

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

November 21, 2024

Thank you for your vote of confidence in re-electing me as Chairman of the Flow Way CDD.

As such, I would like to set forth some goals for the Board to consider as we go into 2025. These are my thoughts and open for discussion, modifications or tossing as the Board sees fit. All, I think, are doable and all are important to the community

- 1) We will begin working on the FY 2026 budget shortly and adopt it in June or July. As part of that process, we should raise our reserves substantially. We are currently on budget to end this fiscal year with a reserve of \$199,000. We are advised that a District of our size should have a reserve of one million dollars. This level of reserve would give us the flexibility to carry higher insurance deductibles and to respond to emergencies. I would like to see us add \$200,000 to the reserve next year and develop a plan to get to the one million mark within 4 years. Because of the increased capital costs this year, namely the front fountains and the pumps will not be a recurring annual expense

Therefore, a realistic goal should be to achieve this with no increase in the assessment.

- 2) We are currently in the third year of our 5-year capital improvement plan. We need to adopt a new 5-year plan incorporating the last 2 years of our current plan
- 3) Having repaired or replaced nearly everything we have; we need to develop a long term asset valuation and restoration plan.
- 4) We will need to continue working with the HOA to straighten out the tangled responsibilities between the CDD and the HOA left to us by Taylor Morrison.
- 5) We should continue to work on refinancing the bonds as the various issue reach their 10-year maturity if the interest rates are favorable

As I said, these goals are all open for discussion or modification as the Board sees fit, I think from our previous discussion and debates that we all see these as important issues that must be addressed. I look forward to your input and working with you all.

Yours sincerely,



Zack Stamp  
Chair