	7,273	3,500	208%
General Redemption Account	11	12	11	11	11	11	12	11	90	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	8,496	3,667	7,087	1,491	218,289	231,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,555	\$ 76,769	\$ 110,221	\$ 9,844	\$ 9,667	\$ 4,800	\$ 10,072	\$ 2,758	\$ 229,686	\$ 241,888	95%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	-	-	-	60,000	60,000	100%
Principal Debt Service - Early Redemptions									-	-	
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense									-	-	
Series 2015 Bonds (Phase 4)	-	74,647	-	-	-	-	-	73,109	147,756	147,756	100%
Other Fees and Charges									-	-	
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 134,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,109	\$ 207,756	\$ 222,802	93%
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	4,800	10,072	(70,351)	21,930	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	423,930	428,730	438,803	346,521		
Fund Balance - Ending	\$ 352,076	\$ 294,199	\$ 404,420	\$ 414,263	\$ 423,930	\$ 428,730	\$ 438,803	\$ 368,451	\$ 368,451	\$ 19,086	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,970	79	77	78	78	73	1,947	98	4,399	8,000	55%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	1,585	1,759	1,757	10,779	6,000	180%
Special Assessment Revenue											
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	13,752	5,936	11,471	2,414	353,305	374,564	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	2,383	53	53	49	53	1,334	3,925	-	N/A
Total Revenue and Other Sources:	\$ 7,914	\$ 124,117	\$ 180,596	\$ 15,797	\$ 15,511	\$ 7,642	\$ 15,229	\$ 5,602	\$ 372,408	\$ 388,564	96%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	-	-	114,804	232,000	232,000	100%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	77	1,973	77	-	-	-	-	-	2,126	-	N/A
Total Expenditures and Other Uses:	\$ 77	\$ 229,169	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 114,804	\$ 344,126	\$ 366,504	94%
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	15,511	7,642	15,229	(109,201)	28,282	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	551,871	567,382	575,024	590,253	452,770		
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,871	\$ 567,382	\$ 575,024	\$ 590,253	\$ 481,052	\$ 481,052	\$ 22,060	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,336	54	52	53	53	49	1,320	66	2,983	3,500	85%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	796	803	140	860	1,065	1,037	1,152	1,152	7,005	3,500	200%
Special Assessment Revenue											
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	4,027	7,783	1,638	239,714	254,231	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	1,615	-	-	-	-	-	1,615	-	N/A
Total Revenue and Other Sources:	\$ 5,335	\$ 84,177	\$ 122,491	\$ 10,642	\$ 10,448	\$ 5,114	\$ 10,255	\$ 2,856	251,316	\$ 261,231	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2017 Bonds (Phase 6)	-	80,263	-	-	-	-	-	78,950	159,213	159,213	100%
Debt Service-Other Costs											
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	53	49	53	1,334	2,983	-	N/A
Total Expenditures and Other Uses:	\$ 52	\$ 156,600	\$ 52	\$ 53	\$ 53	\$ 49	\$ 53	\$ 80,284	\$ 237,195	\$ 250,845	N/A
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	10,395	5,064	10,202	(77,428)	14,121	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	375,718	380,782	390,984	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	\$ 375,718	\$ 380,782	\$ 390,984	\$ 313,556	\$ 313,556	\$ 10,386	

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, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,121	1,159	1,113	1,144	1,134	1,061	1,135	1,098	8,965	5,000	179%
Prepayment Account	7	7	7	16	32	30	32	31	161	-	N/A
Revenue Account	1,817	1,837	369	1,934	2,383	2,323	2,582	2,584	15,829	8,000	198%
Special Assessment Revenue											
Special Assessments - On-Roll	6,952	180,830	261,924	21,114	20,250	8,740	16,891	3,554	520,255	551,562	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	5,623	-	-	-	-	-	5,623	-	N/A
Total Revenue and Other Sources:	\$ 9,898	\$ 183,832	\$ 269,036	\$ 24,208	\$ 23,798	\$ 12,154	\$ 20,640	\$ 7,267	550,834	\$ 564,562	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	175,000	-	-	-	-	-	-	175,000	175,000	100%
Principal Debt Service - Early Redemptions											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	5,000	5,000	-	N/A
Interest Expense											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	-	-	-	164,866	332,664	332,664	100%
Debt Service-Other Costs											
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	1,121	1,159	1,113	-	-	-	-	-	3,394	-	N/A
Total Expenditures and Other Uses:	\$ 1,121	\$ 343,956	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ 169,866	\$ 516,058	\$ 543,747	N/A
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	24,208	23,798	12,154	20,640	(162,599)	34,777	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	810,827	834,625	846,779	867,419	670,044		
Fund Balance - Ending	\$ 678,820	\$ 518,696	\$ 786,618	\$ 810,827	\$ 834,625	\$ 846,779	\$ 867,419	\$ 704,820	\$ 704,820	\$ 20,815	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	1	1	15	-	-	-	-	-	18	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Operating Transfers In (From Other Funds)	77	1,973	77	-	-	-	-	-	2,126	-
Total Revenue and Other Sources:	\$ 78	\$ 1,974	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-
Other General Government Services										
Capital Outlay										
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-
Cost of Issuance										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	2,383	-	-	-	-	-	2,383	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 2,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,383	\$ -
Net Increase/ (Decrease) in Fund Balance	78	1,974	(2,291)	-	-	-	-	-	(239)	-
Fund Balance - Beginning	239	317	2,291	-	-	-	-	-	239	-
Fund Balance - Ending	\$ 317	\$ 2,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

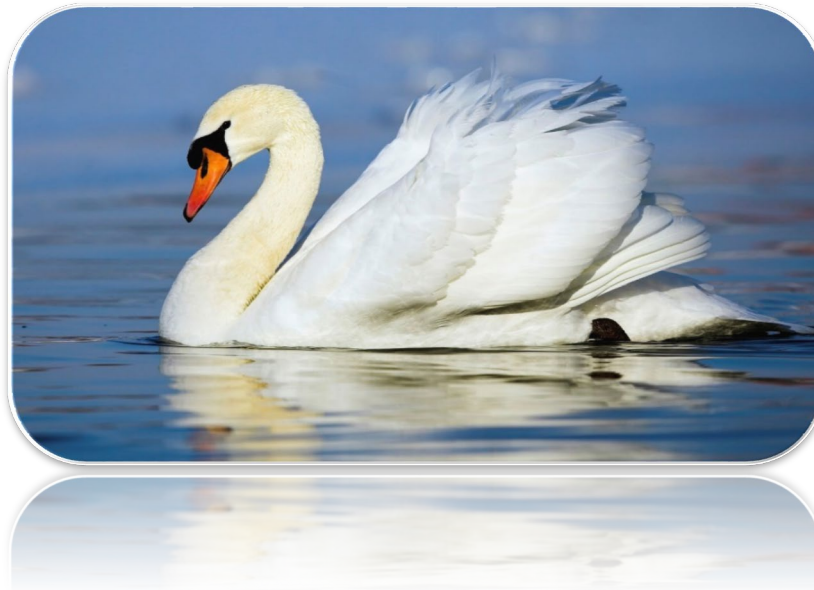
Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	1	1	11	-	-	-	-	-	13	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	52	1,338	52	-	-	-	-	-	1,441	-
Total Revenue and Other Sources:	\$ 53	\$ 1,339	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,454	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-
Capital Outlay										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-
Cost of Issuance										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	1,615	-	-	-	-	-	1,615	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 1,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,615	\$ -
Net Increase/ (Decrease) in Fund Balance	53	1,339	(1,552)	-	-	-	-	-	(160)	-
Fund Balance - Beginning	160	213	1,552	-	-	-	-	-	160	-
Fund Balance - Ending	\$ 213	\$ 1,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	9	15	35	-	-	-	-	-	59	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1,121	1,159	1,113	-	-	-	-	-	3,394	-
Total Revenue and Other Sources:	\$ 1,130	\$ 1,174	\$ 1,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,453	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	-	-	-
Capital Outlay										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-
Cost of Issuance										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	5,623	-	-	-	-	-	5,623	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,623	\$ -
Net Increase/ (Decrease) in Fund Balance	1,130	1,174	(4,475)	-	-	-	-	-	(2,171)	-
Fund Balance - Beginning	2,171	3,301	4,475	-	-	-	-	-	2,171	-
Fund Balance - Ending	\$ 3,301	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2024

FISCAL YEAR 2024

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds		Debt Service Funds						Capital Projects Funds				Account Groups		Totals (Memorandum Only)											
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	General Fixed Assets														
Assets																										
Cash and Investments																										
General Fund - Invested Cash	\$	889,775	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	889,775										
Debt Service Fund																										
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	254,922	-	-	-	-	-	-	-	-	1,492,161										
Revenue	-	543,943	340,414	207,697	308,206	195,388	452,696	-	-	-	-	-	-	-	-	2,048,343										
Prepayment Account	-	-	453	192	2,383	1,615	2,423	-	-	-	-	-	-	-	-	7,066										
General Redemption Account	-	-	-	2,627	-	-	-	-	-	-	-	-	-	-	-	2,627										
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Due from Other Funds																										
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Market Valuation Adjustments																										
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,076										
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,550,198	-	-	-	-	3,550,198										
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,219,802	-	-	-	-	24,219,802										
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	17,541,822	-	-	-	17,541,822										
Total Assets	\$	899,851	\$	1,082,943	\$	585,748	\$	370,965	\$	485,123	\$	315,378	\$	710,041	\$	-	\$	-	\$	27,770,000	\$	17,541,822	\$	49,761,870		
Liabilities																										
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Due to Other Funds																										
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue																										
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable																										
Current Portion (Due Within 12 Months)																										
Series 2013	-	-	-	-	-	-	-	-	-	-	-	145,000	-	-	-	-	-	-	-	-	-	-	-	-	145,000	
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-	-	-	-	-	-	-	-	80,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	-	-	65,000	-	-	-	-	-	-	-	-	-	-	-	-	65,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	-	115,000	-	-	-	-	-	-	-	-	-	-	-	-	115,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	-	75,000	-	-	-	-	-	-	-	-	-	-	-	-	75,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	-	180,000	-	-	-	-	-	-	-	-	-	-	-	-	180,000	
Long Term																										
Series 2013	-	-	-	-	-	-	-	-	-	-	-	5,920,000	-	-	-	-	-	-	-	-	-	-	-	-	5,920,000	
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	-	3,030,000	-	-	-	-	-	-	-	-	-	-	-	-	3,030,000	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	-	-	2,710,000	-	-	-	-	-	-	-	-	-	-	-	-	2,710,000	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	-	4,585,000	-	-	-	-	-	-	-	-	-	-	-	-	4,585,000	
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	-	3,165,000	-	-	-	-	-	-	-	-	-	-	-	-	3,165,000	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	-	7,700,000	-	-	-	-	-	-	-	-	-	-	-	-	7,700,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	27,770,000	\$	-	\$	17,541,822	\$	-	\$	27,770,000
Fund Equity and Other Credits																										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,541,822	-	-	-	17,541,822	
Fund Balance																										
Restricted																										
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	299,435	670,044	239	160	2,171	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,348,777	
Results from Current Operations	-	54,357	36,897	24,444	32,353	15,943	39,997	(239)	(160)	(2,171)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	201,420	
Unassigned																										
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	211,538	
Results from Current Operations	688,313	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	688,313	
Total Fund Equity and Other Credits	\$	899,851	\$	1,082,943	\$	585,748	\$	370,965	\$	485,123	\$	315,378	\$	710,041	\$	0	\$	(0)	\$	0	\$	-	\$	17,541,822	\$	21,991,870
Total Liabilities, Fund Equity and Other Credits	\$	899,851	\$	1,082,943	\$	585,748	\$	370,965	\$	485,123	\$	315,378	\$	710,041	\$	0	\$	(0)	\$	0	\$	27,770,000	\$	17,541,822	\$	49,761,870

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (143,755)	0%
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	25,498	663,184	960,590	77,435	74,265	32,055	61,947	13,034	7,667	1,915,674	1,988,811	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	-	500,000	N/A
Contributions Private Sources												
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	25,336	25,336	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 25,498	\$ 663,184	\$ 960,590	\$ 77,435	\$ 74,265	\$ 32,055	\$ 61,947	\$ 13,034	\$ 33,003	\$ 1,941,009	\$ 2,345,056	83%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	600	800	-	600	1,200	1,000	1,000	1,000	-	6,200	12,000	52%
Executive												
Professional Management	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	32,250	43,000	75%
Financial and Administrative												
Audit Services	-	-	2,500	3,200	-	-	-	-	-	5,700	5,700	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Arbitrage Rebate Services	-	-	500	-	1,500	-	-	-	500	2,500	3,000	83%
Other Contractual Services												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	251	-	-	-	608	-	-	253	1,111	3,500	32%
Trustee Services	-	-	3,950	8,573	-	-	-	8,654	-	21,177	26,665	79%
Dissemination Agent Services	-	5,500	-	-	-	-	-	-	-	5,500	5,500	100%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	100	100	-	N/A
Property Appraiser Fees	15,175	-	325	-	-	-	26	-	-	15,526	5,000	311%
Bank Services	-	-	-	-	104	-	-	-	-	104	300	35%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services												
Postage, Freight & Messenger	-	13	13	-	-	-	-	-	681	708	250	283%
Rentals & Leases												
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	300	-	-	-	300	2,000	15%
Insurance	97,258	-	-	-	-	-	-	-	(38,046)	59,212	15,000	395%
Printing & Binding	-	-	-	-	-	-	-	270	1,287	1,557	250	623%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	3,578	7,228	-	11,310	3,120	3,330	2,880	3,330	34,775	25,000	139%
SFWMD - Permit Objection	-	-	-	-	-	-	-	-	-	-	-	-
Special Counsel - Preserves	-	98	265	686	588	-	-	-	-	1,637	-	-
Special Counsel - Litigation	-	1,261	91	150	137	1,372	294	-	-	3,306	35,000	9%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	10,500	0%
Special Counsel - Appellate Court	-	233	-	-	-	-	-	-	-	233	75,000	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	-	-	20,000	0%
Other General Government Services												
Engineering Services - General Fund	-	2,681	2,075	1,200	4,913	9,235	3,953	2,475	2,363	28,894	50,000	58%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	-	-	10,000	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System												
Professional Services												
Asset Management	-	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	10,467	15,700	67%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services												
Electric - Pump Station	3,241	3,299	-	2,525	2,395	3,074	-	280	8,526	23,341	32,000	73%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	2,412	754	7,203	-	3,613	25,400	8,000	318%
Wireless - Pump Station	113	75	-	149	-	74	149	-	-	559	-	N/A
Repairs and Maintenance												
Pump Station and Wells	-	-	-	165	1,177	925	330	-	7,835	10,432	30,000	35%
Recharge Pumps	-	-	-	-	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	6,808	0%
Capital Outlay												
New Meter and Backup Pump/Motor	-	150	100	-	-	-	-	-	-	250	45,000	1%
Stormwater Management Services												
Preserve Area Maintenance												
Environmental Engineering Consultant												
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance												
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	2,963	-	-	5,432	-	-	8,394	-	N/A
Western Preserve	-	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	-	63,771	63,771	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	20,855	20,855	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	203	203	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay												
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-	-
Internal and External	-	-	-	-	-	-	-	-	-	-	-	-
Lake, Lake Bank and Littoral Shelf Maintenance												
Professional Services												
Asset Management	-	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	18,067	27,100	67%
NPDES Monitoring	-	-	1,800	-	-	-	-	-	-	1,800	-	N/A
Repairs & Maintenance												
Aquatic Weed Control	31,877	11,342	11,342	12,677	9,000	8,000	9,035	8,000	8,000	109,272	120,000	91%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	-	2,342	-	3,342	-	3,342	9,026	35,000	26%
Lake Bank Maintenance	2,963	956	850	-	-	4,126	-	3,342	-	12,236	15,000	82%
Water Quality Testing	-	-	-	3,925	-	-	3,925	-	-	7,850	14,500	54%
Littortal Shelf Planting	-	-	-	988	-	-	-	448	3,600	5,036	20,000	25%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	40,000	-	-	-	-	43,250	28,000	154%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-	-	-	-	20,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	18,600	0%

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Capital Outlay												
Fountain Installations	-	-	-	-	-	-	-	-	-	-	-	N/A
Littortall Shelf Planting	-	-	-	-	-	-	300	-	1,500	1,800	10,000	18%
Lake Bank Restorations	-	800	-	875	1,050	70,862	34,459	53,198	56,425	217,670	172,298	126%
Water Control Structures	-	-	-	875	-	-	-	-	-	875	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping Services												
Professional Services												
Asset Management	-	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	9,333	14,000	67%
Utility Services												
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	411	1,337	752	234	484	3,999	2,400	167%
Community Entrance (Landscaping)												
Repairs and Maintenance												
Landscaping Maintenance	-	10,064	-	20,129	10,064	10,064	10,391	10,064	10,064	80,841	101,000	80%
Tree Trimming	-	872	1,747	-	-	-	-	-	6,434	9,053	15,500	58%
Landscape Replacements	-	-	-	-	11,400	6,313	7,625	-	16,052	41,390	27,500	151%
Mulch Installation	-	8,784	4,430	-	1,525	-	-	-	10,419	25,158	33,000	76%
Annuals	21,686	-	-	1,206	-	-	15,731	-	11,890	50,512	50,000	101%
Annual Holiday Decorations	7,650	-	7,650	-	-	-	-	-	-	15,300	18,000	85%
Landscape Lighting	-	-	340	-	-	-	-	-	-	340	3,600	9%
Landscape Monuments	-	1,201	-	-	-	-	-	-	-	1,201	9,000	13%
Fountains	1,966	750	750	-	-	3,500	3,000	750	835	11,551	22,500	51%
Irrigation System	400	1,336	13,620	-	-	2,692	-	-	690	18,738	-	N/A
Well System	165	-	1,545	-	-	-	-	-	1,493	3,203	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	-	-	400	-	1,200	-	29,962	42,820	13,500	317%
Miscellaneous Repairs	-	467	473	-	-	-	-	13,254	-	14,194	3,000	473%
Capital Outlay - Landscaping	-	11,283	12,870	54,910	300	-	-	-	-	79,363	82,500	96%
Contingencies	-	-	-	-	-	-	-	-	-	-	23,728	0%
Debt Service												
Principal	-	-	-	-	-	-	-	-	-	-	500,000	0%
Interest	-	-	-	10,182	-	-	-	-	-	10,182	12,200	83%
Reserves and Overall Contingencies												
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	158,030	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	100,000	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	99,553	0%
Sub-Total:	192,026	92,650	90,997	139,736	113,211	138,340	122,459	115,832	247,445	1,252,696	2,345,056	53%
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 113,211	\$ 138,340	\$ 122,459	\$ 115,832	\$ 247,445	\$ 1,252,696	\$ 2,345,056	53%
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(38,947)	(106,285)	(60,512)	(102,798)	(214,442)	688,313	-	
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	1,422,835	1,383,888	1,277,603	1,217,091	1,114,293	211,538	-	
Fund Balance - Ending	\$ 45,009	\$ 615,543	\$ 1,485,136	\$ 1,422,835	\$ 1,383,888	\$ 1,277,603	\$ 1,217,091	\$ 1,114,293	\$ 899,851	\$ 899,851	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	6,082	246	240	242	240	224	6,010	303	2,401	15,987	15,000	107%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	2,795	3,089	3,076	2,379	21,747	9,000	242%
Special Assessment Revenue												
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	21,194	9,148	17,678	3,720	2,188	546,698	577,069	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,510	\$ 191,692	\$ 275,139	\$ 24,761	\$ 24,318	\$ 12,167	\$ 26,778	\$ 7,098	\$ 6,968	\$ 584,432	\$ 601,069	97%
Expenditures and Other Uses												
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2013 Bonds	-	135,000	-	-	-	-	-	-	-	135,000	135,000	100%
Principal Debt Service - Early Redemptions												
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2013 Bonds	-	199,563	-	-	-	-	-	195,513	-	395,075	395,075	100%
Other Fees and Charges												
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	37,725	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 334,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,513	\$ -	\$ 530,075	\$ 567,800	93%
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	12,167	26,778	(188,414)	6,968	54,357	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,201,126	1,225,444	1,237,611	1,264,389	1,075,975	1,028,586		
Fund Balance - Ending	\$ 1,044,095	\$ 901,225	\$ 1,176,364	\$ 1,201,126	\$ 1,225,444	\$ 1,237,611	\$ 1,264,389	\$ 1,075,975	\$ 1,082,943	\$ 1,082,943	\$ 33,269	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,772	106	104	105	104	97	2,739	133	1,091	7,250	11,000	66%
Prepayment Account	2	2	2	2	2	2	2	2	2	18	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	1,613	1,774	1,759	1,493	13,127	7,500	175%
Special Assessment Revenue												
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	10,054	4,340	8,386	1,765	1,038	259,346	273,784	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,560	\$ 91,253	\$ 130,813	\$ 12,046	\$ 11,834	\$ 6,052	\$ 12,902	\$ 3,658	\$ 3,624	\$ 279,741	\$ 292,284	96%
Expenditures and Other Uses												
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions												
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2015 Bonds (Phase 3)	-	82,272	-	-	-	-	-	80,572	-	162,844	162,844	100%
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 162,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,572	\$ -	\$ 242,844	\$ 260,755	93%
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	11,834	6,052	12,902	(76,914)	3,624	36,897	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	640,084	646,135	659,037	582,124	548,851		
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	\$ 640,084	\$ 646,135	\$ 659,037	\$ 582,124	\$ 585,748	\$ 585,748	\$ 31,529	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,821	67	64	66	65	61	1,799	84	713	4,742	7,000	68%
Prepayment Account	1	1	1	1	1	1	1	1	1	8	-	N/A
Revenue Account	806	817	246	906	1,093	1,060	1,174	1,170	911	8,183	3,500	234%
General Redemption Account	11	12	11	11	11	11	12	11	12	102	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	8,496	3,667	7,087	1,491	877	219,166	231,388	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,555	\$ 76,769	\$ 110,221	\$ 9,844	\$ 9,667	\$ 4,800	\$ 10,072	\$ 2,758	\$ 2,514	\$ 232,200	\$ 241,888	96%
Expenditures and Other Uses												
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	-	-	-	-	60,000	60,000	100%
Principal Debt Service - Early Redemptions												
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2015 Bonds (Phase 4)	-	74,647	-	-	-	-	-	73,109	-	147,756	147,756	100%
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 134,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,109	\$ -	\$ 207,756	\$ 222,802	93%
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	4,800	10,072	(70,351)	2,514	24,444	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	423,930	428,730	438,803	368,451	346,521		
Fund Balance - Ending	\$ 352,076	\$ 294,199	\$ 404,420	\$ 414,263	\$ 423,930	\$ 428,730	\$ 438,803	\$ 368,451	\$ 370,965	\$ 370,965	\$ 19,086	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,970	79	77	78	78	73	1,947	98	776	5,175	8,000	65%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	1,585	1,759	1,757	1,349	12,129	6,000	202%
Special Assessment Revenue												
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	13,752	5,936	11,471	2,414	1,420	354,724	374,564	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)	-	-	2,383	53	53	49	53	1,334	526	4,451	-	N/A
Total Revenue and Other Sources:	\$ 7,914	\$ 124,117	\$ 180,596	\$ 15,797	\$ 15,511	\$ 7,642	\$ 15,229	\$ 5,602	\$ 4,071	\$ 376,480	\$ 388,564	97%
Expenditures and Other Uses												
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	-	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions												
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	-	-	114,804	-	232,000	232,000	100%
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	77	1,973	77	-	-	-	-	-	-	2,126	-	N/A
Total Expenditures and Other Uses:	\$ 77	\$ 229,169	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 114,804	\$ -	\$ 344,126	\$ 366,504	94%
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	15,511	7,642	15,229	(109,201)	4,071	32,353	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	551,871	567,382	575,024	590,253	481,052	452,770		
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,871	\$ 567,382	\$ 575,024	\$ 590,253	\$ 481,052	\$ 485,123	\$ 485,123	\$ 22,060	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,336	54	52	53	53	49	1,320	66	526	3,509	3,500	100%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	796	803	140	860	1,065	1,037	1,152	1,152	859	7,864	3,500	225%
Special Assessment Revenue												
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	4,027	7,783	1,638	963	240,677	254,231	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)	-	-	1,615	-	-	-	-	-	-	1,615	-	N/A
Total Revenue and Other Sources:	\$ 5,335	\$ 84,177	\$ 122,491	\$ 10,642	\$ 10,448	\$ 5,114	\$ 10,255	\$ 2,856	\$ 2,348	253,665	\$ 261,231	N/A
Expenditures and Other Uses												
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions												
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2017 Bonds (Phase 6)	-	80,263	-	-	-	-	-	78,950	-	159,213	159,213	100%
Debt Service-Other Costs												
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	53	49	53	1,334	526	3,509	-	N/A
Total Expenditures and Other Uses:	\$ 52	\$ 156,600	\$ 52	\$ 53	\$ 53	\$ 49	\$ 53	\$ 80,284	\$ 526	\$ 237,722	\$ 250,845	N/A
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	10,395	5,064	10,202	(77,428)	1,822	15,943	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	375,718	380,782	390,984	313,556	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	\$ 375,718	\$ 380,782	\$ 390,984	\$ 313,556	\$ 315,378	\$ 315,378	\$ 10,386	

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 June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,121	1,159	1,113	1,144	1,134	1,061	1,135	1,098	1,134	10,100	5,000	202%
Prepayment Account	7	7	7	16	32	30	32	31	10	172	-	N/A
Revenue Account	1,817	1,837	369	1,934	2,383	2,323	2,582	2,584	1,985	17,814	8,000	223%
Special Assessment Revenue												
Special Assessments - On-Roll	6,952	180,830	261,924	21,114	20,250	8,740	16,891	3,554	2,091	522,346	551,562	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)	-	-	5,623	-	-	-	-	-	-	5,623	-	N/A
Total Revenue and Other Sources:	\$ 9,898	\$ 183,832	\$ 269,036	\$ 24,208	\$ 23,798	\$ 12,154	\$ 20,640	\$ 7,267	\$ 5,220	556,054	\$ 564,562	N/A
Expenditures and Other Uses												
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2019 Bonds (Phase 7,8,Hatcher)	-	175,000	-	-	-	-	-	-	-	175,000	175,000	100%
Principal Debt Service - Early Redemptions												
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	5,000	-	5,000	-	N/A
Interest Expense												
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	-	-	-	164,866	-	332,664	332,664	100%
Debt Service-Other Costs												
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	1,121	1,159	1,113	-	-	-	-	-	-	3,394	-	N/A
Total Expenditures and Other Uses:	\$ 1,121	\$ 343,956	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ 169,866	\$ -	\$ 516,058	\$ 543,747	N/A
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	24,208	23,798	12,154	20,640	(162,599)	5,220	39,997	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	810,827	834,625	846,779	867,419	704,820	670,044		
Fund Balance - Ending	\$ 678,820	\$ 518,696	\$ 786,618	\$ 810,827	\$ 834,625	\$ 846,779	\$ 867,419	\$ 704,820	\$ 710,041	\$ 710,041	\$ 20,815	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	1	1	15	-	-	-	-	-	-	18	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds											
Operating Transfers In (From Other Funds)	77	1,973	77	-	-	-	-	-	-	2,126	-
Total Revenue and Other Sources:	\$ 78	\$ 1,974	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-
Legal Services											
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-
Other General Government Services											
Capital Outlay											
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)			2,383							2,383	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 2,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,383	\$ -
Net Increase/ (Decrease) in Fund Balance	78	1,974	(2,291)	-	-	-	-	-	-	(239)	-
Fund Balance - Beginning	239	317	2,291	-	-	-	-	-	-	239	-
Fund Balance - Ending	\$ 317	\$ 2,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	1	1	11	-	-	-	-	-	-	13	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	52	1,338	52	-	-	-	-	-	-	1,441	-
Total Revenue and Other Sources:	\$ 53	\$ 1,339	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,454	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-
Legal Services											
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay											
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	1,615	-	-	-	-	-	-	1,615	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 1,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,615	\$ -
Net Increase/ (Decrease) in Fund Balance	53	1,339	(1,552)	-	-	-	-	-	-	(160)	-
Fund Balance - Beginning	160	213	1,552	-	-	-	-	-	-	160	-
Fund Balance - Ending	\$ 213	\$ 1,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	9	15	35	-	-	-	-	-	-	59	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1,121	1,159	1,113	-	-	-	-	-	-	3,394	-
Total Revenue and Other Sources:	\$ 1,130	\$ 1,174	\$ 1,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,453	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-
Legal Services											
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay											
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	5,623	-	-	-	-	-	-	5,623	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,623	\$ -
Net Increase/ (Decrease) in Fund Balance	1,130	1,174	(4,475)	-	-	-	-	-	-	(2,171)	-
Fund Balance - Beginning	2,171	3,301	4,475	-	-	-	-	-	-	2,171	-
Fund Balance - Ending	\$ 3,301	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -