

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

SEPTEMBER 19, 2024

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

September 12, 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, September 19, 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=m292a6cdaba293f2196b20561260eee74>

Access Code: **2332 736 1374**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2332 736 1374**, 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. Consideration of Minutes:
 - I. August 15, 2024 – Regular Meeting. [[Page 6](#)]
4. Consideration of **Resolution 2024-12**, a Resolution of the Board of Supervisors of Flow Way Community Development District Supplementing Resolution 2014-1 which Resolution Previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments On And Peculiar To Property Directly And Specially Benefited (Apportioned Fairly And Reasonably) By The District's Projects; Approving And Adopting The Summary Of Bond Refinancing, Dated August 26, 2024, Which Sets Forth The Specific Terms Of The Flow Way Community Development District (Collier County, Florida) Special Assessment Refunding Bonds, Series 2024; Providing For The Supplementation Of The Special Assessments As Set Forth In The Improvement Lien Book; Ratifying And Approving The Execution Of A Lien Of Record And The Recording Thereof In The Public Records Of Collier County, Florida, And Providing For Severability, Conflicts, And An Effective Date . [[Page 17](#)]

5. Consideration of **Resolution 2024-13**, a Resolution of the Board of Supervisors of Flow Way Community Development District Declaring a vacancy in Seat 3 pursuant to Section 190.006(3)(B) Florida Statutes, which no person qualified for this Seat during the qualifying period. [[Page 62](#)]
6. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. [[Page 65](#)]
 - 1) Current Operations
 - i. Landscaping.
 - ii. Lake Maintenance.
 - iii. Entrance Maintenance.
 - iv. Irrigation Pump House.
 - v. External Preserve Compliance update.
 - 2) Capital Projects
 - i. Lake Bank Restoration.
 - 3) Future Operations
 - III. District Manager – JPWard & Associates, LLC
 - a. Florida Law Changes to Form 1 Filings. [[Page 81](#)]
 - b. Goals and Objectives reporting requirements for CDD’s. [[Page 83](#)]
 - c. Future Series Bonds Issuance Refinancings Dates.
 - d. Financial Statements for period ending August 31, 2024 (unaudited). [[Page 89](#)]
 7. Supervisors Requests.
 8. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
 9. Announcement of Next Meeting – Regular Meeting on October 17, 2024.

Quorum Call for October 17, 2024.

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

10. Adjournment

Staff Review

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

The third order of business is the consideration of the August 15, 2024, Regular Meeting Minutes.

The fourth order of business is the consideration of **Resolution 2024-12**, a Resolution of the Board of Supervisors of Flow Way Community Development District Supplementing Resolution 2014-1 which Resolution Previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments On And Peculiar To Property Directly And Specially Benefited (Apportioned Fairly And Reasonably) By The District's Projects; Approving And Adopting The Summary Of Bond Refinancing, Dated August 26, 2024, Which Sets Forth The Specific Terms Of The Flow Way Community Development District (Collier County, Florida) Special Assessment Refunding Bonds, Series 2024; Providing For The Supplementation Of The Special Assessments As Set Forth In The Improvement Lien Book; Ratifying And Approving The Execution Of A Lien Of Record And The Recording Thereof In The Public Records Of Collier County, Florida, And Providing For Severability, Conflicts, And An Effective Date.

The purpose of this resolution is to adjust the par debt outstanding on the lots subject to the Refinanced Series 2013 Bonds.

This refinancing achieved a substantial annual reduction of 28.05% and a reduction of 11.8% in par debt outstanding.

The current bonds interest rate was 6.00% - 6.50% - and the refunding bonds interest rate is 4.66%. The annual savings was \$117,993.00 with a total savings over the remaining term of the Bonds was \$2,359,850.00.

*Flow Way Community Development District
Comparison of Assessments - Series 2024 Bonds (Refinanced Series 2013 Bonds)
Exhibit E*

Parcel Type	Land Use Plan	Series 2013 MADS (1)	Series 2024 MADS (1) (2)	Annual Reduction In Assessments	Percent Reduction in Annual Assessments	Series 2013 Par Debt Outstanding before Refinancing	Series 2024 Par Debt Outstanding after Refinancing	Reduction in Par Debt Outstanding	Percent Decrease in Par Debt Outstanding
52' Lot	69	\$ 1,148.95	\$ 897.28	\$ (251.67)	-28.05%	\$ 12,621.04	\$ 11,288.58	\$ (1,332.46)	-11.80%
57' Lot	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
62' Lot	82	\$ 1,862.45	\$ 1,454.49	\$ (407.96)	-28.05%	\$ 20,458.71	\$ 18,298.80	\$ (2,159.91)	-11.80%
76' Lot	62	\$ 3,068.13	\$ 2,396.07	\$ (672.06)	-28.05%	\$ 33,702.91	\$ 30,144.75	\$ (3,558.16)	-11.80%
90' Lot - Replat	7	\$ 2,933.16	\$ 2,290.67	\$ (642.49)	-28.05%	\$ 32,220.31	\$ 28,818.67	\$ (3,401.64)	-11.80%
Multi Family	96	\$ 1,001.77	\$ 782.34	\$ (219.43)	-28.05%	\$ 11,004.28	\$ 9,842.51	\$ (1,161.77)	-11.80%
Total:	316								

- (1) MADS - Maximum Annual Debt Service (EXCLUDED Discounts/Collection Fees)
- (2) - The annual assessment will be grossed up to include early payment discount of four (4%) and collection costs of three (3%).
- (3) - Total annual assessment with early payment discount and collection costs included.

The fifth order of business is the consideration of **Resolution 2024-13**, a Resolution of the Board of Supervisors of Flow Way Community Development District Declaring a vacancy in Seat 3 (currently held by Martinn Winters) on the Board Of Supervisors pursuant to Section 190.006(3)(B), Florida Statutes; Providing For Severability, Conflicts And An Effective Date.

The Statute provides that the vacancy in the seat becomes effective November 19, 2024, and the Board of Supervisors will appoint an individual to fill that seat within ninety (90) days of the effective date of the vacancy, which is February 17, 2025.

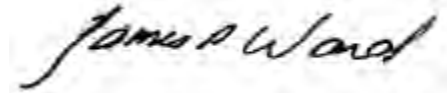
The sixth order of are staff reports, including the District Attorney, District Engineer, and District Manager.

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

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 2024/2025 Meeting Schedule

August 15, 2024	September 19, 2024
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

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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, August 15, 2024, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre
12 Vista Lane, Naples, FL 34119.
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Present and constituting a quorum:

20 Zack Stamp	Chairperson
21 Bart Bhatla	Assistant Secretary
22 Tom Kleck	Assistant Secretary
23 Ron Miller	Vice Chairperson (called in late)

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Absent:

28 Martinn Winters	Assistant Secretary
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Also present were:

33 James P. Ward	District Manager
34 Jimmy Messick	District Engineer
35 Michael Pawelczyk	District Counsel
36 Misty Taylor	FMS Bonds

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Audience:

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

47
48

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson 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 and Supervisor Miller, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

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

49 Chairperson Stamp reviewed public comment protocols.

50

51

52 **THIRD ORDER OF BUSINESS**

Consideration of Minutes

53

54 **July 18, 2024 – Public Hearings and Regular Meeting Minutes**

55

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

58

59

**On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all
60 in favor, the July 18, 2024, Public Hearings and Regular Meeting
61 Minutes were approved.**

62

63 Chairperson Stamp indicated Mr. Jimmy Messick would make his presentation at this time so the
64 audience members would not need to sit through other Board business.

65

66 District Engineer Jimmy Messick stated he had been with Calvin Giordano and Associates for over 10
67 years; Calvin Giordano managed various municipal and private property saltwater management
68 developments both large and small. He stated he had experience working with the South Florida Water
69 Management District, Army Corps of Engineers, and all the different permitting agencies in South
70 Florida. He indicated he was hired in 2020 and had several years of ongoing maintenance and
71 engineering responsibilities to ensure the system and assets were maintained as originally permitted.
72 He stated he was present to discuss the drainage management system because of Hurricane Debbie
73 which hit last week. He reported on the weekend of August 4th, Hurricane Debbie strengthened into a
74 Category 1 hurricane, but before it made landfall in northern Florida it caused devastating rainfall in
75 south Florida, Naples, Collier County, and Fort Myers. He stated the rainfall affected the golf course and
76 drainage system, but this had already started to recover. He stated per discussions with the South
77 Florida Water Management District the existing Immokalee Canal system did receive an influx of
78 discharge from other adjacent neighborhoods. He stated this, coupled with the tailwater conditions and
79 storm surge the Gulf had seen, prevented systems from being able to discharge quickly. He noted it was
80 estimated it could take 5 to 7 days for the waters to recede, which he believed the District had seen this
81 last week. *Our stormwater management system was designed to account for standing water in
82 roadways and golf courses and permitted areas after a large rainfall event. The drainage system is
83 connected to the ponds with pipes and carried out to the wetlands, ditches, canals and lakes for offsite
84 drainage. Those offsite systems were at max capacity during this event. Because of the phenomenal
85 rain Collier County received as a whole, it slowed the discharge rate for the onsite drainage system. In
86 this case, the offsite drainage may even have been backed up into the community before we were able to
87 start to discharge. Our teams have been onsite accessing the system to confirm that the outflow
88 structures were free and clear and draining as intended and once the offsite systems have lowered it will
89 free up the capacity for drainage to discharge. The roadways and ponds will lower accordingly, and our
90 field team will continue to monitor the drainage system. This was what I wrote up immediately following
91 the hurricane, but since we have had some correspondence back and forth with the HOA so the HOA
92 could understand exactly how the system worked. From a high level point of view, this smaller map
93 represents northern Collier County and southern Lee County and you can see the woodlands slough here
94 is part of our preserves and it takes a lot of discharge from eastern Collier County and that discharges to
95 Cocohatchee Canal along with our discharge to the Cocohatchee Canal, runs its course along Immokalee*

96 *Blvd before it goes to the Cocohatchee River and on to the Gulf of Mexico. As you can see there are three*
97 *control structures along Immokalee Road for Cocohatchee Canal, and those structures are basically just*
98 *weirs that stop water along the way. South Florida Water Management District controls those weirs and*
99 *stops the flow or allows flow depending on water levels.*

100

101 *A female member of the audience asked a question that was Indecipherable.*

102

103 *Mr. Messick: Yes, where I said the woodland slough was, the community right underneath it. That's a*
104 *big preserve that makes its way all the way to Immokalee. We are here along the western side of this*
105 *map. That's a high level view of the drainage system. What's interesting is a South Florida Water*
106 *Management District technical memo which you can pick up if you want a copy, kind of touches a little*
107 *bit on what to do before and after the system, but also educates residents and communities about how*
108 *the drainage system works and they call it a three tier system. He explained how the three tier drainage*
109 *systems worked similar to a roadway system. He encouraged the residents to take a memo and read it*
110 *as it was very educational. He noted the Flow Way CDD was lucky to be in a community with a drainage*
111 *system which was well maintained and designed to function even in an 100 year flood event. He noted*
112 *the CDD did not design the system, the developer designed the system, but the CDD was in charge of*
113 *maintaining the system and regularly inspected the system. He discussed the regular maintenance and*
114 *inspections which were done for the stormwater management system. He displayed and discussed a*
115 *map showing the subdivision and the stormwater management system. He discussed how the*
116 *stormwater management system worked within the subdivision noting it was a gravity system which*
117 *discharged based on the height of the water; there were four control structures which discharged into a*
118 *bypass canal. He noted the canal had two weirs which allowed control to ensure water was discharged*
119 *into a known tailwater and this was connected to the Cocohatchee Canal. He discussed the map which*
120 *showed where all the lakes, pipes, lake banks, littorals, control structures, weirs, pumps, etc., were*
121 *located. He noted there was a stormwater management summary showing inches of precipitation for*
122 *the 25-year and 100-year storm event with stages for the storm events. He stated the minimal golf*
123 *course playable area was at an elevation of 15 feet 8 inches and the 100-year flood elevation was 16*
124 *feet 4 inches, which indicated the golf course was a little over 6 inches lower than the 100-year storm*
125 *elevation, so some of the golf course should be playable unless the water level went up to the 100-year*
126 *storm elevation. He discussed a map which showed how the system staged or phased as a storm came*
127 *in. He noted the system went up to 13 feet 9 inches which was the top of the bank, and after that the*
128 *system was intended to flood and there were different phases up to the top berm at 16 feet. He stated*
129 *these were general measurements; there were roads and other areas which were higher, but the map*
130 *showed what you could expect flooding-wise. He stated there were 27 lakes and 4 control structures.*
131 *He asked if there were any questions.*

132

133 *Mr. Kleck asked about the average overall elevation for Esplanade.*

134

135 *Mr. Messick responded he would guess Esplanade's elevation was somewhere between 14 feet and 16*
136 *feet, maybe 15 feet above sea level.*

137

138 *Chairperson Stamp noted Ron Miller called in and was now listening.*

139

140 *An Unidentified Male member of the Audience asked a question that was indecipherable.*

141

142 Mr. Messick explained the South Florida Water Management District did not hold back the water during
143 hurricane conditions. He explained there were other communities trying to discharge all at the same
144 time and the flow was not at capacity to allow discharge from all the communities in a timely manner.

145
146 *Mr. _____18:15: So, if all of the communities want to discharge, all of the communities can discharge,*
147 *but the system cannot handle the entire flow, especially if there is a high (indecipherable) because that*
148 *backs up into the backwater and in the meantime, we continue to flood.*

149
150 *Mr. Messick: The system is designed for a 100-year storm and what happens during that modeling effort*
151 *by whoever engineered it, South Florida required what's called a glass wall rule, and they assume there is*
152 *zero discharge because everyone is flooding, and no one is going anywhere with their water. So, the*
153 *elevation for the 100-year storm event, which by law the finished floors of our houses were at or above,*
154 *are at an elevation that is modeled for containing 100 percent of that storm, not discharging any of it, so*
155 *the confidence in the model is that, it doesn't matter what's coming down the stream because*
156 *everything else is flooded and the models have been completed with zero discharge.*

157
158 *Mr. Jim Boggs: So, in theory, this 100-year storm, the water is going to come up, and it may not come*
159 *into your house, but you may not be able to go out your door.*

160
161 *Mr. Messick: Correct.*

162
163 *Mr. Jim Boggs: Bottom line, we are completely dependent on releasing water into*
164 *Immokalee/Cocohatchee.*

165
166 *Mr. Messick: There are two portions of the flooding. One is going to be the max stage, and one is going*
167 *to be how quickly we can get the water out. That max stage isn't going to change whether or not they*
168 *are able to get the water out, but how quickly we are able to bring that back down to the normal level is*
169 *dependent on how quickly they are able to get the water out. He stated the South Florida Water*
170 *Management District was not holding water back after a hurricane; the weir structures were wide open*
171 *after a hurricane to get the water out as quickly as possible.*

172
173 *Mr. Jim Boggs: (Indecipherable). My point is you can't just keep releasing water and impact other*
174 *homeowners.*

175
176 *Mr. Messick: Those houses that are in a floodplain have their own special insurance and they have done*
177 *their own modeling to make sure those houses are at an elevation higher than the (indecipherable).*

178
179 *Chairperson Stamp: For the record that is Jim Boggs. Correct me if I'm wrong, but when we had Irma,*
180 *we hadn't taken over. Taylor Morrison was still controlling, and 90 percent of the pipes were obstructed*
181 *in one way or another.*

182
183 *Mr. Messick: There was something about finding (indecipherable).*

184
185 *Chairperson Stamp: Yes, that was a problem.*

186
187 *Mr. Dave Boguslawski: Why is the canal west of here so much lower than the canal (indecipherable)?*
188 *(Indecipherable) is probably 8 feet lower.*

189

190 *Mr. Messick: I had my field manager drive down to look at that structure and he said he thinks the canal*
191 *bank had the riprap raised higher on the downstream side than the riprap on the upstream side, so*
192 *visually it made it look like there was more of a difference, but he didn't see the difference of 8 feet.*

193
194 Discussion ensued regarding the canal; what could cause one side of a canal to look higher than another;
195 and the structures which hold the water in the Cocohatchee Canal.

196
197 Ms. D. S. stated she was not present for Irma but was present for Ian. She noted her house had a sound
198 structure and she had no issues. She asked (indecipherable). She discussed an area near her home
199 which had a higher water level than she had ever seen. She thanked Mr. Messick for his presentation
200 which explained water runoff. She asked what options the Flow Way Community had to prevent other
201 communities from dumping into the Flow Way waterways and overflowing Flow Way, such as Bonita
202 Springs wanting to dump into Flow Way. She asked who made sure the pipes were running properly.
203 She stated she had lived in her home six years and had never seen anyone do anything.

204
205 *Mr. Messick: The water levels are the highest we have seen in a long time. Since I've been the District*
206 *Engineer (indecipherable). Nothing is going to trigger a canal opening. The design is set up so that by*
207 *gravity when it starts to stage higher, they balance out. Those pipes interconnect all the lakes, so where*
208 *your system may seem like it is higher, everywhere it is higher, and everyone is seeing the highest water*
209 *levels that they've seen. We are continuing to see the water levels slowly go back and recede.*

210
211 *Ms. D.S.: I haven't seen it go down one fraction of an inch in the last two months. It's only going up.*

212
213 *Mr. Messick: Well, in the last two months it has been going up.*

214
215 *Ms. D.S.: But after Debbie it did not go down. You said 5 to 7 days, but it's been a lot more than 7 days*
216 *and nothing's gone down at all. Who is monitoring them?*

217
218 *Mr. Messick: We don't have a water monitoring station set up at each lake. What we are looking at are*
219 *the weir and the downstream elevations of the Cocohatchee Canal and what we have seen during the*
220 *hurricane the water level was higher and we couldn't discharge. It was above the weir. Since the*
221 *hurricane, I can say that the water has receded, and our water has receded to the weir and it's now*
222 *discharging. So, I disagree that it hasn't dropped at all. I can't speak for each individual lake, but I can*
223 *speak for the system as a whole.*

224
225 *Ms. D.S.: So, my corner may just be not draining properly.*

226
227 *Mr. Messick: I can't say yes or no, but we have monitored all the pipes going to and from all the lakes*
228 *and we haven't found anything that's blocked and may have started a chain reaction. We have kept up*
229 *with the maintenance.*

230
231 *Ms. D.S.: Who should I contact if it doesn't go down? Or if my particular lake is not going down, who*
232 *should I contact?*

233
234 *Mr. Messick: The CDD. We are in charge of making sure the lake functions as it was originally permitted*
235 *and that the pipes are not breaking, the flowage is working, the drainage is working, and the discharge is*
236 *maintained properly, including the littorals on all the lakes.*

237

238 Ms. D.S.: And what about my question about other communities draining into us? Is there any way to
239 stop Lee County from draining into our system?

240
241 Chairperson Stamp: To the extent that it is natural water flow the answer is no. It's the natural water
242 flow. To the extent that Bonita Springs wanted to pump water into our preserves, their attempt to get a
243 permit to do that from South Florida Water Management District has been denied thus far. But to the
244 extent that there is water that flows down from Lee County naturally, it flows naturally.

245
246 Discussion ensued regarding Bonita Springs request to drain water into the CDD's preserves and South
247 Florida Water Management District having denied the permit saying the application "needs more work."

248
249 Ms. _____ 32:13 if we have a hurricane again and there is a lot of rainfall, if water starts creeping up our
250 back yards towards our houses there's really not much we can do about that correct? There's nobody to
251 call. The water system just has to handle it.

252
253 Mr. _____ responded, correct.

254
255 Chairperson Stamp indicated the meeting would resume its normal agenda at this time. He noted the
256 audience members were welcome to stay for the remainder of the meeting if they wished.

257
258

259 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2024-10**

260
261 **Consideration of Resolution 2024-10, a Resolution of the Board of Supervisors of Flow Way**
262 **Community Development District Authorizing The Issuance Of Not To Exceed \$5,920,000 aggregate**
263 **principal amount of its Flow Way Community Development District Special Assessment Refunding**
264 **Bonds, Series 2024, in one or more Series (the "Series 2024 Bonds"); determining certain details of the**
265 **Series 2024 Bonds; Approving the form of and authorizing the execution and delivery of a Seventh**
266 **Supplemental Trust Indenture; Authorizing the negotiated sale of the Series 2024 Bonds; Appointing**
267 **the underwriter; approving the form of and authorizing the execution and delivery of a Bond Purchase**
268 **Contract with respect to the Series 2024 Bonds and awarding the Series 2024 Bonds to the**
269 **underwriter named therein pursuant to the parameters set forth in this resolution; Approving the**
270 **form of and authorizing the distribution of the Preliminary Limited Offering memorandum and its use**
271 **by the underwriter in connection with the offering for sale of the Series 2024 Bonds and approving the**
272 **execution and delivery of a Final Limited Offering Memorandum; Authorizing the execution and**
273 **delivery of a continuing disclosure agreement and the appointment of a Dissemination Agent;**
274 **Authorizing the execution and delivery of an escrow deposit agreement and the appointment of an**
275 **escrow agent; Appointing a verification agent; providing for the application of Series 2024 Bond**
276 **proceeds; Authorizing the proper Officials to do all things deemed necessary in connection with the**
277 **issuance, sale and delivery of the Series 2024 Bonds and the refunding of the refunded bonds; making**
278 **certain declarations; appointing a Trustee; providing for the registration of the bonds pursuant to the**
279 **DTC book-entry system; providing an effective date and for other purposes**

280
281 Mr. Ward introduced Misty Taylor whose firm the CDD retained as Bond Counsel for the refinancing of
282 the Series 2013 bonds. He stated Resolution 2024-10 was a delegation award resolution which
283 delegated onto the Chair and Staff the authority to approve the form and sale of the refinanced Series
284 2013 bonds.

285

286 *Ms. Misty Taylor: As you know the Board is looking to authorize the issuance of Series 2024 refunding*
287 *bonds. The proceeds of the bonds together with funds that are currently held on deposit under your*
288 *2013 trust indenture would all be used to refinance all the outstanding 2013 bonds. What this resolution*
289 *does is, it authorizes the issuance of the refunding bonds. Pursuant to Chapter 190, as you are probably*
290 *familiar, we have to engage a trustee to, and contract with the trustee to, receive the revenues and pay*
291 *debt service. This resolution appoints US Bank as the Trustee and also appoints US Bank as escrow agent*
292 *because when we issue the refunding bonds they can't be redeemed on the day we close, so we will have*
293 *to give notice to the prior bond holders and we will escrow all of those fund under an escrow account, so*
294 *you won't have two sets of bonds outstanding at the same time. We will deliver a defeasance opinion*
295 *which says that legally those bonds have gone away. But the money will sit there. The first available*
296 *date we can redeem them is November 1st, so we will be all set to do that on November 1st. The bonds*
297 *are going to be sold pursuant to a negotiated sale, and under Florida statutes the District would be*
298 *required to make findings that it was to the District's best benefit. This resolution contains that*
299 *language, and it appoints FMS as the underwriter for the bonds. It also approves the form of a bond*
300 *purchase contract with FMS. That's the contract with them that they've agreed to purchase the bonds.*
301 *It approves the form of a preliminary limited offering memorandum. That's the document we use in the*
302 *market to tell investors about the bonds. It's the prospectus for the bonds if you will. It also approves*
303 *the form of a continuing disclosure agreement. The District is already under different contracts for your*
304 *different bonds to provide ongoing disclosure to bond holders in the secondary market and that's what*
305 *this contract does for the Series 2024 bonds. With respect to delegation, this resolution authorizes the*
306 *Chair, the Vice Chair, and others to sign all the documents necessary to close and issue the bonds. The*
307 *delegation for the Chair to sign the bond purchase contract has certain parameters in it. Those*
308 *parameters are in section 6, there is a not to exceed par amount of \$5.45 million dollars. There is a*
309 *savings threshold that must be met, that's 19 percent. There is a pricing parameter and a maturity*
310 *parameter with respect to the delegation authority.*

311

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

313

314 **On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all**
315 **in favor, Resolution 2024-10 was adopted, and the Chair was**
316 **authorized to sign.**

317

318 Chairperson Stamp noted this was the first bond issue; the District had 6 bond issues in the
319 development, and the other bond issues could not be refinanced until they were ten years old. He
320 explained this was the first of many bond issue refinancings the District would do.

321

322

323 **FIFTH ORDER OF BUSINESS****Consideration of Resolution 2024-11**

324

325 **Consideration of Resolution 2024-11, a Resolution of the Board of Supervisors Authorizing the**
326 **execution of and accepting the Drainage, Detention, Flowage, and Irrigation Easement on, over, under**
327 **and across numerous Parcels owned by The Esplanade Golf & Country Club Of Naples, Inc.; accepting**
328 **the fee simple interest of Tracts GC-1, GC-2, O1, and P-1 Esplanade Golf And Country Club of Naples**
329 **Hatcher Parcel; Authorizing the Chairman or Vice Chairman to execute any documents on behalf of**
330 **the District in order to effectuate the conveyances described herein; providing for severability; and**
331 **providing for an effective date**

332

333 *Mr. Michael Pawelczyk: With this refunding, rarely do you see a conservative estimate in your*
334 *delegation resolution that requires the savings to be at least 19 percent. I will say congratulations on*
335 *that. That's an incredible savings. But what that usually means is that the interest rate in 2013 was very*
336 *high. Anyways, that's a great savings for the District. Resolution 2024-11 is a resolution we've been*
337 *addressing to deal with some irrigation permitting issues that the District has been having. You will*
338 *recall several months ago we were able to get the Association to grant us an easement over multiple*
339 *tracts within the District. Included within that easement was a purpose for irrigation, irrigation facilities,*
340 *the drawing of water out of those parcels that have lakes, basically anything we needed for irrigation in*
341 *those parcels. Upon further review, as we went to do the permitting with South Florida Water*
342 *Management District, it was determined that there were three parcels that we did not have easements*
343 *over which had some irrigation pump facilities, or facilities, on them and those included tracts GC1 and*
344 *GC2 of the Esplanade Golf and Country Club plat, and then tract P1 which was the Esplanade Golf and*
345 *Country Club of Naples Hatcher parcel. What this resolution does is authorize us to accept an easement,*
346 *or more than one easement, to include those parcels within the master easement. I can say, at least for*
347 *the Hatcher parcel, that will be separate. Taylor Morrison has to convey that parcel to the HOA first and*
348 *then the HOA will grant a full easement, including irrigation, using the same description in the prior*
349 *easement granted to the CDD. A blanket easement for P1, mainly stormwater irrigation and preserve*
350 *maintenance is the purpose for P1. But the GC1 and GC2 would be added to the original easement and*
351 *then we would proceed. The HOA has already approved this. They have approved both easements in*
352 *substantially final form and upon the adoption of this resolution by the CDD we will present this to the*
353 *association and get it signed so we can comply with our permitting requirements. The second easement*
354 *would be the Hatcher parcel easement. Then as soon as the HOA acquires that parcel, they would grant*
355 *that easement to us as well. Then Jim, Jimmy and I are hopeful that these are the last easements we will*
356 *have to present to you, and we will correct all those previous problems that we spent a year correcting.*
357 *He asked if there were any questions; hearing none, he called for a motion.*

358
359 **On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all**
360 **in favor, Resolution 2024-11 was adopted, and the Chair was**
361 **authorized to sign.**

362
363
364 **SIXTH ORDER OF BUSINESS**

Staff Items

365
366 **I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

367
368 *Mr. Michael Pawelczyk: I worked with Jim and Jimmy and helped special counsel a little bit with the*
369 *permits with South Florida Water Management District which included this easement. We had some*
370 *good conversations with the Association as well that led to getting these easements approved. That*
371 *call was very productive which Jim and I had with the Association because we were able to take care*
372 *of things very quickly and the HOA was able to put something on their agenda the next day within*
373 *that call. The only other item I will report on is, earlier this month, Jim circulated a legislative*
374 *memorandum to you. Certainly, if you have any questions, you can ask them now, but I'm always*
375 *available to answer any questions. The only thing in that memorandum that dealt specifically with*
376 *CDDs was the performance goals, objectives, and standards requirement. I imagine management*
377 *will be bringing a resolution before you soon with some goals and objectives that the District will*
378 *have to adopt and report to the state on, on an annual basis. It is basically another unfunded*
379 *mandate to create more papers that no one ever is going to read.*

380 **II. District Engineer – Calvin, Giordano & Associates**

381 **a. Engineer’s Report**

382 **1. Strategic Operational Plan**

383 **1) Current Operations**

384 **i. Landscape Maintenance**

385 **ii. Lake Maintenance**

386 **iii. Irrigation Pump House**

387 **iv. Entrance Maintenance**

388 **v. External Preserves Compliance**

389 **2) Capital Projects**

390 **i. Lake Bank Restoration**

391 **ii. Drainage System Maintenance**

392 **3) Future Operations**

393 **4) Prior Board inquiries**

394 **i. Statewide Nuisance Alligator Program**

395

396 *Mr. Messick: As you can see, we have done more fence repairs, replaced earth, redid the annuals,*
397 *will continue to do lake maintenance for shoreline and submerged vegetation, floating leaves and*
398 *spike rush. Water levels are much higher. The irrigation motor number 1 was rebuilt and*
399 *reinstalled last week. We are continuing to work on annual rotations at the front entrance middle*
400 *median fountain areas. The continual communication between staff and the HOA was ongoing. I*
401 *would like to go on to excellent preserves compliance which was attached as an appendix to my*
402 *report. We were able to finish the preserve maintenance of exotics, monitored throughout the*
403 *process. We paid the contractor for the first year and our environmental engineer has submitted*
404 *the monitoring report to South Florida Water Management District. We are done with the 2024*
405 *preserve maintenance. We have two more years left. We are not doing any more capital lake*
406 *bank restoration work projects. Next month I'm going to create a map showing what we are*
407 *planning to do next year. Maybe not next month. There was ongoing maintenance with a focus*
408 *on the northern half in fiscal year 2025. We talked about Hurricane Debbie. There is a statewide*
409 *nuisance alligator program called SNAP that we applied for. It basically takes out the middleman*
410 *and we can go directly to the trapper to remove alligators. Then I have here the look ahead which*
411 *is a table right now and is pretty busy and I'm not going to go through each item, but to note there*
412 *are items we will continually update for future maintenance for each one of the vendors for all the*
413 *assets from pump stations, preserves, lake banks, littoral shelves, all the different assets we are*
414 *responsible for, this is an ongoing look ahead list and an estimated date of when we are going to*
415 *take care of those items. What I would like to do, rather than going through each one each month,*
416 *if there are any that pique your interest, and you want me to look into more, and report on the*
417 *following month I can do that. I will keep this up to date on a monthly basis so you can have an*
418 *idea of what we are working on.*

419

420 *Mr. Ron Miller: I was contacted by Kathleen Sharp (ph), an HOA Board Member, regarding the*
421 *overall plan to redo the driving range and she seemed to have some interest in that. She was*
422 *asking for me to give her some cost estimates that we've done, which we haven't, and so I put her*
423 *in the picture that we really haven't done anything on that because it's an HOA project and they*
424 *need to come to us and ask us. I expressed to her that I'm open to that and I'm okay with that, but*
425 *I couldn't speak on behalf of the Board, and I couldn't copy you guys. Anyway, I need to jump off*
426 *this call.*

427

428 *Chairperson Stamp: Okay. Thanks Ron.*

429

430 *Mr. Bart Bhatla: Should they make a formal request if we are going to provide any kind of*
431 *assistance with the golf range?*

432

433 *Chairperson Stamp: They have to come to us with a plan because we have to apply for the permit*
434 *as I understand it. They can prepare it, but we ultimately are the ones who have to submit the*
435 *permit modifications to do it.*

436

437 *Mr. Messick: We are the applicant, but we don't have to be involved with the project.*

438

439 *Chairperson Stamp: The issue of the boom or barrier out there, the possibility of moving it, if they*
440 *redo the driving range and moving some littorals over too, that will involve the CDD at some point.*

441

442 *Mr. Messick: South Florida said they would accept littorals being moved, and all they needed*
443 *(indecipherable) from us.*

444

445 *Chairperson Stamp: The thinking is, where they dredge out the ground to build onto the driving*
446 *range, that would be the place they could build onto shelves while they are dredging.*

447

448 *Mr. Messick: The concern I have is that the littoral shelf is where the littorals are currently, and if*
449 *we are going to move the littorals to a different part of the lake and we need to get the same*
450 *square footage, we will have to build another shelf.*

451

452 *Chairperson Stamp: I'm saying when they are dredging, that would be the time to build the shelf.*

453

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

455 **a. Financial Statements for period ending July 31, 2024 (unaudited)**

456

457 No report.

458

459

460 **SEVENTH ORDER OF BUSINESS**

Supervisor's Requests

461

462 *Chairperson Stamp: We will have a vacancy on the Board because nobody filed for Martinn Winters'*
463 *Seat. Under Florida law, as I understand it, he can continue to serve until his replacement is named, but*
464 *we are supposed to name somebody in 90 days.*

465

466 *Mr. Tom Kleck asked who was in charge of the paved path, the bike path, around the neighborhood. He*
467 *noted his wife noticed very large piles of poop on the pavement.*

468

469 *Mr. Dave Boguslawski: This is something I've talked to David about a couple of times now over the*
470 *course of many months. We were in a routine where the golf course maintenance staff goes around with*
471 *big blowers and blew them off because the animals keep coming back. I will just let him know he's got to*
472 *do it again. They are supposed to be on a periodic schedule to run the trail and blow them off.*

473

474 **EIGHTH ORDER OF BUSINESS**

Public Comments

475

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

480
481 Chairperson Stamp asked if there were any public comments; there were none.
482

483
484 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

485
486 **Announcement of Next Meeting – Regular Meeting September 19, 2024**
487

488
489
490 **TENTH ORDER OF BUSINESS** **Adjournment**

491
492 The meeting was adjourned at approximately 1:57 p.m.
493

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

496
497
498 Flow Way Community Development District
499

500
501 _____
502 James P. Ward, Secretary

501 _____
502 Zack Stamp, Chairperson

RESOLUTION NO. 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING RESOLUTION 2014-1 WHICH RESOLUTION PREVIOUSLY EQUALIZED, APPROVED, CONFIRMED, IMPOSED AND LEVIED SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY DIRECTLY AND SPECIALLY BENEFITED (APPORTIONED FAIRLY AND REASONABLY) BY THE DISTRICT'S PROJECTS; APPROVING AND ADOPTING THE SUMMARY OF BOND REFINANCING, DATED AUGUST 26, 2024, WHICH SETS FORTH THE SPECIFIC TERMS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (COLLIER COUNTY, FLORIDA) SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2024; PROVIDING FOR THE SUPPLEMENTATION OF THE SPECIAL ASSESSMENTS AS SET FORTH IN THE IMPROVEMENT LIEN BOOK; RATIFYING AND APPROVING THE EXECUTION OF A LIEN OF RECORD AND THE RECORDING THEREOF IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Flow Way Community Development District (the “Board” and the “District”, respectively) has determined to proceed at this time with the sale and issuance of \$5,295,000 Flow Way Community Development District (Collier County, Florida) Special Assessment Refunding Bonds, Series 2024 (the “Series 2024 Bonds”) pursuant to the delegation resolution, Resolution 2024-10, adopted by the Board on August 15, 2024, as amended; and

WHEREAS, the Series 2024 Bonds were issued under and pursuant to a Master Trust Indenture, dated as of December 1, 2013, between the District and U.S. Bank, National Association (the “Trustee”), as amended and supplemented by the Seventh Supplemental Trust Indenture, dated as of September 1, 2024, by and between the District and the Trustee; and

WHEREAS, the Board has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements described in Resolution 2014-1 (the "Project") and to finance a portion of the Project through the imposition of special assessments on benefitted property within the District (the “Assessments”); and

WHEREAS, the District previously adopted Resolution 2014-1, equalizing, approving, confirming, imposing and levying the Assessments on the property directly and specially benefitted by the Project within those certain lands within the District described in Resolution 2014-1 for purposes which include, without limitation, generating funds to repay future issuances of bonds or other indebtedness; and

WHEREAS, Resolution 2014-1 remains full force and effect; and

WHEREAS, the Board of the District has previously issued its Flow Way Community Development District Special Assessment, Series 2013 (the “Series 2013 Bonds”) pursuant to the delegation resolution known as Resolution 2013-16 adopted by the Board on June 11, 2013, as amended; and

WHEREAS, the Board of the District had previously adopted Resolution 2014-1 allocating and apportioning Assessments securing the Series 2013 Bonds; and

WHEREAS, the Series 2024 Bonds are being issued, in part, to refund the outstanding Series 2013 Bonds; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2014-1 relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2024 Bonds, adopts a final assessment roll for the Series 2024 Bonds consistent with the final terms of the Series 2024 Bonds issued by the District, and ratifies and confirms the lien of the levy of the Assessments securing the Series 2024 Bonds.

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

SECTION 1. DEFINITIONS. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in Resolution 2024-1.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes including without limitation, Section 170.08, Florida Statutes; Chapter 197, Florida Statutes including, without limitation, Section 197.3632, Florida Statutes; and Resolution 2013-21, Resolution 2013-22, and Resolution 2014-1.

SECTION 3. FINDINGS. As a supplement to the findings set forth in Resolution 2014-1, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On October 14, 2013, the District, after due notice and public hearing, adopted Resolution 2014-1, which, among other things, equalized, approved, confirmed and levied the Assessments on property directly and specially benefiting from the Project authorized by the District.

c. That certain Flow Way Special Assessment Refunding Bonds, Series 2024 (Refinanced Series 2013 Bonds) Summary of Bond Refinancing, prepared by JPWard & Associates LLC, dated August 26, 2024, a copy of which attached hereto and made a part of this Resolution as Exhibit "A" (the “Summary Report”), applies the methodology previously approved for certain benefitted parcels under Resolution 2014-1 to the terms of the Series 2024 Bonds, and establishes an assessment roll for the Series 2024 Bonds (the “Series 2024 Special Assessments”).

d. The public improvements constituting the Project funded by the Series 2024 Bonds, will directly and specially benefit the benefitted parcels as reflected in the assessment roll in the Summary Report. It is reasonable, proper, just and right to assess the costs of these public improvements financed with the Series 2024 Bonds on the lands described in the Summary Report.

e. This Resolution is intended to supplement Resolution 2014-1 for the purpose of setting forth the specific terms of the Series 2024 Bonds and certifying the amount of the lien of the special assessments securing any portion of the Series 2024 Bonds including interest, costs of issuance, and the number of payments due.

f. The Series 2014 Assessments, as supplemented hereunder, remain in full force and effect and from here forward shall be referred to as the Series 2024 Special Assessments and shall remain subject to the maximum annual assessments per unit and the maximum annual assessment per unit approved under the Summary Report.

g. The sale, issuance and closing of the Series 2024 Bonds, and the confirmation of the Series 2024 Special Assessments on the benefitted parcels within the District, are in the best interests of the District.

h. The issuance and sale of the Series 2024 Bonds, the adoption of all resolutions relating to the Series 2024 Bonds, and all actions taken in furtherance of the closing on the Series 2024 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

SECTION 4. SUMMARY REPORT; ALLOCATION OF ASSESSMENTS SECURING SERIES 2024 BONDS. The Board hereby adopts the Summary Report and ratifies its use in connection with the Series 2024 Bonds. The assessment roll set forth as Exhibit F to the Summary Report reflects the actual terms of the Series 2024 Bonds and is hereby approved, adopted and confirmed by the District. The lien of the Series 2024 Special Assessments securing the Series 2024 Bonds shall be on the lands within the District described in the Assessment Methodology Report, as supplemented by the Summary Report, and such lien is ratified and confirmed, including the maximum annual assessments provided in the Summary Report.

SECTION 5. ASSESSMENT RECORDS. The Series 2024 Special Assessments shall be recorded by the Secretary of the Board in accordance with Resolution 2014-1 and this Resolution in the applicable official record(s) of the District for maintaining such assessment data. The Series 2024 Special Assessments against each respective parcel shown on the Series 2024 Roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

SECTION 6. LIEN OF RECORD. The execution by the proper District officials of the Lien of Record of the Flow Way Community Development District (Special Assessment Refunding Bonds, Series 2024), dated September 19, 2024 (the "Lien of Record"), is hereby ratified and approved. The District Counsel of the District is hereby directed to record or have recorded the Lien of Record in the Public Records of Collier County, Florida.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a

section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. This Resolution is intended to supplement the Assessment Resolutions, which remain in full force and effect except to the extent modified herein. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All other District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Flow Way Community Development District this 19th day of September 2024.

ATTEST:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairman

Exhibit A: Flow Way Special Assessment Refunding Bonds, Series 2024 (Refinanced Series 2013 Bonds) Summary of Bond Refinancing Report, prepared by JPWard & Associates LLC, dated August 26, 2024.

Exhibit B: Lien of Record of Flow Way Community Development District (Special Assessment Refunding Bonds, Series 2024), dated September 18, 2024.

Flow Way Special Assessment Refunding Bonds, Series
2024 (Refinanced Series 2013 Bonds)

Summary of Bond Refinancing

Flow Way Community Development District

Prepared by:

8/26/2024

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com



2301 NORTHEAST 37TH STREET
FORT LAUDERDALE, FLORIDA 33308

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1.0 THE DISTRICT

By the way of background, the District was established by Ordinance 2002-09 of the Board of County Commissioners of Collier County, Florida, effective March 4, 2002 as amended by Ordinance 2016-35 and Ordinance 2020-30 and encompasses a total of 859.40 acres (as amended). The development is known as Esplanade Golf and Country Club and includes conservation/preserves of which are outside of the boundaries of the District.

The District is situated northwest of the intersection of Immokalee Road and County Road 951 and entirely within unincorporated Collier County, Florida.

2.0 THE DISTRICT'S CURRENT BOND STRUCTURE

The District has previously issued Bonds in phases as development occurred as shown in the chart below and the Series 2013 Bonds ("**2013 Refinanced Bonds**") are being refinanced with the proposed Special Assessment Refunding Bonds, Series 2024 Bonds ("**2024 Refinancing Bonds**") to take advantage of interest rate savings. The Refinancing Bonds will be secured by modified debt assessments ("**Refinanced Assessments**") to account for a decrease in the principal amount of the Refinanced Bonds and a decrease in the annual assessments.

A summary of the District's Bonds are noted in the below chart.

<i>Bond Series</i>	<i>Par Issued</i>	<i>Outstanding through 09/30/2024</i>	<i>Dated Date</i>	<i>Coupon Rates</i>	<i>Term</i>
Series 2013	\$ 7,050,000	\$ 6,065,000	11/13/2013	6.0-6.5%	11/1/2044
Series 2015-3	\$ 3,950,000	\$ 3,110,000	03/25/2015	4.25-5.375%	11/1/2045
Series 2015-4	\$ 3,190,000	\$ 2,775,000	11/23/2015	4.00-5.375%	11/1/2046
Series 2016	\$ 5,425,000	\$ 4,770,000	11/01/2016	3.4-5.0%	11/1/2046
Series 2017	\$ 3,665,000	\$ 3,240,000	11/17/2017	3.5-5.0%	11/1/2047
Series 2019	\$9,685,000	\$ 7,880,000	07/12/2019	3.35-4.375%	11/1/2049

3.0 PURPOSE OF THIS REPORT

The District is now refinancing the 2013 Refinanced Bonds to take advantage of interest rate savings. The 2024 Refinancing Bonds are secured by the modified debt assessments Refinanced Assessments **and no further modifications to the assessments are required. This is due to the fact that the 2024 Refinancing Bonds will lower the par amount of the 2013 Refinanced Bonds outstanding.** The 2024 Refinancing Bonds will account for a lower par debt, cover the costs of issuance of the 2024 Refinancing Bonds, and account for a reduction of the reserve account.

The District is empowered by Chapter 190, Florida Statutes, the Uniform Community Development District Act, and Chapter 170, Florida Statutes, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes, to defease the 2013 Refinanced Bonds, and issue the 2024 Refinancing Bonds. This 2024 Assessment Report (this "**Report**") is intended to describe the proposed 2024 Refinancing Bonds.

4.0 THE 2024 REFINANCING BONDS

The par amount outstanding of the 2013 Refinanced Bonds is \$6,065,000.00 and the 2024 Refinancing Bonds are being issued in an amount of \$5,295,000.00, with a Maximum Annual Debt Service of \$420,875.00, using certain monies on hand from the Trust Estate associated with the 2013 Refunded Bonds.

5.0 REPORT EXHIBITS

Exhibit A: Source and Use of Funds Schedule

Exhibit B: Annual – Amortization Schedule

Exhibit C: Assessment Allocation

Exhibit D: Comparison of Assessments Series 2018 Refunded Bonds vs. Series 2021 Refunding Bonds

Exhibit E: Assessment Roll

**Flow Way Community Development District
 Land Use Type - Series 2024 Bonds (Refinanced Series 2013 Bonds)
 Exhibit A**

<i>Phase 1</i>							
Phase	52'	57'	62'	76'	90'	MF	Total
<i>Phase 1</i>	69	0	82	62	7	96	316
<i>Total:</i>	69	0	82	62	7	96	316

Flow Way Community Development District
Special Assessment Bonds
Source and Use of Funds - Series 2024 Bonds (Refinanced Series 2013 Bonds)

Exhibit B

Sources:

Bond Proceeds

Par Amount	\$	5,295,000.00
Premium	\$	152,054.40
	\$	5,447,054.40

Other Sources of Funds (Refunded Indenture)

Liquidation of Reserve Fund	\$	539,000.00
Liquidation of Revenue Fund	\$	551,408.76
	\$	1,090,408.76

Total Source of Funds: \$ 6,537,463.16

Uses:

Refunding Escrow Deposit

Cash Deposit	\$	6,260,512.50
--------------	----	--------------

Other Funds Deposits:

Interest Deposit	\$	31,622.92
Debt Service Reserve	\$	10,000.00
	\$	41,622.92

Delivery Date Expenses

Cost of Issuance	\$	153,075.00
Underwriter's Discount	\$	79,425.00
	\$	232,500.00

Other Uses of Funds:

Rounding	\$	2,827.74
----------	----	----------

Total Use of Funds: \$ 6,537,463.16

Arbitrage Yield:

4.664221%

Issuance Date:

9/18/2024

Max Annual Debt Service

\$420,875.00

Flow Way Community Development District
Special Assessment Bonds
Source and Use of Funds - Series 2024 Bonds (Refinanced Series 2013 Bonds)
Exhibit C

Period Ending	Principal	Coupon	Interest	Total Debt Service
11/1/2024			\$31,623	\$31,623
11/1/2025	\$160,000	5.00%	\$260,750	\$420,750
11/1/2026	\$165,000	5.00%	\$252,625	\$417,625
11/1/2027	\$175,000	5.00%	\$244,125	\$419,125
11/1/2028	\$185,000	5.00%	\$235,125	\$420,125
11/1/2029	\$190,000	5.00%	\$225,750	\$415,750
11/1/2030	\$205,000	5.00%	\$215,875	\$420,875
11/1/2031	\$210,000	5.00%	\$205,500	\$415,500
11/1/2032	\$220,000	5.00%	\$194,750	\$414,750
11/1/2033	\$235,000	5.00%	\$183,375	\$418,375
11/1/2034	\$250,000	5.00%	\$171,250	\$421,250
11/1/2035	\$260,000	5.00%	\$158,500	\$418,500
11/1/2036	\$275,000	5.00%	\$145,125	\$420,125
11/1/2037	\$290,000	5.00%	\$131,000	\$421,000
11/1/2038	\$300,000	5.00%	\$116,250	\$416,250
11/1/2039	\$320,000	5.00%	\$100,750	\$420,750
11/1/2040	\$335,000	5.00%	\$84,375	\$419,375
11/1/2041	\$350,000	5.00%	\$67,250	\$417,250
11/1/2042	\$370,000	5.00%	\$49,250	\$419,250
11/1/2043	\$390,000	5.00%	\$30,250	\$420,250
11/1/2044	\$410,000	5.00%	\$10,250	\$420,250
	\$5,295,000		\$3,113,748	\$8,408,748

Flow Way Community Development District
Assessment Allocation - Series 2024 Bonds (Refinanced Series 2013 Bonds)
Exhibit D

Parcel Type	Land Use Plan	Series 2013 - Par Debt Per Unit at 09/30/2024	Series 2013 - Total Par Debt Outstanding at 09/30/2024	Percent of Apportioned Costs	Series 2024 Total Par Debt by Product Type	Series 2024 Total Par Debt Per Unit	MAXIMUM Annual Debt Service	Collection Costs and Discounts (1)	MAXIMUM Total Annual Payment Per Unit (2)	Total Annual Debt Service by Product Type (3)	Total Annual Debt Service by Product Type (4)
52' Lot	69	\$ 12,930.17	\$ 892,181.73	14.7103%	\$ 778,912.19	\$ 11,288.58	\$897.28	\$ 62.81	\$ 960.09	\$ 61,912.26	\$ 66,246.12
57' Lot	0	\$ -	\$ -	0.0000%	\$ -	\$ -	\$0.00	\$ -	\$ -	\$ -	\$ -
62' Lot	82	\$ 20,959.81	\$ 1,718,704.42	28.3381%	\$ 1,500,501.28	\$ 18,298.80	\$1,454.49	\$ 101.81	\$ 1,556.30	\$ 119,268.17	\$ 127,616.94
76' Lot	62	\$ 34,528.41	\$ 2,140,761.42	35.2970%	\$ 1,868,974.80	\$ 30,144.75	\$2,396.07	\$ 167.73	\$ 2,563.80	\$ 148,556.49	\$ 158,955.45
90' Lot - Replat	7	\$ 33,009.49	\$ 231,066.43	3.8098%	\$ 201,730.72	\$ 28,818.67	\$2,290.67	\$ 160.35	\$ 2,451.01	\$ 16,034.68	\$ 17,157.10
Multi Family	96	\$ 11,273.81	\$ 1,082,285.76	17.8448%	\$ 944,881.01	\$ 9,842.51	\$782.34	\$ 54.76	\$ 837.10	\$ 75,104.39	\$ 80,361.69
Total:	316		\$ 6,064,999.76	100.0000%	\$ 5,295,000.00					\$ 420,875.99	\$ 450,337.31
					Series 2024 Par Debt Issued	\$ 5,295,000.00				Max Annual Debt Service	\$ 420,875.00
Total Bonds Outstanding at 09/30/2024			\$ 6,065,000.00							Rounding	\$ 0.99
			Rounding: \$ 0.24								

- (1) Collection Costs are 3% and Discounts are 4% - Total 7%
- (2) Max Annual Debt Service Per Unit - Including Collection Costs and Discounts
- (3) Total Annual Debt Service - Excluding Collection Costs and Discounts
- (4) Total Annual Debt Service - Including Collection Costs and Discounts

Flow Way Community Development District
Comparison of Assessments - Series 2024 Bonds (Refinanced Series 2013 Bonds)
Exhibit E

Parcel Type	Land Use Plan	Series 2013 MADS (1)	Series 2024 MADS (1) (2)	Annual Reduction In Assessments	Percent Reduction in Annual Assessments	Series 2013 Par Debt Outstanding before Refinancing	Series 2024 Par Debt Outstanding after Refinancing	Reduction in Par Debt Outstanding	Percent Decrease in Par Debt Outstanding
52' Lot	69	\$ 1,148.95	\$ 897.28	\$ (251.67)	-28.05%	\$ 12,621.04	\$ 11,288.58	\$ (1,332.46)	-11.80%
57' Lot	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
62' Lot	82	\$ 1,862.45	\$ 1,454.49	\$ (407.96)	-28.05%	\$ 20,458.71	\$ 18,298.80	\$ (2,159.91)	-11.80%
76' Lot	62	\$ 3,068.13	\$ 2,396.07	\$ (672.06)	-28.05%	\$ 33,702.91	\$ 30,144.75	\$ (3,558.16)	-11.80%
90' Lot - Replat	7	\$ 2,933.16	\$ 2,290.67	\$ (642.49)	-28.05%	\$ 32,220.31	\$ 28,818.67	\$ (3,401.64)	-11.80%
Multi Family	96	\$ 1,001.77	\$ 782.34	\$ (219.43)	-28.05%	\$ 11,004.28	\$ 9,842.51	\$ (1,161.77)	-11.80%
Total:	316								

(1) MADS - Maximum Annual Debt Service (EXCLUDED Discounts/Collection Fees)

(2) - The annual assessment will be grossed up to include early payment discount of four (4%) and collection costs of three (3%).

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 1-101	23899100020	SMITH FAMILY TRUST 8756 BELLANO CT #101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 1-102	23899100046	SULLIVAN, JAMES D & KATHLEEN S 8756 BELLANO COURT #102 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 1-103	23899100062	GREENBERG, ALAN J 8756 BELLANO CT #103 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 1-104	23899100088	WHARFVIEW PARTNERS LLC 1069 W BROAD ST #765 FALLS CHURCH VA 22046-0000	\$ 9,842.51					1
UNIT 1-201	23899100101	WHITE LOTUS GROUP LLC 8974 ARREZO CT NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 1-202	23899100127	THOMAS, RICKY E 8756 BELLANO CT # 202 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 1-203	23899100143	MULLEN, ROBERT J & ANNE C 18 AUTUMN CR HINGHAM MA 02043-0000	\$ 9,842.51					1
UNIT 1-204	23899100169	QUINTUS & LESH FAMILY TRUST C/O 8756 BELLANO COURT #204 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 2-101	23899100185	RAYMOND, ANTHONY GERALD 1021 ELECTRIC STREET SCRANTON PA 18509-0000	\$ 9,842.51					1
UNIT 2-102	23899100208	MARY E LOFTNESS REV TRUST 8760 BELLANO CT #102 NAPLES FL 34119-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 2-103	23899100224	BURKHARDT, ROBERT L & LINDA L 1409 DURNWESS CT NAPERVILLE IL 60565-0000	\$ 9,842.51					1
UNIT 2-104	23899100240	DEPAUL, RICHARD G & MARGARET L 320 PERRINE BLVD MANASQUAN NJ 08736-0000	\$ 9,842.51					1
UNIT 2-201	23899100266	YANGOUYIAN, MICHAEL H 11404 MAPLE VALLEY DRIVE PLYMOUTH MI 48170-0000	\$ 9,842.51					1
UNIT 2-202	23899100282	SURDYKE, JENNIFER MARIE 8760 BELLANO CT #202 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 2-203	23899100305	WRAY, DAVID L & LISA 8760 BELLANO CT #2-203 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 2-204	23899100321	OGORMAN, CASEY P & LORI J 1025 AUBURN DRIVE BROOKFIELD WI 53045-0000	\$ 9,842.51					1
UNIT 3-101	23899100347	GAYNOR, ROBERT H & SHERRI 8764 BELLANO CT #101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 3-102	23899100363	PAMPINELLA, ROBERT & ALISON B 267 84TH ST BROOKLYN NY 11209-0000	\$ 9,842.51					1
UNIT 3-103	23899100389	GREGOREK, JUDITH L 8764 BELLANO COURT #103 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 3-104	23899100402	FRANK V MCDERMOTT JR REV TRUST PO BOX 72 RYE BEACH NH 03871-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 3-201	23899100428	WILSON, THOMAS E & THERESE J 8764 BELLANO CT #201 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 3-202	23899100444	ROBERT KINNEAR & HOLLY A 21 WAVERLY LANE GROSSE PTE FARMSMI 48237-0000	\$ 9,842.51					1
UNIT 3-203	23899100460	CARRIE FLEMING TRUST 8764 BELLANO CT #3-203 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 3-204	23899100486	DEBORAH A HURSH TRUST 3119 MEDINA LINE RD RICHFIELD OH 44286-0000	\$ 9,842.51					1
UNIT 4-101	23899100509	SCHMID, ROBERT & LAURA A 8765 BELLANO COURT UNIT 101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 4-102	23899100525	SCHILGEN, JOHN R 8765 BELLANO COURT UNIT 102 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 4-103	23899100541	SCHMID, KATHERINE LANG 2827 WESTWOOD RD S WAYZATA MN 55391-0000	\$ 9,842.51					1
UNIT 4-104	23899100567	REIS, WILLIAM & PAULA BETH 9 CROSS ST CROMWELL CT 06416-0000	\$ 9,842.51					1
UNIT 4-201	23899100583	MAY, DONNA M 5 GREEN LINKS TURN AUBURN NY 13021-0000	\$ 9,842.51					1
UNIT 4-202	23899100606	BARLOW, MARY ANN 8765 BELLANO COURT #202 NAPLES FL 34119-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 4-203	23899100622	PAPE, JAMES A & DONNA A 1825 N 77TH AVE ELMWOOD PARK IL 60707-0000	\$ 9,842.51					1
UNIT 4-204	23899100648	GILBERT FAMILY REVOCABLE TRUST 8765 BELLANO COURT #204 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 5-101	23899100664	DIANE CASARETO REV TRUST 8761 BELLANO CT #101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 5-102	23899100680	SEBASTIAN, STEPHEN J 8761 BELLANO CT #102 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 5-103	23899100703	AMLINGER, MARK & HEATHER 86 FARLEY RD FERGUS ON CANADA N1M 0-E8	\$ 9,842.51					1
UNIT 5-104	23899100729	B J WEIGEL & M A WEIGEL TRUST 5108 BREEDERS CUP CIR LIBERTY TWP OH 45011-0000	\$ 9,842.51					1
UNIT 5-201	23899100745	PETER J & JODI D ELLS RV TRUST 2545 COACH HOUSE DRIVE BROOKFIELD WI 53045-0000	\$ 9,842.51					1
UNIT 5-202	23899100761	GRUBER JR, WILLIAM F 8761 BELLANO CT #202 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 5-203	23899100787	JOHN F HARRIS IV & KAREN J 8761 BELLANO CT #203 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 5-204	23899100800	THOMAS E EBERT A/R TRUST 8761 BELLANO CT #204 NAPLES FL 34119-9690	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 6-101	23899100826	STURINO, MARIO & JOANNE 3 MCLEOD COURT CALEDON EAST ON CANADA L7C 1-H7	\$ 9,842.51					1
UNIT 6-102	23899100842	DONNA M MACLEAN REV TRUST 8757 BELLANO CT #102 NAPLES FL 34110-0000	\$ 9,842.51					1
UNIT 6-103	23899100868	GREENBERG, JOHN P & TAMA B 8757 BELLANO COURT #103 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 6-104	23899100884	ECKSTEIN, VIKTOR 8757 BELLANO COURT NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 6-201	23899100907	LYNCH, JOHN ROBERT 8757 BELLANO CT #201 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 6-202	23899100923	PAULA MARIE FARRER TRUST 7 BALDWIN LN HOLLIS NH 03049-0000	\$ 9,842.51					1
UNIT 6-203	23899100949	GOUSSE FAMILY REV TRUST 8757 BELLANO COURT #203 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 6-204	23899100965	CAPOZZIELLO, DAVID J 8757 BELLANO CT UNIT 204 NAPLES FL 34119-9688	\$ 9,842.51					1
UNIT 7-101	23899101126	JAMES D HAMILTON REV TRUST 8768 BELLANO CT #101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 7-102	23899101142	MARY K MICHNO LIVIGN TRUST 1178 US HIGHWAY 31 N KEWADIN MI 49648-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 7-103	23899101168	BOURKE, TYLER BUTLER 8768 BELLANO COURT UNIT 103 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 7-104	23899101184	PATRICIA J KRIVOSH DC OF TRUST 17479 CLIFTON BLVD LAKEWOOD OH 44107-0000	\$ 9,842.51					1
UNIT 7-201	23899101207	RYAN JR, RODERICK L 6 GREEN ACRES DR NARRAGANSETT RI 02882-0000	\$ 9,842.51					1
UNIT 7-202	23899101223	BUCHANAN LIVING TRUST 8768 BELLANO CT #202 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 7-203	23899101249	CHARLES A HAJINIAN & MARY K 8768 BELLANO CT #203 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 7-204	23899101265	KWARTLER , HENRY & LORRIE A 39 MERIWETHER TRAIL CONGERS NY 10920-0000	\$ 9,842.51					1
UNIT 8-101	23899101281	CASHMAN, JERRY S & DEBRA J 8772 BELLANO CT #101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 8-102	23899101304	MOUNAYER, SAMI & DUNIA 8772 BELLANO CT #102 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 8-103	23899101320	NANCY F HARTIGAN TRUST 1202 MAGNOLIA DRIVE WAYLAND MA 01778-0000	\$ 9,842.51					1
UNIT 8-104	23899101346	WITTMAN, BRIT A & TRACY J O K 8772 BELLANO CT #104 NAPLES FL 34119-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 8-201	23899101362	MOSSIEN, ALLEN A & BRIDGET A 8772 BELLANO CT #201 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 8-202	23899101388	EDDA CANTONI REV TRUST 8772 BELLANO CT #202 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 8-203	23899101401	FREDDIE GENE BARRETT & NANCY 8772 BELLANO CT #203 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 8-204	23899101427	RONALD M & CARLA T LISABETH 21099 SUMMERFIELD DR MACOMB TWP MI 40844-0000	\$ 9,842.51					1
UNIT 9-101	23899101443	SMITH, LEONARD C & RHONDA K 8776 BELLANO CT UNIT 101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 9-102	23899101469	RINES, STEVEN M 8776 BELLANO CT #102 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 9-103	23899101485	SHEA, MICHAEL & ANNE 38 WREN FIELD LN PITTSFORD NY 14534-9533	\$ 9,842.51					1
UNIT 9-104	23899101508	DELOSH, KENNETH & RENEE 8776 BELLANO CT #104 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 9-201	23899101524	MCSHANE, HAROLD B 10 WASHINGTON STREET UNIT 3 CHARLESTOWN MA 02129-0000	\$ 9,842.51					1
UNIT 9-202	23899101540	KOZON FAMILY TRUST 1424 SIEBERT COURT NAPERVILLE IL 60465-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 9-203	23899101566	ERNST, MICHAEL F & DEANNE K 508 SURREY ROAD TIMONIUM MD 21093-0000	\$ 9,842.51					1
UNIT 9-204	23899101582	SIMPSON FAMILY LIVING TRUST 8776 BELLANO CT #204 NAPLES FL 34119-9698	\$ 9,842.51					1
UNIT 0-101	23899101605	REVEL LAND TRUST 8777 BELLANO CT #101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 0-102	23899101621	CLARK, ANTHONY W 8777 BELLANO CT #102 NAPLES FL 34119-9699	\$ 9,842.51					1
UNIT 0-103	23899101647	FEINBERG, STEPHEN H 8777 BELLANO COURT #103 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 0-104	23899101663	IVERSEN, SHARON A 8777 BELLANO COURT #104 NAPLES FL 34119-9699	\$ 9,842.51					1
UNIT 0-201	23899101689	YARUSSI, ANTHONY T & MICHELE A 68 HEMLOCK DRIVE GRAND ISLAND NY 14072-0000	\$ 9,842.51					1
UNIT 0-202	23899101702	MICHALAK, JASON 142 KINCAID DR LAKE ZURICH IL 60047-0000	\$ 9,842.51					1
UNIT 0-203	23899101728	FRANCIS & JANET OCONNOR 7304 SCARLET OAK CT FAIRFAX STATION VA 22039-0000	\$ 9,842.51					1
UNIT 0-204	23899101744	MARANO, STEVEN J 55 NORTHGATE DR SYOSSET NY 11791-0000	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 1-101	23899101760	ARGONDIZZA, ANTHONY & JENNIFER 3 BONNIE CT BRICK NJ 08724-0000	\$ 9,842.51					1
UNIT 1-102	23899101786	SHERIDAN, PATRICK & MARY 8773 BELLANO CT #102 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 1-103	23899101809	STG SOUTH LLC 7791 YELLOWWOOD DR MASON OH 45040-0000	\$ 9,842.51					1
UNIT 1-104	23899101825	AZAN, KENNETH N & SHARMAN E 2810 WHITNEY DRIVE SEDALIA MO 65301-0000	\$ 9,842.51					1
UNIT 1-201	23899101841	FAWCETT, WILLIAM J & LINDA L 751 RIDGE ROAD WILBRAHAM MA 01095-0000	\$ 9,842.51					1
UNIT 1-202	23899101867	STG SOUTH LLC 7791 YELLOWWOOD DRIVE MASON OH 45040-0000	\$ 9,842.51					1
UNIT 1-203	23899101883	LAPOINTE, BEVERLY PO BOX 368 LONG SAULT ON CANADA K0C 1-P0	\$ 9,842.51					1
UNIT 1-204	23899101906	CARLO, GERALD & MARY ELLEN 16 PINELAKE CT WILLAIMSVILLE NY 14221-0000	\$ 9,842.51					1
UNIT 2-101	23899101922	MCLAUGHLIN FAMILY TRUST 8769 BELLANO COURT UNIT 101 NAPLES FL 34119-0000	\$ 9,842.51					1
UNIT 2-102	23899101948	KASPERSION FLORIDA TRUST 184 HIGHLAND CREEK ROAD WINNIPEG MB CANADA R3Y 0-K3	\$ 9,842.51					1

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
UNIT 2-103	23899101964	KROLLMAN, RICHARD & DONNA L 7 BETTS DRIVE WASHINGTON XING PA 18977-0000	\$ 9,842.51					1
UNIT 2-104	23899101980	DEANGELIS, MATTHEW & LORRI 5695 SOVEREIGN OAKLAND TWP MI 48306-0000	\$ 9,842.51					1
UNIT 2-201	23899102002	WHIP JR, JOSEPH ALAN PO BOX 406 SOUTHEASTERN PA 19399-0000	\$ 9,842.51					1
UNIT 2-202	23899102028	KAUFMANN, DANIEL G & BONNIE L 8769 BELLANO CT #202 NAPLES FL 34119-9694	\$ 9,842.51					1
UNIT 2-203	23899102044	SADOWSKI, EDWARD J 8769 BELLANO CT #203 NAPLES FL 34119-9694	\$ 9,842.51					1
UNIT 2-204	23899102060	B-353 CLAIREVUE BLVD E #1508 ST BRUNO DE MONTARVILLE QC CANADA J3V 0-B1	\$ 9,842.51					1
LOT 6	31346500026	KRCELIC, MARTIN S & CHERYL F 8689 CAVANO ST NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 7	31346500042	VATTER, VERNON A 87 POWELL AVE SOUTH HAMPTON NY 11968-0000	\$ 30,144.75			1		
LOT 8	31346500068	OLIVIC FAMILY TRUST 8681 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 227	31346502383	HYE, FRANCIS ANDREW JAMES 888 BRICKELL KEY DR APT 1803 MIAMI FL 33131-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 228	31346502406	COFFEY, THOMAS J & BARBARA M 9114 TRIVOLI TER NAPLES FL 34119-2003	\$ 11,288.58	1				
LOT 229	31346502422	CHERVENAK REVOCABLE TRUST 9118 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 230	31346502448	VEDUCCIO & CRESEY VEDUCCIO 9122 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 231	31346502464	CALOGERO, RICHARD & NANCY 8978 ARREZO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 232	31346502480	HUIBRETGSE, ROBERT C & BETSY D 2226 NORWAY PINE ROAD SW BRAINERD MN 56401-0000	\$ 11,288.58	1				
LOT 233	31346502503	JOYCE R SPAULDING R/L TRUST 9134 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 234	31346502529	O'NEILL/BARRETT REV TRUST 9138 TRIVOLI TERRACE NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 235	31346502545	KIRK L & GALE A FISHER TRUST 9142 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 236	31346502561	KAREN V IULIANO REV TRUST 9146 TRIVOLI TERRACE NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 237	31346502587	TISONIK, CHAD & JACQUELINE 9150 TRIVOLI TERRACE NAPLES FL 34119-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 238	31346502600	MELLORS, JOHN & KATHLEEN 3097 E BRIGHTON ST FURLONG PA 18925-1551	\$ 11,288.58	1				
LOT 239	31346502626	BOND, WARD & IRENE BOX 32069 ARTHUR PO THUNDER BAY ON CANADA P7E 0-A1	\$ 11,288.58	1				
LOT 240	31346502642	DONOGHUE, JEAN 9162 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 241	31346502668	STEVEN J LEIBACH LIVING TRUST 9168 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 242	31346502684	TEDESCHI, RAYMOND L 9172 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 243	31346502707	SHERBERTES, MARK & JACQUELINE 9175 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 244	31346502723	DOUGLAS & ELIZABETH SEA TRUST 202 N PINE LAKE DR SIOUX FALLS SD 57110-0000	\$ 11,288.58	1				
LOT 245	31346502749	SCHWARTZ, JAMES 9167 TRIVOLI TERR NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 246	31346502765	CALOGERO, MICHAEL 9163 TRIVOLI TERRACE NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 247	31346502781	ALBANESE, ANTHONY & ELISANNE 9159 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 248	31346502804	FANGIO, DANIEL & LEE ANN 9155 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 249	31346502820	TODDY, JOSEPH MICHAEL 37 L'ENFANT COURT GLEN MILLS PA 19342-0000	\$ 11,288.58	1				
LOT 250	31346502846	SMUTS, KRISTINE R & MICHAEL P 9147 TRIVOLI TERR NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 251	31346502862	WALDSTEIN, ZACHARY A & ERICA C 9143 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 293	31346503706	VIGLIOTTI, LOUIS J & DENISE M 9137 TRIVOLI TER NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 294	31346503722	JOSEPH AUSTIN RICKERT TRUST 9131 TRIVOLI TER NAPLES FL 34110-0000	\$ 11,288.58	1				
LOT 295	31346503748	MANKIN, KELLY L 404 HENDRIE BLVD ROYAL OAK MI 48067-0000	\$ 11,288.58	1				
LOT 296	31346503764	SABINE LLC 8721 E SUNSET LN SYRACUSE IN 46567-0000	\$ 11,288.58	1				
LOT 297	31346503780	ROBERT L NIELSEN REV TRUST PO BOX 292 BEVERLY SHORES IN 46301-0000	\$ 11,288.58	1				
LOT 298	31346503803	QUEENAN, MICHAEL JOSEPH 9111 TRIVOLI TERRACE NAPLES FL 34119-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 1	31347512107	RICHARD B HUNT TRUST 8709 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 2	31347512123	ROM SRIRAMAN TRUST 8705 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 3	31347512149	FOSTER, ANTHONY J & ELISA R 15 FOREST LN SPRINGFIELD PA 19064-0000	\$ 11,288.58	1				
LOT 4	31347512165	STEINWACHS, LAWRENCE J 8 EPPING WOOD TRL PITTSFORD NY 14534-0000	\$ 11,288.58	1				
LOT 5	31347512181	LITTLE, STEPHEN G & PAMELA J 415 FOUNTAINVIEW DR IRVING TX 75039-3653	\$ 18,298.80		1			
LOT 9	31347512262	ANDERSEN, GLENN E PO BOX 1600 EVERGREEN CO 80437-0000	\$ 30,144.75			1		
LOT 10	31347512288	EWING JR, JAMES D & MELANIE J 8673 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 11	31347512301	BOGAN, JEFFREY M & SUSAN L 8669 CAVANO ST NAPLES FL 34110-0000	\$ 30,144.75			1		
LOT 12	31347512327	CAVONO PROPERTY LLC 4003 NORTHSIDE DR NEW ALBANY NY 47150-0000	\$ 30,144.75			1		
LOT 13	31347512343	STEFFEN, CENNERT & VARPU 8661 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 14	31347512369	ANDRES, MARLIN & VICKI 20 WEST 7TH ST NEW ALBANY IN 47150-0000	\$ 30,144.75			1		
LOT 15	31347512385	CONDINA, ROBERT W 36 MT PLEASANT DR POUGHQUAG NY 12570-0000	\$ 30,144.75			1		
LOT 16	31347512408	HOWARD, CHANDLER 28 WAKEFIELD LN FARMINGTON CT 06032-0000	\$ 30,144.75			1		
LOT 17	31347512424	JACKSON JT REVOCABLE TRUST 8645 CAVANO STREET NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 18	31347512440	MARTIN MEYER REV LIV TRUST 8641 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 19	31347512466	PACIELLO, CHRISTOPHER WILLIAM 8635 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 20	31347512482	SARAH J SHERMAN REV LIV TRUST 1915 LONG LAKE SHORES BLOOMFIELD HILLSMI 48307-0000	\$ 30,144.75			1		
LOT 21	31347512505	THOMAS R BRANDT TRUST 8627 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 22	31347512521	HOUSEL REVOCABLE TRUST 8623 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 23	31347512547	LINDA SUZANNE SORENSEN TRUST 8619 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 24	31347512563	ZHANG, LEA LI 8615 CACANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 25	31347512589	MATOVICH, SCOTT & JOANNE 5 KENWOOD ST SETAUKET NY 11733-0000	\$ 30,144.75			1		
LOT 26	31347512602	MICK, KENNETH G & TRACY L 8655 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 27	31347512628	DIGITAL NOMAD VENTURES LLC 8651 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 28	31347512644	JOHN J NEYLAN III & 8647 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 29	31347512660	BOGGS, JAMES M & JANICE W 8643 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LO 30	31347512686	1186937 ONTARIO LLD 6790 DAVAND DR # 5 MISSISSAUGA ON CANADA L5T 2-G5	\$ 30,144.75			1		
LOT 31	31347512709	SMITH FAMILY REVOCABLE TRUST 8633 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 32	31347512725	HASAN/MUMTAZ FAMILY COMMUNITY 8629 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 33	31347512741	FISCHER, RONALD P & LINDA M 8625 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LO 34	31347512767	DAVID R & M K STAUFFER 8620 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 35	31347512783	ADAMS, KENNETH R & LINDA NOREN 8624 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 36	31347512806	DENBY, PETER & MARGARET 8628 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 37	31347512822	SAMUEL H MILLER FAMILY TRUST 8632 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 38	31347512848	JOSEPH J PESTANA III REV TRUST 17 GRANT DR BEDFORD NH 03110-0000	\$ 30,144.75			1		
LOT 39	31347512864	EVELYN D UNDERWOOD REV TRUST 8640 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 40	31347512880	SUSAN Y CERMINARA LIV TRUST 8644 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 41	31347512903	JEAN M WELSH REVOCABLE TRUST 8648 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 42	31347512929	NEMETH JR, WILLIAM A & LAURA D 8652 AMOUR CT NAPLES FL 34119-9521	\$ 30,144.75			1		
LOT 43	31347512945	D W & A A FIX LIVING TRUST 8656 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 44	31347512961	HASKINS HALL FAMILY TRUST 8660 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 45	31347512987	COIT FAMILY REVOCABLE TRUST 8664 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 46	31347513009	FRED W FAUST REV TRUST 8668 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 47	31347513025	R E & VERA MILLER REV TRUST 8670 AMOUR COURT NAPLES FL 34110-0000	\$ 30,144.75			1		
LOT 48	31347513041	MCGEE JR, WILLIAM L 8674 AMOUR COURT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 49	31347513067	KOHLAN, RICHARD & KAREN 8678 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 50	31347513083	LILLISTON, BRENT F 8682 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 51	31347513106	MURRAY R SAVAGE TRUST 8686 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 52	31347513122	MANCUSO FAMILY TRUST 8690 AMOUR CT NAPLES FL 34110-0000	\$ 30,144.75			1		
LOT 53	31347513148	HEMINGER JR, ROBERT M 405 BAY LN NORTH MUSKEGON MI 49445-0000	\$ 30,144.75			1		

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 54	31347513164	DAVID ALLAN CARTER REV TRUST 34 CHURCH ST DUXBURY MA 02332-0000	\$ 30,144.75			1		
LOT 55	31347513180	GRIMALDI FAMILY REV TRUST 8676 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 56	31347513203	WINTERS, MARTINN E 8695 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 57	31347513229	KANE FAMILY TRUST 8691 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 58	31347513245	B & J HELLMAN REV LIV TRUST 8687 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 59	31347513261	TAYLOR, JAMES M & CAROL A 8683 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 60	31347513287	BRUNO FAMILY FLORIDA TRUST 65 SPELLMAN ROAD WESTWOOD MA 02090-0000	\$ 30,144.75			1		
LOT 61	31347513300	DURINZI, JOSEPH F & DENISE M 8675 AMOUR CT NAPLES FL 34110-0000	\$ 30,144.75			1		
LOT 62	31347513326	SANDERS REVOCABLE TRUST 8671 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 63	31347513342	PEASE, TERRI J 17 BAY BERRY LN SS1 NIAGRA ON THE LAON CANADA LOS1J-0	\$ 30,144.75			1		

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 64	31347513368	HUOT, MARK R & LAURA R 8663 AMOUR CT NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 65	31347513384	QUILTY, EDWARD J & PATRICIA A 8610 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 66	31347513407	DANIEL A & JULIANNE M DUNBAR 8614 CAVANO ST NAPLES FL 34119-0000	\$ 30,144.75			1		
LOT 68	31347513423	KAREN FRENCH REV TRUST 8920 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 69	31347513449	MARTELL, KENNETH R 8916 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 70	31347513465	SCARDIGLI, DENNIS & THERESA 8912 SAVONA COURT NAPLES FL 34110-0000	\$ 18,298.80		1			
LOT 71	31347513481	HILBUSH, MATTHEW & THERESA 8908 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 72	31347513504	VETRANO, ROBERT B 8904 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 73	31347513520	KOPAS, SUSAN 8896 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 74	31347513546	KNAUSE, TERRY D & LINDA J 108 LATOUR WAY GREER SC 29650-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 75	31347513562	LUNDELL, CHRIS BENJAMIN 446 BRADLEY ST DUBUQUE IA 52003-0000	\$ 18,298.80		1			
LOT 76	31347513588	EDWARD G POVEROMO FAM TRUST 8880 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 77	31347513601	MAHAN, HARRIS BLAIR & ANNA 8876 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 78	31347513627	SCHOCK, CLYDE JOHN 8872 SAVONA CT NAPLES FL 34119-9533	\$ 18,298.80		1			
LOT 79	31347513643	MCKENDRICK, STEPHEN JOHN 8868 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 80	31347513669	THOMAS L KLECK REV TRUST 8864 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 81	31347513685	KAREN S BURCAW WILCZAK TRUST 8860 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 82	31347513708	MALHOTRA, YOGESH & NEELAM 8856 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 83	31347513724	MARK P MILLER TRUST PO BOX 101 GOLF IL 60029-0000	\$ 18,298.80		1			
LOT 84	31347513740	GORSKI, MARK T & GRACE LYNNE 8848 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 85	31347513766	VALENZUELA, RONNY 8844 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 86	31347513782	SANDRA L STONER REV TRUST 8840 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 87	31347513805	JAMES H MAXEDON REV TRUST 8836 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 88	31347513821	HURST, DUSTIN WALKER 8832 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 89	31347513847	WERNER, ERIN CLAIRE 3359 EAST LAKE RD SKANEATELES NY 13152-0000	\$ 18,298.80		1			
LOT 90	31347513863	BENKOVICH, JOHN & ANDREA 8824 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 91	31347513889	ISRAELITE FAMILY TRUST 8820 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 92	31347513902	PECKHAM, LARRY D & SUSAN W 8816 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 93	31347513928	MAGGIOLI, GREGG & SANDRA 5636 OTTAWA PASS CARMEL PASS IN 46033-0000	\$ 18,298.80		1			
LOT 94	31347513944	ASHISH K LAL LIVING TRUST 8841 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

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				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 95	31347513960	PROPP, DOUGLAS A 8845 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 96	31347513986	HUBER, CHARLES ANTHONY 8849 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 97	31347514008	PITT, WILLIAM R & MICHELLE M 8853 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 98	31347514024	CARUSO, ANTHONY E & DEBORA J 8874 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 99	31347514040	SCIMIO, MARK A & LORI L 8870 VACCARO CT NAPLES FL 34119-9575	\$ 11,288.58	1				
LOT 100	31347514066	LAWLESS, CARI 8866 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 101	31347514082	R D & C L BIRON REV TRUST 8862 VACCARO CT NAPLES FL 34119-9575	\$ 11,288.58	1				
LOT 102	31347514105	CIRO, JOSEPH & ELIZABETH 77 PENNSFORD LANE MEDIA PA 19063-0000	\$ 11,288.58	1				
LOT 103	31347514121	STALEY, EDMUND J & CAROL A 8854 VACCARO COURT NAPLES FL 34110-0000	\$ 11,288.58	1				
LOT 104	31347514147	PAMELA S LENON REV TRUST 8850 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
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				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 105	31347514163	RENE RICHARD REVOCABLE TRUST 8846 VACCARO CT NAPLES FL 34110-0000	\$ 11,288.58	1				
LOT 106	31347514189	CIRO, DOMINIC V 8842 VACCARO COURT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 107	31347514202	LENNIE, GREG & KAREN 1035 NEILLIE LITTLE CRESCENT NEWMARKET ON CANADA L3X 3-E4	\$ 11,288.58	1				
LOT 108	31347514228	JUDITH C LATHAM TRUST 8834 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 109	31347514244	KEITH EDWARDS TRUST 14420 32ND SIDEROAD GEORGETOWN ON CANADA L7G4S-8	\$ 11,288.58	1				
LOT 110	31347514260	J R & P GIUFFRIDA REV TRUST 8826 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 111	31347514286	HUTCHINSON LIVING TRUST 1 MILNER COURT ALBANY NY 12208-0000	\$ 11,288.58	1				
LOT 112	31347514309	BEVERLY C ISENBERG TRUST 8818 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 113	31347514325	TRAVERS, STEPHEN J & ELLEN J 11 HASTINGS CIRCLE METHUEN MA 01844-0000	\$ 11,288.58	1				
LOT 114	31347514341	MOORE FAMILY TRUST 8810 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 115	31347514367	BARBARA J GLEASON REV TRUST 8806 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 116	31347514383	ZIMMERMAN SUNSHINE TRUST 856 SUNCREST CIR COLLINGWOOD ON CANADA L9Y5C-7	\$ 11,288.58	1				
LOT 117	31347514406	DOCHERTY, DENNIS W 8807 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 118	31347514422	LANGE, DANIEL S & CATHERINE J W353N6260 MARINA DR OCONOMOWOC WI 53066-0000	\$ 11,288.58	1				
LOT 119	31347514448	LAVERY, ROBERT E & CAROL G 8819 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 120	31347514464	MOROZ, LINDA J & DENNIS E PO BOX 3 7 CRYSTAL BEND GLEN ARBOR MI 49636-0000	\$ 11,288.58	1				
LOT 121	31347514480	JOHN R & MARIE V GLOWACKI 8827 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 122	31347514503	BENJAMIN, DOUGLAS C 8831 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 123	31347514529	FLAAEN, BRADLEY D & JOYCE C 5650 PILGRIM POINT RD CUMMING GA 30041-0000	\$ 11,288.58	1				
LOT 124	31347514545	MARY ELIZABETH MANI REV TRUST 8839 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 125	31347514561	SAITTA, GEORGE A 149 CATHEART RD BOX 641 GWYNEDD VALLEY PA 19437-0000	\$ 11,288.58	1				
LOT 126	31347514587	ROTUNDO, MARCUS & LUGENE 176 DRIVE 7 CLEVELAND NY 13042-0000	\$ 11,288.58	1				
LOT 127	31347514600	ELIZABETH Q DONEGAN 2001 8851 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 128	31347514626	FENECH FAMILY LIV TRUST 11279 KAREN D DR BRUCE TWP MI 48065-0000	\$ 11,288.58	1				
LOT 129	31347514642	KATHRYN M KLEPACK TRUST 1554 MARSH POINTE CT HAMEL MN 55340-0000	\$ 11,288.58	1				
LOT 130	31347514668	MUMA, LENNY LEE 8867 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 131	31347514684	KUNKLER, LAWRENCE F 8871 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 132	31347514707	GRILL, JEFFREY & ARIELLE 8710 GARFIELD ST BETHESDA MD 20817-0000	\$ 11,288.58	1				
LOT 133	31347514723	DAVID M & KATHERINE A SAGEHORN 8879 VACCARO CT NAPLES FL 34119-0000	\$ 11,288.58	1				
LOT 134	31347514749	O'LEARY, NOEL & JULIA 8861 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 135	31347514765	MAIELLA, JOSEPH A & LILIANA A 8865 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 136	31347514781	WINCEK FAMILY TRUST 8869 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 137	31347514804	HINTON, THOMAS T 8887 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 138	31347514820	DELISIO, ROBERT L & BETTY JO 13 MOHAWK DRIVE GIRARD OH 44420-0000	\$ 18,298.80		1			
LOT 139	31347514846	THEURKAUF, PATRICIA A 8895 SAVONA COURT NAPLES FL 34110-0000	\$ 18,298.80		1			
LOT 140	31347514862	STAMP-FORD LAND TRUST 8899 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 141	31347514888	CARZON, WILLIAM JOSEPH 8903 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 142	31347514901	NOAH, MICHAEL D & PAMELA J 8907 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 143	31347514927	HASLETT, PHYLLIS L 6 DOUGLAS DR HOLMDEL NJ 07733-0000	\$ 18,298.80		1			
LOT 144	31347514943	MEACHAM FAMILY REV LIV TRUST 8915 SAVONA COURT NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 145	31347514969	KESSLER, THOMAS & JACQUELINE 8919 SAVONA CT NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1018	31347550525	FELTSMAN, VLADIMIR & HAEWON 18 HAWK HILL ROAD NEW PALTZ NY 12561-0000	\$ 28,818.67				1	
LOT 1019	31347550541	PEGNATO, ROBERT J 9027 ARREZO CT NAPLES FL 34119-0000	\$ 28,818.67				1	
LOT 1020	31347550567	LEMM, JOHN E & DANETTE M 28425 SEMINOLE CT MUNDELEIN IL 60060-0000	\$ 28,818.67				1	
LOT 1021	31347550583	LARRY B STOLLER TRUST 9019 ARREZO CT NAPLES FL 34119-0000	\$ 28,818.67				1	
LOT 1022	31347550606	ROETTGER, JOHN K & ANN M 9015 ARREZO CT NAPLES FL 34119-0000	\$ 28,818.67				1	
LOT 1023	31347550622	OSULLIVAN, JOHN MICHAEL 8047 RANCHVIEW LN N MAPLE GROVE MN 55311-0000	\$ 28,818.67				1	
LOT 1024	31347550648	SARAB, AARON B & ALYSSA D 9003 ARREZO CT NAPLES FL 34119-0000	\$ 28,818.67				1	
LOT 1096	31347550664	CURTIS, DIANNE M 9206 RIALTO LN NAPLES FL 34110-0000	\$ 18,298.80		1			
LOT 1097	31347550680	GIGLIO, MARILYN M 9210 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 1098	31347550703	HARDY, JOHN LESLIE 9214 RIALTO LN NAPLES FL 34119-2018	\$ 18,298.80		1			
LOT 1099	31347550729	JAMES & RHONDA HALLORAN 9218 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1100	31347550745	WALDRON, KEVIN M & HARRIETTE O 1206 DENBIGH LN WAYNE PA 19087-0000	\$ 18,298.80		1			
LOT 1101	31347550761	LEVINE, ROBERT S & JUDITH E 9226 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1102	31347550787	HOLLEY, CHARLES C & HEIDI 9230 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1103	31347550800	PARKHURST, WESLEY ALLEN 9234 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1104	31347550826	EMMONS, GREY M & LURIE S 9238 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1105	31347550842	CIAMPITTI, TONY 9242 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1106	31347550868	KOLES, CAROL A & JOHN V 9246 RIALTO LN NAPLES FL 34110-0000	\$ 18,298.80		1			
LOT 1107	31347550884	MOYNIHAN, KELLY J & KATHRYN 9250 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 1108	31347550907	MCGREGOR, DANIEL D & LYNN M 9256 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1109	31347550923	GRAGOSSIAN PENTAK FAMILY TRUST 9262 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1110	31347550949	RESNICK, GARY & ELLEN 9268 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1111	31347550965	STEVE & SUSAN SHORT TRUST 9274 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1112	31347550981	WOLF REVOCABLE TRUST 9278 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1113	31347551003	VACHON, DENNIS & SHIRLEY M 9282 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1114	31347551029	MURRAY JR, PATRICK J 255 BOXWOOD LANE BRIDGEWATER MA 02324-0000	\$ 18,298.80		1			
LOT 1115	31347551045	MURPHY, LORI G & JAMES B 17 CINDY LANE CLIFTON PARK NY 12065-0000	\$ 18,298.80		1			
LOT 1116	31347551061	SMITH, JEFFREY J & HEATHER W 9283 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1117	31347551087	E C & K M JACKSON JT REV TRUST 9279 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinanced Bonds)**

Lot/ Unit Number	Folio #	Property Owner	Total Assessment by Folio	Units by Folio Number				
				52'	62'	76'	90'	Multi-Family
				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 1118	31347551100	PATRIGNANI REVOCABLE TRUST 9275 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1119	31347551126	JABLON, DAVID I & PATRICIA M 246 FALL CT ELWOOD NY 11731-0000	\$ 18,298.80		1			
LOT 1120	31347551142	ODONNELL, WILLIAM & PATRICIA 9267 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1121	31347551168	MOLO, MARK E & MAUREEN L 1777 DOVER CT DUBUQUE IA 52003-0000	\$ 18,298.80		1			
LOT 1122	31347551184	AMISTA F MORGAN TRUST 9259 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1123	31347551207	KAUFMAN, JAY H & PHYLLIS 1218 HIGHLAND DR OREFIELD PA 18069-0000	\$ 18,298.80		1			
LOT 1124	31347551223	FOHRMAN, RONALD P & DONNA L 9251 RIALTO LN NAPLES FL 34119-2018	\$ 18,298.80		1			
LOT 1125	31347551249	JABLON, ALAN & PATRICIA 9247 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1126	31347551265	GANDIER, PHILIP & BETH 2384 TIMBERVIEW DR HASTINGS MN 55033-0000	\$ 18,298.80		1			
LOT 1127	31347551281	KATZ, MICHAEL R 9239 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			

**Flow Way Community Development District
Exhibit F- Assessment Roll
Series 2024 Bonds (Series 2013 Refinaced Bonds)**

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				\$ 11,288.58	\$ 18,298.80	\$ 30,144.75	\$ 28,818.67	\$ 9,842.51
LOT 1128	31347551304	KOHLI, ANIL K & DEEPA 4851 BONITA BAY BLVD #401 BONITA SPRINGS FL 34134-0000	\$ 18,298.80		1			
LOT 1129	31347551320	STEVEN PAUL MARTINELLI TRUST 9231 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1130	31347551346	COFFELT, BRYAN L & JULIE M 1390 S SAWBURG AVE ALLIANCE OH 44601-0000	\$ 18,298.80		1			
LOT 1131	31347551362	ZIRNHELD, JEROME P & KIMIKO 9217 RIALTO LANE NAPLES FL 34119-0000	\$ 18,298.80		1			
LOT 1132	31347551388	PETRARCA, JUSTINO D 500 W SUPERIOR UNIT 2706 CHICAGO IL 60654-0000	\$ 18,298.80		1			
LOT 1133	31347551401	DARLING FAMILY TRUST 9205 RIALTO LN NAPLES FL 34119-0000	\$ 18,298.80		1			
TOTALS			\$ 5,295,000.00	69	82	62	7	96

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, pursuant to Florida law, prior to the general election, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

WHEREAS, the seats up for election were Seats 3 and 5; and

WHEREAS, the Collier County Supervisor of Elections has confirmed that at the close of the qualifying period no Qualified Elector qualified to run for Seat 3 for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such unfilled seat as vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 3 vacant as of November 19, 2024.

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

SECTION 1. DECLARATION OF VACANCIES. The following seats are hereby declared vacant effective as of November 19, 2024:

Seat #3 (currently held by Martinn Winters)

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

SECTION 2. APPOINTMENT/INCUMBENT. Pursuant to Section 190.006(3)(b), Florida Statutes the Board shall appoint a Qualified Elector to fill each vacancy stated in Section 1 on or before February 18, 2025. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member in the applicable seat shall remain in office.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of September 2024.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

James P. Ward, Secretary

Zack Stamp, Chairman



Melissa R Blazier
Supervisor of Elections
3750 Enterprise Avenue
Collier County, Florida

July 9, 2024

Flow Way CDD
2301 Northeast 37th St
Ft Lauderdale FL 33308

Vacancy in Qualification
Seat 3

This is to certify that no individual filed candidacy papers for Seat 3 Flow Way CDD Board prior to the close of qualifying on June 14th. This creates a vacancy in that office.

Attested to on this date,

A handwritten signature in black ink that reads "David B. Carpenter". The signature is written in a cursive style with a large initial "D" and "C".

David B. Carpenter
Filing Officer
Collier County Supervisor of Elections

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT
September 2024

Board Meeting
September 19th, 2024

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
September 19th, 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 OPERATIONS

The following items are currently outstanding:

- i. Landscaping
- ii. Lake Maintenance
- iii. Entrance Maintenance
- iv. Irrigation Pump House
- v. External Preserves Compliance (subconsultant)

1. Current Operations

i. Landscaping

- Final cut on shrubs will be in October before the Holiday lights being turned on a week before thanksgiving.
- Aeration treatment has been thriving with a deeper emerald green color and less weeds in the turf area. Creating a healthier structure and presenting a fuller look growing vertical.
- Cuts on the hardwoods for the Holiday decorations will begin in September.
- New annual rotation was installed in early August.



(1) Entrance annuals and turf condition

ii. Lake Maintenance

- **Shoreline weeds:** The shorelines of lakes 1-17 18/19, 20, 21, 26, 27, and the flow way were treated for weeds. Growth included torpedograss, vines, cattails, and sedge. Growth of invasive weeds has been significantly reduced over the past few months.
- **Submersed vegetation:** Limnophila was treated in lake 25. Bladderwort was treated in 15A around the perimeter. Submersed macro-algae chara was treated in lakes 25 and 20/21.
- **Floating weeds:** Spatterdock was treated in small amounts in lakes 1, 2, 3, 4, 5A, 5B, 10, and 11. Growth has been significantly reduced and will continue to be treated as needed.
- Gulf spikerush was treated in lakes 1, 2, 3, 5A, 5B, 7, 9, 11, 12, 13, 14, 16, 18/19, 23, 25 and the flow way. Growth is being targeted to create an even perimeter around the lake.
- Due to recent rains from hurricane Debby control structures were inspected. After further inspection control structures 1 and 2 needed to be cleaned. Structures were cleaned since then and are functioning properly. CDD is looking into solutions to make sure lake banks don't fail from the same problem.

iii. Entrance Maintenance

- Asset Manager is getting proposals for new fountain equipment for the fiscal year 25.
- Asset Manager has made sure the vendor will be cutting the grass on the path behind lake 7 once every month.
- Proposal for 2 new signs at the 4-way intersection at the entrance for vehicles and pedestrians. The signs will replace the speed hump in the middle of the walkway.
- 2 concrete flumes were installed at the end of August right up front. They were installed to convey water on the steep slope of the entrance near the canal.
- Irrigation Motor number one was removed on July 3rd from the pump house to be rebuilt. Motor returned and put into service again on August 14th.



(2) Concrete Flumes



(3) Aeration Treatment thriving



*(4) Pedestrian Traffic
Signs proposed*

iv. Irrigation Pump House

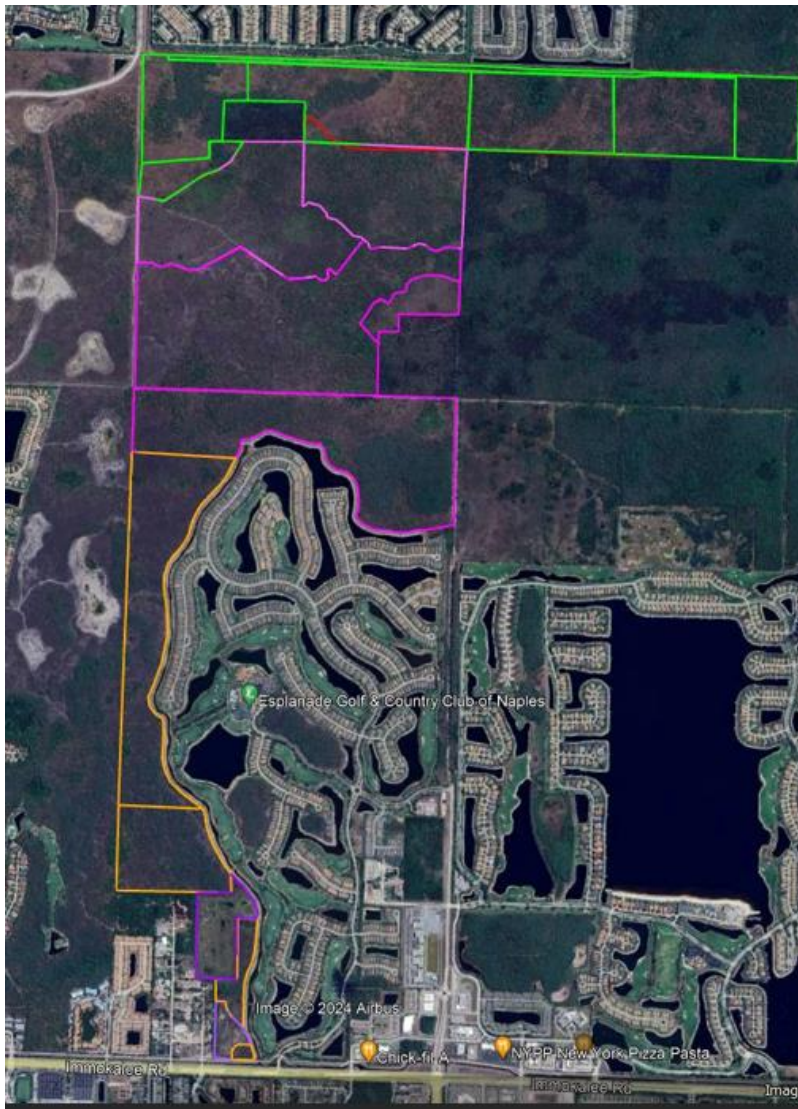
- No updates

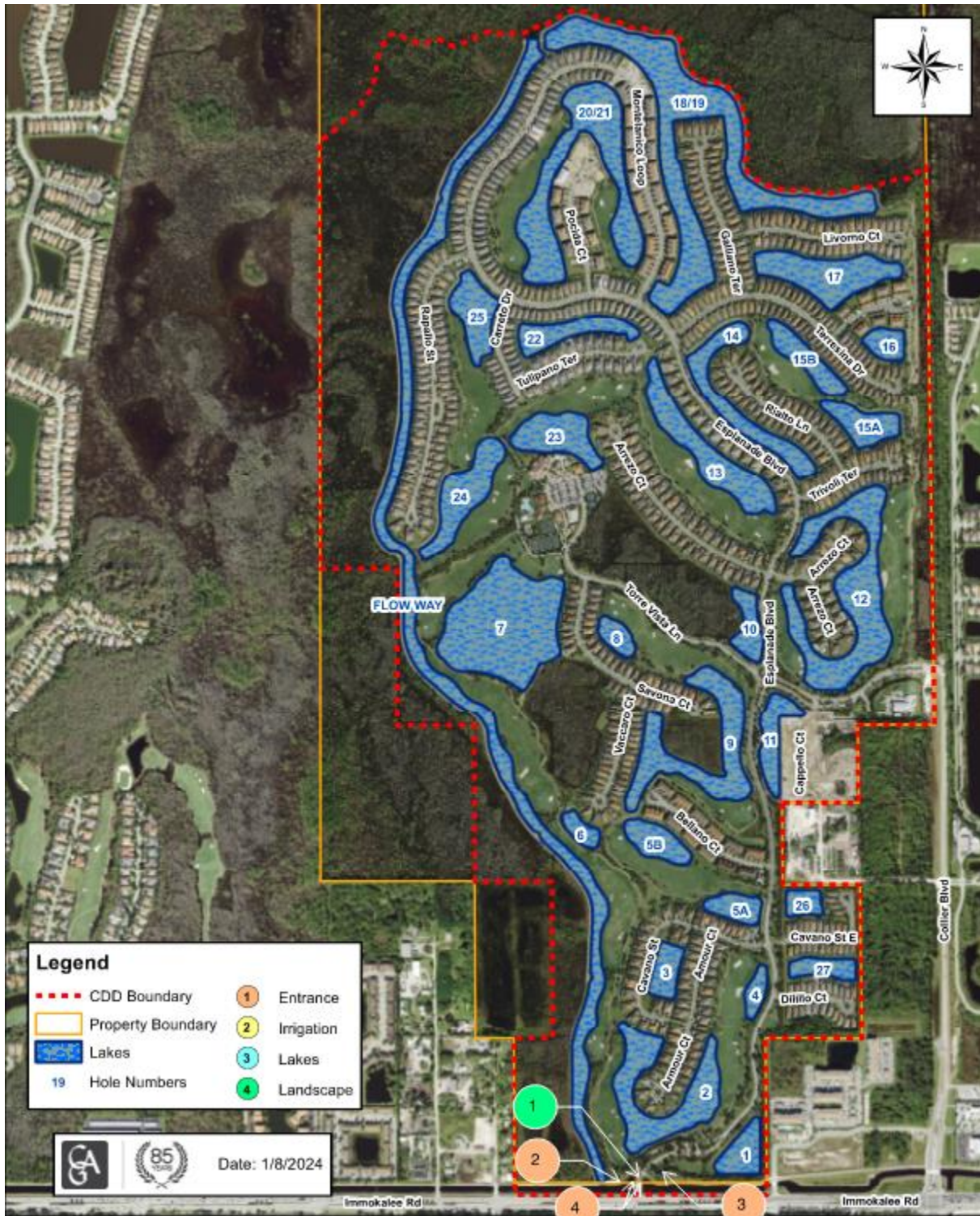
v. **External Preserves Compliance (formally SFWMD Env. Resources Permit No. 11-02031-P Compliance Status)**

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

ALL PRESERVE AREAS are COMPLETE.

2025 Preserve Maintenance to start February 2025.





Flow Way CDD - Engineer's Report Asset Map

III. 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)

IV. FUTURE ASSET MAINTENANCE ITEMS

1. *Corrective Actions*

- Wet checks and de-fertilization on the aeration up front to ensure thriving results.
- Consistent monitoring by Asset Manager and vendor of the aerated turf at the front entrance.
- Constant monitoring of the lakes to see if the dye is having positive effects as it should with the vegetation and overall appearance.
- Asset Manager and vendor will be monitoring water levels because the water is too high and needs to subside for the pipes that are floating in areas.
- Speed hump will be left installed until the signs at the crosswalk are in place to keep some awareness in the middle of the walkway.

2. LOOK AHEAD

FLOW WAY			
		5373301 · Pump Station and Wells	CDD to take over preventative maintenance responsibilities on the Hoover irrigation pump for the Hatcher parcel in November.
		5384612 · Internal Preserves	Internal preserve maintenance is scheduled for middle of August.
		5384650 · Lake, Lake Bank & Littoral Shel	First application of lake dye was distributed to the lakes, there should be a good decline in submersed vegetation and the overall appearance should see an incline.
		5384665 · Littoral Shelf Planting	Waiting on a proposal from vendor to install new plantings in lakes 14,26, and 24.
		5384667 · Control Struct, Catch Basins	Drainage inspection of phase 2 (north side of community) is to take place late October early November. with anticipation of cleaning the drains in April during the dry season.
		5386683 · Lake Bank Restoration	Lakes 18 & 19 are scheduled to have drainage pipes (4) repaired, the water does need to subside before that can happen.
		5386685	Washout on Lake two scheduled to be repaired under warranty by the Lake bank vendor wants the water levels receded a bit.
		5793102 · Asset Management	Perimeter preserve fence is scheduled to be inspected the last week of every month.
		5793122 · Landscaping Maintenance	Cord grasses to be shaped along the Canal Bank adjacent to Immokalee Road and early August.
			Aeration of the turf has been completed and is thriving with a much more full look with the blades growing vertical and becoming more emerald green. Striping of the grass will hopefully be done in September.
			Estate Landscaping to mow the lake bank on lake 7 once every month.
		5793123 · Tree Trimming	Diamond cut all Medjools up front at the entrance is scheduled to take place the first week in October.
		5793126 · Annuals	Fall colored annuals replaced the summer theme in August. The next rotation to be installed will be closer to the Holidays in November having a Holiday theme.
		5793127 · Annual Holiday Decorations	Holiday lighting scheduled to start installation mid October with plans to have everything installed by mid November and light up right before Thanksgiving.
		5793131 · Bridge & Roadway-Main	Front entrance pavers are scheduled to be pressure cleaned in November.

		Entrance			
		5793139 · Miscellaneous Repairs			
		5796063 · Capital Outlay-Landscaping			New fountain equipment will start being installed in September. Acct-CIP FY 25
					Speed hump will be removed between the roads at the front entrance and signs will be installed on both sides of the sidewalk to make pedestrians aware of the intersection.
		MISC			Gator removal program was put into place, still working to get the information up on the CDD website. Should happen within the coming few weeks.
					Working with Estate landscape on schedule for rye seeding during the dormant season starting mid November. Acct-Next FY Year

PERMITTING

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

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

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

*Additional Collier County permits completed, available upon request.

V. ENGINEER’S REPORT COMPLETE

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

State of Florida Registration No. 70870

MEMO

To: Board of Supervisors

From: James P. Ward

Date: September 3, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System (“EFDMS”) website registration, Financial Disclosure Forms, Required Ethics Training, and Legislative Updates from 2024 Session

Form 1 Reporting Requirements:

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System (“EFDMS”), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click “I am a Filer” and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Ethics Training Requirements:

Beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2024 FOR THE FORM 1 THAT IS FILED IN 2025.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):

<https://youtu.be/U8JktIMKzyl>

Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Florida Law Changes from the 2024 Legislative Session:

Chapter 2024-136 – Performance Measures and Standards

The legislation mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024 and to report annually on their achievements and performance. Further, by December 1st of each year, the District must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives there were not met. The annual report must be posted on the District’s web site.

The District Manager will prepare and these goals and objectives for the Board to review and approve in September, 2024.

Chapter 2024-184 – Non Coercion Certificate

This legislation, among other things, amends Section 787.06, F.S. to require non governmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the non-governmental entity under penalty of perjury, attesting that the non-governmental entity does not use coercion for labor or services.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

September 5, 2024

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as

evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

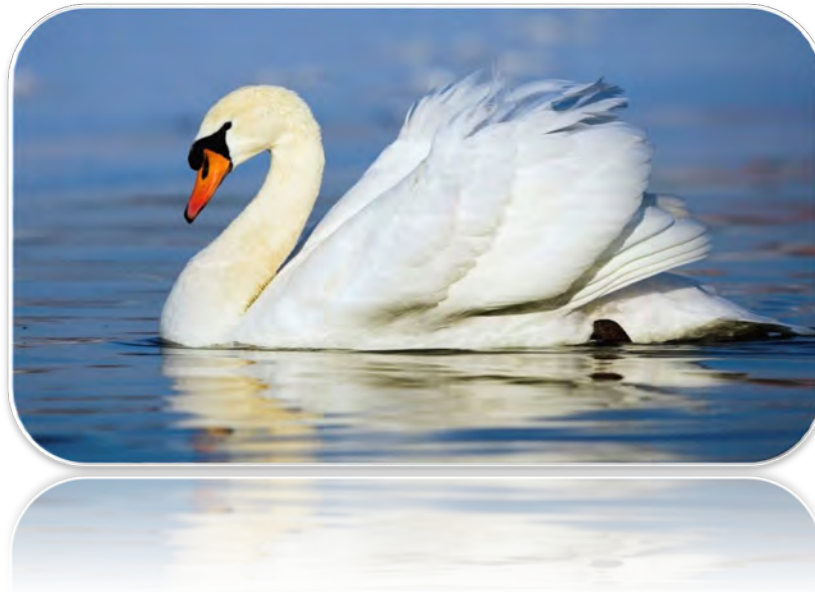
James P. Ward, District Manager

Zack Stamp, Chairperson

Date

Date

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 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 August 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	\$ 648,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648,708
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	-	551,409	344,583	210,113	309,482	196,208	454,330	-	-	-	-	-	-	2,066,124
Prepayment Account	-	-	457	192	-	1,615	21	-	-	-	-	-	-	2,285
General Redemption Account	-	-	-	2,650	-	-	-	-	-	-	-	-	-	2,650
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	-	-	-	-	-	-	-	-	-	-	3,563,220	-	-	3,563,220
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,206,780	-	-	24,206,780
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	17,541,822	-	17,541,822
Total Assets	\$ 658,784	\$ 1,090,409	\$ 589,921	\$ 373,404	\$ 484,016	\$ 316,198	\$ 709,273	\$ -	\$ -	\$ -	\$ 27,770,000	\$ 17,541,822	\$ -	\$ 49,533,826
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 Ph 6	-	-	-	-	-	-	-	-	-	-	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 Ph 6	-	-	-	-	-	-	-	-	-	-	3,165,000	-	-	3,165,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	7,700,000	-	-	7,700,000
Unamortized Prem/Disc on Bds Paybl	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,770,000	\$ -	\$ -	\$ 27,770,000
Fund Equity and Other Credits														
Investment in General Fixed Assets														
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	-	61,823	41,070	26,883	31,246	16,763	39,229	(239)	(160)	(2,171)	-	-	-	214,443
Unassigned														
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	-	-	211,538
Results from Current Operations	447,246	-	-	-	-	-	-	-	-	-	-	-	-	447,246
Total Fund Equity and Other Credits	\$ 658,784	\$ 1,090,409	\$ 589,921	\$ 373,404	\$ 484,016	\$ 316,198	\$ 709,273	\$ 0	\$ (0)	\$ 0	\$ -	\$ 17,541,822	\$ -	\$ 21,763,826
Total Liabilities, Fund Equity and Other Credits	\$ 658,784	\$ 1,090,409	\$ 589,921	\$ 373,404	\$ 484,016	\$ 316,198	\$ 709,273	\$ 0	\$ (0)	\$ 0	\$ 27,770,000	\$ 17,541,822	\$ -	\$ 49,533,826

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (143,755)	0%
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	102	-	1,915,775	1,988,811	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds														
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	25,336	73,657	15,380	114,373	-	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	\$ 73,759	\$ 15,380	\$ 2,030,148	\$ 2,345,056	87%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's Fees	600	800	-	600	1,200	1,000	1,000	1,000	-	800	600	7,600	12,000	63%
Executive														
Professional Management	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	39,417	43,000	92%
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	1,333	1,333	14,667	16,000	92%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,533	1,333	14,867	16,000	93%
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	1,131	-	2,242	3,500	64%
Trustee Services	-	-	3,950	8,573	-	-	-	8,654	-	-	-	21,177	26,665	79%
Dissemination Agent Services	-	5,500	-	-	-	-	-	-	-	-	1,250	6,750	5,500	123%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	100	-	-	100	-	N/A
Property Appraiser Fees	15,175	-	325	-	-	-	26	-	-	(8,013)	-	7,514	5,000	150%
Bank Services	-	-	-	-	104	-	-	-	-	-	-	104	300	35%
Travel and Per Diem														
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	13	13	-	-	-	-	-	681	-	-	708	250	283%
Rentals & Leases														
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development														
Insurance	97,258	-	-	-	-	-	-	-	(38,046)	-	-	59,212	15,000	395%
Printing & Binding														
Office Supplies	-	-	-	-	-	-	-	270	1,287	-	-	1,557	250	623%
Subscription & Memberships														
Legal Services	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	3,578	7,228	-	11,310	3,120	3,330	2,880	3,330	1,443	5,190	41,408	25,000	166%
SFWMD - Permit Objection	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
SFWMD - Water Use	-	-	-	-	-	-	-	-	-	-	2,205	2,205	-	N/A
Special Counsel - Preserves	-	98	265	686	588	-	-	-	-	-	-	1,637	-	N/A
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	2,738	-	31,631	50,000	63%
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 August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,308	1,308	13,083	15,700	83%
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	3,569	3,241	30,151	32,000	94%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	2,412	754	7,203	-	3,613	1,395	854	27,649	8,000	346%
Wireless - Pump Station	113	75	-	149	-	74	149	-	-	221	-	780	-	N/A
Repairs and Maintenance														
Pump Station and Wells	-	-	-	165	1,177	925	330	-	7,835	587	-	11,019	30,000	37%
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	-	-	-	-	-	-	-	-	-	5,774	-	5,774	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	16,900	-	16,900	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	23,500	23,500	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	12,480	12,480	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance														
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	6,223	-	6,223	-	N/A
Internal Preserves	-	-	-	2,963	-	-	5,432	-	-	-	-	8,394	-	N/A
Western Preserve	-	-	-	-	-	-	-	-	-	35,587	-	35,587	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	-	63,771	-	-	63,771	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	20,855	85,410	-	106,265	-	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	2,258	2,258	22,583	27,100	83%
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	9,035	18,218	136,525	120,000	114%
Littoral 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	-	3,342	3,342	18,920	15,000	126%
Water Quality Testing	-	-	-	3,925	-	-	3,925	-	-	-	3,925	11,775	14,500	81%
Littoral Shelf Planting	-	-	-	988	-	-	-	448	3,600	-	-	5,036	20,000	25%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	40,000	-	-	-	-	-	2,200	45,450	28,000	162%
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 August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Capital Outlay														
Fountain Installations	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littortal 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	3,838	400	221,908	172,298	129%
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	1,167	1,167	11,667	14,000	83%
Utility Services														
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	411	1,337	752	234	484	138	254	4,391	2,400	183%
Community Entrance (Landscaping)														
Repairs and Maintenance														
Landscaping Maintenance	-	10,064	-	20,129	10,064	10,064	10,391	10,064	10,064	13,180	13,180	107,202	101,000	106%
Tree Trimming	-	872	1,747	-	-	-	-	-	6,434	-	-	9,053	15,500	58%
Landscape Replacements	-	-	-	-	11,400	6,313	7,625	-	16,052	11,017	-	52,407	27,500	191%
Mulch Installation	-	8,784	4,430	-	1,525	-	-	-	10,419	-	-	25,158	33,000	76%
Annuals	21,686	-	-	1,206	-	-	15,731	-	11,890	-	16,099	66,611	50,000	133%
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	5,135	750	17,436	22,500	77%
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	400	500	43,720	13,500	324%
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	211,033	119,173	1,582,902	2,345,056	67%
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 113,211	\$ 138,340	\$ 122,459	\$ 115,832	\$ 247,445	\$ 211,033	\$ 119,173	\$ 1,582,902	\$ 2,345,056	67%
Net Increase/(Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(38,947)	(106,285)	(60,512)	(102,798)	(214,442)	(137,274)	(103,793)	447,246	-	-
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	899,851	762,577	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	\$ 762,577	\$ 658,784	\$ 658,784	\$ -	-

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	2,320	2,397	20,704	15,000	138%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	2,795	3,089	3,076	2,379	2,334	2,430	26,511	9,000	295%
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	29	-	546,727	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	\$ 4,684	\$ 4,826	\$ 593,942	\$ 601,069	99%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	2,044	-	2,044	-	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	\$ -	\$ 2,044	\$ -	\$ 532,119	\$ 567,800	94%
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	12,167	26,778	(188,414)	6,968	2,640	4,826	61,823	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	1,082,943	1,085,582	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	\$ 1,085,582	\$ 1,090,409	\$ 1,090,409	\$ 33,269	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,054	1,089	9,393	11,000	85%
Prepayment Account	2	2	2	2	2	2	2	2	2	2	2	22	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	1,613	1,774	1,759	1,493	1,462	1,520	16,108	7,500	215%
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	14	-	259,360	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	\$ 2,531	\$ 2,611	\$ 284,884	\$ 292,284	97%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	970	-	970	-	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	\$ -	\$ 970	\$ -	\$ 243,813	\$ 260,755	94%
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	11,834	6,052	12,902	(76,914)	3,624	1,562	2,611	41,070	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	640,084	646,135	659,037	582,124	585,748	587,310	548,851		
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	\$ 640,084	\$ 646,135	\$ 659,037	\$ 582,124	\$ 585,748	\$ 587,310	\$ 589,921	\$ 589,921	\$ 31,529	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	691	713	6,145	7,000	88%
Prepayment Account	1	1	1	1	1	1	1	1	1	1	1	9	-	N/A
Revenue Account	806	817	246	906	1,093	1,060	1,174	1,170	911	891	927	10,001	3,500	286%
General Redemption Account	11	12	11	11	11	11	12	11	12	11	12	125	-	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	12	-	219,178	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	\$ 1,606	\$ 1,653	\$ 235,459	\$ 241,888	97%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	819	-	819	-	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	\$ -	\$ 819	\$ -	\$ 208,576	\$ 222,802	94%
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	4,800	10,072	(70,351)	2,514	786	1,653	26,883	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	423,930	428,730	438,803	368,451	370,965	371,751	346,521		
Fund Balance - Ending	\$ 352,076	\$ 294,199	\$ 404,420	\$ 414,263	\$ 423,930	\$ 428,730	\$ 438,803	\$ 368,451	\$ 370,965	\$ 371,751	\$ 373,404	\$ 373,404	\$ 19,086	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	751	776	6,702	8,000	84%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	1,585	1,759	1,757	1,349	1,322	1,376	14,827	6,000	247%
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	19	-	354,743	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	509	526	5,487	-	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	\$ 2,602	\$ 2,678	\$ 381,760	\$ 388,564	98%
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	1,326	-	1,326	-	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)	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-	N/A
Interest Expense														
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	-	-	114,804	-	-	61	232,061	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	\$ -	\$ 1,326	\$ 5,061	\$ 350,514	\$ 366,504	96%
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	15,511	7,642	15,229	(109,201)	4,071	1,275	(2,383)	31,246	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	551,871	567,382	575,024	590,253	481,052	485,123	486,399	452,770		
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,871	\$ 567,382	\$ 575,024	\$ 590,253	\$ 481,052	\$ 485,123	\$ 486,399	\$ 484,016	\$ 484,016	\$ 22,060	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	509	526	4,545	3,500	130%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	796	803	140	860	1,065	1,037	1,152	1,152	859	838	869	9,571	3,500	273%
Special Assessment Revenue														
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	4,027	7,783	1,638	963	13	-	240,690	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	\$ 1,361	\$ 1,395	256,420	\$ 261,231	N/A
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	900	-	900	\$ -	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	509	526	4,545	-	N/A
Total Expenditures and Other Uses:	\$ 52	\$ 156,600	\$ 52	\$ 53	\$ 53	\$ 49	\$ 53	\$ 80,284	\$ 526	\$ 1,409	\$ 526	\$ 239,657	\$ 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	(49)	869	16,763	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	375,718	380,782	390,984	313,556	315,378	315,329	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	\$ 375,718	\$ 380,782	\$ 390,984	\$ 313,556	\$ 315,378	\$ 315,329	\$ 316,198	\$ 316,198	\$ 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 August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,097	1,133	12,330	5,000	247%
Prepayment Account	7	7	7	16	32	30	32	31	10	10	11	193	-	N/A
Revenue Account	1,817	1,837	369	1,934	2,383	2,323	2,582	2,584	1,985	1,942	2,019	21,775	8,000	272%
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	28	-	522,373	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	\$ 3,078	\$ 3,162	\$ 562,294	\$ 564,562	N/A
Expenditures and Other Uses														
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	1,953	-	1,953	-	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	10,000	-	N/A
Interest Expense														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	-	-	-	164,866	-	-	55	332,718	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	\$ -	\$ 1,953	\$ 5,055	\$ 523,065	\$ 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	1,125	(1,892)	39,229	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	810,827	834,625	846,779	867,419	704,820	710,041	711,165	670,044		
Fund Balance - Ending	\$ 678,820	\$ 518,696	\$ 786,618	\$ 810,827	\$ 834,625	\$ 846,779	\$ 867,419	\$ 704,820	\$ 710,041	\$ 711,165	\$ 709,273	\$ 709,273	\$ 20,815	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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 August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	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 August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -