

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

SEPTEMBER 21, 2023

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PREPARED BY:

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

September 14, 2023

Board of Supervisors  
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, September 21, 2023**, at **1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=mc3d19fbb227feeaf1e65d79de7415c38>

Phone: **408-418-9388** and enter the access code **2337 206 6760**, password **Jpward (579274** from phones) to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
3. Consideration of Minutes:
  - I. August 17, 2023 – Regular Meeting. [[Page 5](#)]
4. Staff Items.
  - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
  - II. Litigation Counsel – Woods, Weidenmiller, Michetti, & Rudnick
    - a. Status Report on Appeal.
  - III. District Engineer – Calvin, Giordano & Associates.
    - a. Engineer’s Report. [[Page 16](#)]
      1. Strategic Operational Plan.
      2. Prior Board Inquiries.
      3. SFWMD Permit Compliance Status.
  - IV. District Manager – JPWard & Associates, LLC.
    - a. Financial Statements for period ending August 31, 2023 (unaudited). [[Page 86](#)]
5. **Executive Session of the Board of Supervisor’s (Closed to the Public) – Estimated time for Session is one (1) hour, after which the Board of Supervisors will open the Regular Meeting and take up any actions that may be needed from the Executive Session.**

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

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

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

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

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

6. Supervisors Requests.

- I. Chairman Zack Stamp – October 19, 2023 Board Meeting (Discuss Cancellation)

7. 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.

8. Announcement of Next Meeting – Regular Meeting on October 19, 2023.

Quorum Call for October 19, 2023.

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

9. Adjournment

### ***Staff Review***

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

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The second order of business is Public Comments for non-agenda items. The Public is provided three opportunities to speak during the meeting. This is the first time for the Public to speak on non-agenda items.

Each member of the Public will also be provided an opportunity to speak on each agenda item, and at the end of the Agenda, a final time to speak on any other matter will be provided.

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The third order of business is the consideration of the August 17, 2023 Regular Meeting Minutes.

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

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**The sixth order of business is an Executive Session of the Board of Supervisors, which is closed to the Public. The sole purpose of the Executive Session is to discuss a settlement proposal in case number 20-CA-4147, and related appeal.**

**The discussion occurring at the private attorney-client session must be confined to settlement negotiations or strategy related to litigation expenditures. At the end of the attorney-client session, the Board will re-open the Regular Meeting and consider any actions that may be needed, as a result of the discussion at the attorney-client session.**

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

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

Yours sincerely,

**Flow Way Community Development District**



James P. Ward  
District Manager



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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 17, 2023, 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:**

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

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**Also present were:**

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

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**Audience:**

Lynn Hyduk

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

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

Chairperson Stamp reviewed public comment protocols.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**July 20, 2023 – Regular Meeting Minutes**

49  
50 Chairperson Stamp asked if there were any additions, deletions, or corrections for the Minutes; there  
51 were none.

52  
53 **On MOTION made by Bart Bhatla, seconded by Ron Miller, and with all**  
54 **in favor, the July 20, 2023, Regular Meeting Minutes were approved.**

55  
56 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10**

57  
58 **Consideration of Resolution 2023-10 a Resolution of the Board of Supervisors of the Flow Way**  
59 **Community Development District; Authorizing the Extension of the Maturity Date of the District's**  
60 **Taxable Revenue Note, Series 2022, from October 28, 2023 to May 1, 2024; Providing that the**  
61 **Payment of the Principal of and Interest on the Note will be further secured by the District's**  
62 **Operation and Maintenance Special Assessments for the District's Fiscal Year beginning October 1,**  
63 **2023; Approving the Form of a First Amendment to Loan Agreement and an Allonge to Note;**  
64 **Authorizing the Execution of the First Amendment to Loan Agreement and Allonge to Note; Providing**  
65 **a Severability Clause; Providing for Conflict and Providing an Effective Date**

66  
67 *Mr. Ward: This resolution is an extension of our existing Truist note, to extend the maturity date from*  
68 *October 28, 2023 to May 1, 2024. It is the same rate that we have on the existing note, which is 4.92%.*  
69 *We will pay interest on the closing date, tomorrow, and will pay interest again, and the principal when it*  
70 *comes due on May 1, 2024. The reason I am requesting you do this is because when I did my last cash*  
71 *flow projections after the last board meeting, we were seriously going to be in some hot water with*  
72 *respect to having cash to operate through October, November, and December of this year. Rates have*  
73 *gone up tremendously from what we were at when we did this, so they are extending a courtesy to us to*  
74 *extend this note as of that date. That is the reason for it, the Resolution is in order. There is a First*  
75 *Amendment to the Loan Agreement, an Allonge to the Note itself, and a Certificate from the District*  
76 *extending the term of the Note at a rate of 4.92%.*

77  
78 Discussion ensued regarding the clarification of the interest rate of 4.92%, and the one-year note, and  
79 all cash was paid upfront - \$500,000.00, and we could not do in tranches, so to speak, and then we just  
80 repay it when the Note comes due. It's not a revolving loan.

81  
82 Chairperson Stamp asked the difference between the loan versus a line of credit.

83  
84 Mr. Ward indicated that a line of credit really does not work in government.

85  
86 Chairperson Stamp asked if there were any additional questions; hearing none, he called for a motion.

87  
88 **On MOTION made by Martinn Winters, seconded by Ron Miller, and**  
89 **with all in favor, Resolution 2023-10 was adopted, and the Chair was**  
90 **authorized to sign.**

91  
92 **FIFTH ORDER OF BUSINESS**

**Staff Items**

- 93  
94 **I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**  
95 **a. Memo on Legislative updates**

96  
97 *Mr. Pawelczyk: The one item we have on the Agenda is the Legislative update. There is really not a*  
98 *whole lot that happened in the 2023 Legislative Session that's of real interest to you as Board*  
99 *Members and to this District, except for the ethics training statute which will require you to do 4*  
100 *hours of ethics training starting January 1, 2024 for the next calendar year. Within the Legislative*  
101 *update, the only item worth mentioning deals with the punch list on contracts the District enters*  
102 *into with contractors. What this statute does is, if we have a contract that says we pay 20%*  
103 *deposit and 80% when the project is completed and accepted by the District, this statute requires a*  
104 *methodology to be included in the agreement to deal with the punch list items on a particular*  
105 *project and how to calculate those punch list items so the District would only be able to hold back*  
106 *150% of the cost of the punch list and essentially not be able to hold the contractor accountable*  
107 *until he finished the project. It benefits contractors in a way that they get more money in their*  
108 *pocket quicker. It hurts Districts who need to get the contractor to come back to finish the punch*  
109 *list and sometimes the only way we can do that is if there are significant funds outstanding. We*  
110 *are going to be working on an agreement provision we can include in the agreement that best*  
111 *protects the District under this new statute.*

112  
113 Discussion ensued regarding the ethics training requirement which would begin January 1, 2024.

114  
115 *Mr. Pawelczyk: One of the tasks that I've been working on is the easements we need to obtain*  
116 *from the Association. As you might imagine, there are multiple plats, and multiple parcels. My*  
117 *office has drafted a draft of that easement which we are going to expand upon a little bit, to make*  
118 *sure that the CDD has drainage, irrigation, and retention easements over all the roadways, and*  
119 *that we have easements for any other public infrastructure, for instance at the entrance parcels.*  
120 *The District Engineer is putting together a list of those parcels, and we are going to include those in*  
121 *the easement. I think that will be able to be circulated sometime next week, at least the easement*  
122 *form, as Jimmy works on these parcels. We will circulate that to the HOA attorney with the hope*  
123 *of getting phase 1 of the conveyances done as quickly as possible. This would not include any of*  
124 *the preserve areas. This is really just to make sure we have easement rights over common area*  
125 *parcels. We can send it to the entire Board if you like, and if you have any comments, you can send*  
126 *it back.*

127  
128 *Chairman Stamp: Mike, is this a reciprocal – are we giving the HOA easement rights over anything?*

129  
130 *Mr. Pawelczyk: If we are, we haven't been asked for that.*

131  
132 *Mr. Ward: It's unlikely we will need to do that because they actually have underlying fee title*  
133 *ownership over move the land, and we are the owners of the easements.*

134  
135 *Mr. Pawelczyk: Remember, the reality is the better way of doing this would have been to convey*  
136 *the parcels to the District. I don't know what the history was there, but it appears they are doing*  
137 *everything by easement, but I would say the preferred way would have been if the District owned*  
138 *those parcels rather than granted easements. At this point, Jim informed me there's restrictions*  
139 *and the declaration of covenants that govern how the HOA is run and to convey those parcels to*  
140 *the district would require a 51% signoff of all those owning property within the District and, as you*  
141 *might imagine, that would be cost prohibitive and difficult, if not impossible, to obtain. So we are*  
142 *going the easement route which gives us the rights we need to continue to maintain and improve*

143 *those particular parcels. And that's all I have for today, unless there are any other questions for*  
144 *me.*

145

146 *Chairman Stamp: Sounds like you're done – okay, thank you.*

147

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

149 **a. Status Report on Appeal**

150

151 *Chairperson Stamp: Jessica is here. We can just hold until we have the shade session.*

152

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

154 **a. Engineer's Report**

155 **1. Strategic Operational Plan**

156 **2. Prior Board Inquiries**

157

158 *Mr. Jimmy Messick: We are still ongoing with Ecologic Services where we are maintaining the*  
159 *lakes, targeting the lilies as they pop up. Broad leaf weeds and vines were removed from the*  
160 *cord beds, and we are hoping the continual rains will help flush out some of the exotics and clean*  
161 *up the algae problems we've had during the dry season. At the landscape, we've installed 7,000*  
162 *new plants and mulch at the front entrance. We've trimmed some of the palm trees. We've*  
163 *installed the everglades pine straw mulching in the median last month. For the irrigation pump*  
164 *house, we've installed two cameras with a Wi-Fi router just for security purposes. We also*  
165 *installed two solar cameras at the front entrance fountain because of the vandalism we've had*  
166 *over the summer. We're hoping that helps prevent any further vandalism and makes it easier to*  
167 *secure those two areas. The irrigation filter was delivered and installed at the irrigation*  
168 *pumphouse. It has been completed and is up and running, so we are back to full power for the*  
169 *pumphouse irrigation filters. I am working on a CIP amendment that includes costs for*  
170 *maintaining the pumphouse per the pump reps' recommendations. Next month will be motor*  
171 *restorations, pump restorations, replacements, gaskets, heat exchange, surge protectors, stuff*  
172 *like that for which we are coming up on the five to ten year marks. Some of the projects we have*  
173 *been overseeing that have been completed this month: we installed the no trespassing signs per*  
174 *the Board's directions. 28 signs were installed around critical areas that were identified. Within*  
175 *the first couple of weeks of installation we had visitors in our preserves and Collier County gave*  
176 *us a call and they were able to go onto the preserves and apprehend the trespassers, so kudos to*  
177 *the Board and us for getting the signs up and installed. The signs did what they were supposed*  
178 *to do. The perimeter fence repair, unfortunately they were unable to complete it, they had to*  
179 *reschedule. They are now scheduled for August 22, and they will finish replacing the pedestrian*  
180 *gate that had the broken lock. The last thing worth noting is, yesterday one of the recharge*  
181 *pumps went down. Luckily, we had purchased a backup pump and we were able to install the*  
182 *backup pump, so we were able to keep up with our recharge flow and the pump manufacturer is*  
183 *looking to see if any part of the pump is salvageable or if we are going to have to order another*  
184 *backup pump. I did include some pictures of some of the improvements that have been made in*  
185 *appendix c showing the trespassing signs, the annuals at the front entrance, some of the tree*  
186 *trimming, the cameras installed and so forth. I want to commend our field operations for getting*  
187 *some of this stuff done.*

188

189 *Chairperson Stamp: You want to address the South Florida Water Management District drive by*  
190 *the other day?*

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*Mr. Messick: Jim got a call the other day, apparently an inspector had gone out to the preserves and noticed there were exotics and noticed us in writing with a letter.*

*Mr. Ward: I got an email a couple of days ago from South Florida Water Management District that essentially indicated that the District has not filed its reports pursuant to the terms and conditions of the existing South Florida Water Management District permit. That permit is in the name of both the CDD and the homeowner's association. We both have that permit. That is slightly different than what the Corps permit is like. The South Florida Water Management District permit's reporting requirements generally mirror those reporting requirements that are in the Corps permit related to the exotic removals in the external/internal preserves. There are obviously some other minor reporting requirements in there also. We have been now put on notice that the South Florida Water Management District will basically put our permit into a noncompliance state as of the end of this month. That likely triggers written notice to us of the deficiency in the reporting under that permit and may trigger other aspects of notification relative to fines, etc., that we may get under that permit. I forwarded you all a copy of the email yesterday that indicated they will put it into noncompliance if they do not receive the monitoring reports. An individual by the name of Matthew Brocias (ph) sent the email. I don't know who he is, and I've never heard of this individual before.*

*Mr. Kleck: What is the cost of submitting the reports to South Florida Water Management District.*

*Mr. Ward: The reporting under this permit was the same reporting that we were doing under the Corps permit, so you recall we had an environmental engineer we hired a few years ago. We had a vendor onsite once a year that was doing the exotic removal in the preserves, and between the two of them they prepared the reports, and those reports were basically sent to South Florida and the Army Corps of Engineers. At that time, we were spending roughly \$220,000 dollars a year on the permitting and the removal of the exotics and the reporting required under those permits. That obviously was the subject of our budget debates for the last few years and removal of all of that from that process, but that's what we were spending. The \$200,000 dollars is no magic number. It was tied basically to the Corps requirements. I'm sure we could lessen that if need be or increase it as need be. Obviously, we don't have the money in the current year's budget, and it's been moved to our contingency for 2024.*

*Mr. Kleck: What would you say would be the answer to this request from us to get SFWMD off our back?*

*Mr. Ward: My opinion is to go back to starting to not only do the work, but then do the reporting requirements for South Florida, which then dovetail into the Corps permit.*

*Chairperson Stamp: Keep in mind, the HOA and we are in this together. We may be able to split the costs. I've had some conversations with Dave Boguslawski. He's read this letter.*

*Mr. Ward: South Florida's mode of operandi generally is, if you don't respond to a noncompliance letter, they will then send you a letter which starts a per diem fine until you bring it back into compliance. Those are generally hefty numbers. They don't enforce the fine unless*

238 *you choose not to do anything. I have not responded at this point. I basically received this*  
239 *yesterday.*

240  
241 *Mr. Bhatla: Do you plan to respond?*

242  
243 *Mr. Ward: Based upon what you tell me today, the answer is yes. What I'm going to say, I don't*  
244 *know yet.*

245  
246 *Chairperson Stamp: We've got other questions that need response today.*

247  
248 *Mr. Ron Miller: Will there be an official letter of noncompliance we will receive?*

249  
250 *Mr. Ward: It will be a noncompliance letter to follow probably next month if we do not respond.*  
251 *It will go out of compliance at the end of this month. It's only a couple of weeks away. If we*  
252 *don't respond, we will definitely get a noncompliance, and even if I do respond, I do need to tell*  
253 *them what we are going to do. If we are not going to go into compliance, if we are not going to*  
254 *do something, then I need to tell them that.*

255  
256 *Chairperson Stamp: My thought on this is to use Susan Martin, who we used with the Corps.*  
257 *Susan was the chief counsel for South Florida Water Management District. To have her help us*  
258 *craft whatever our response is and maybe give them a call and say, this is the history of why we*  
259 *got to this point, and we will work with you, but maybe not in the time frame that you give us. I*  
260 *would hope that the Board would authorize us to engage Susan.*

261  
262 *Mr. Bhatla: I am not sure we need any counsel on that. If you get a noncompliance fee you have*  
263 *to explain how you are going to get it into compliance and I think that will essentially suffice.*  
264 *Our engineer will do that.*

265  
266 *Mr. Ward: I will help a little bit, but I think it will be a good idea to have Susan provide some*  
267 *color to South Florida Water Management District on what has been going on for the last two*  
268 *years and whatever you decide today, say just that, and then we might forestall a*  
269 *noncompliance letter with a fine in it initially. I think it doesn't hurt to have her make the phone*  
270 *call and provide some color around this issue, but beyond that we all need to decide what we are*  
271 *going to do after that.*

272  
273 *Mr. Winters: Could we at some point get South Florida Water Management District to help us*  
274 *with our claim.*

275  
276 *Mr. Ward: I don't think so.*

277  
278 *Ms. Tolin: We initially filed, but they ultimately dismissed the petition early on.*

279  
280 *Chairperson Stamp: It wasn't on merit, it was on the fact that the time period for an appeal had*  
281 *expired by the time we took over the Board.*

282  
283 *Ms. Tolin: But in terms of permit conditions, I don't know if they would change them based on*  
284 *that official act.*

285

286 *Mr. Bhatla: I actually looked at the permit and it was assigned to us in March 2021, I think. I*  
287 *think we need to get used to the fact that we are the permit holder along with the HOA and we*  
288 *need to comply. Any other alternatives, it could be separate, because I don't think there is any*  
289 *sense in fighting with South Florida Water Management District.*

290  
291 *Chairperson Stamp: I agree with that. I think Susan can help guide us and get us some more*  
292 *time and an idea of how much we have to do.*

293  
294 *Mr. Bhatla: The other thing we need to know is how much we are spending on remediation and*  
295 *how much are we spending on monitoring. The two components of cost. And how long until we*  
296 *can be free of the remediation obligation.*

297  
298 *Mr. Ron Miller: With respect to sharing this with the HOA, it comes out of the same pockets in*  
299 *the end. The only distinction (indecipherable) figure out something reasonable in that regard.*  
300 *The second thing that comes to mind is, this individual that sent the email to Jim is unlikely to be*  
301 *aware of the history of the whole thing and that should be considered when responding. We are*  
302 *talking about noncompliance here. Just to show we have interest, but also (indecipherable). At*  
303 *the time the permit was transferred to us, it was also in noncompliance, so why would you be*  
304 *angry with us and expect us to do remedial work when it was given to us like this. It should have*  
305 *been in compliance before it was given to us.*

306  
307 *Mr. Kleck: I agree with Ron. Perhaps inviting her to come here and explain to us, and so we can*  
308 *explain to her, why we are not in compliance.*

309  
310 *Chairperson Stamp: Jessica, I think she has a pretty good handle on this from the briefings we did*  
311 *with the Corps.*

312  
313 *Ms. Tolin: Yes, she has an extensive background on this. As far as I know she has not seen this*  
314 *letter yet, but on the background of the permit she has knowledge of.*

315  
316 *Chairperson Stamp: I wanted to make sure the Board is comfortable moving forward with her.*  
317 *Jessica has been the primary contact with the Corps stuff, so we will allow her to make the*  
318 *contact with Susan.*

319  
320 *Ms. Tolin: You mean contact Susan? Yes, I can do that.*

321  
322 *Mr. Miller: I wouldn't rule out the possibility of making this individual aware that there*  
323 *organization was aware of noncompliance, at the time, so cut us some slack, have an open mind,*  
324 *and maybe help us get some funds to bring it into compliance before we are responsible to take*  
325 *it over. It seems unjust to hand us something in noncompliance and tell us to put it in*  
326 *compliance. Seems to be over the top.*

327  
328 *Chairperson Stamp: We don't know if this guy that sent the email is just a field inspector or a*  
329 *manager. Some of us think Taylor Morrison may have asked him to drive by and take a look.*  
330 *Susan Martin would know if we are addressing this problem with a field inspector or an intern, or*  
331 *someone else.*

332

333 *Mr. Bhatla: It shouldn't come as a surprise to us. We have to be on top of this and take care of*  
334 *the District. We are operating an environmental business.*

335  
336 *Chairperson Stamp: We have the potential to have several things pending down the road with*  
337 *South Florida Water Management District and we really don't want to have a hostile relationship*  
338 *with them.*

339  
340 Discussion ensued regarding not wishing to have a hostile relationship with SFWMD; and having  
341 Jessica Tolin contact Susan Martin to speak with SFWMD.

342  
343 *Mr. Winters: Does the permit with SFWMD also contain language about an escrow fund.*

344  
345 *Mr. Bhatla: Yes.*

346  
347 *Mr. Winters: Has anyone approached SFWMD and asked if SFWMD would be willing to help the*  
348 *District get Taylor Morrison to put up the escrow fund. He asked if it was too late to raise the*  
349 *issue.*

350  
351 *Mr. Miller: I approached SFWMD as a citizen and had several phone conversations with*  
352 *someone in a high position and explained to her what was going on and also that we did not*  
353 *approve the Taylor Morrison turnover. She was well aware of the issue. Plus followed up by*  
354 *maybe 50 to 100 letters were sent, that SFWMD received from residents.*

355  
356 *Mr. Winters: That's what I'm remembering. I'm remembering somebody tried to get them to*  
357 *help us and basically, they blew us off. I'm just wondering now if we could recite that back to*  
358 *them that we came to them for help originally, we were underfunded to begin with, we continue*  
359 *to be underfunded, we are going to have to tax our residents to fulfill somebody else's*  
360 *obligation, can you at least give us more time.*

361  
362 *Ms. Tolin: I think Susan Martin would be the one that would be able to help guide through those*  
363 *issues as well because that's a part of what we have engaged with.*

364  
365 *Mr. Winters: I think it's good background that we tried to engage them, and they were MIA.*

366  
367 *Mr. Miller: Part of that letter down the path of this request is being made from that time when*  
368 *we were outvoted three to two to make that request in the first place and made them clearly*  
369 *aware that the Board was going to be turned over in 60 days to the residents so that at that time*  
370 *(indecipherable).*

371  
372 *Mr. Bhatla: It was my understanding that Susan Martin was engaged, and she was going to*  
373 *produce a white paper to outline this tragedy for us. She was going to give us guidance on where*  
374 *we stand. If we haven't done that, I think we should be thinking about having an environmental*  
375 *attorney on board to give us the guidance that we have the permits, what's our path forward,*  
376 *what we can do, what we should do. Without that I think we are going to continue to have*  
377 *difficulties. Nothing emotional about it. We have a permit we have to comply with. What are*  
378 *our options? Susan should be able to help us on the short term and eventually be able to talk*  
379 *about if we get an environmental attorney. When it came up that she was going to be assisting,*  
380 *I had to ask the question, is she retained as legal counsel, or is she assisting as an environmental*



381 *consultant? It should be the task to put forth some sort of a white paper, otherwise we don't*  
382 *know what the contribution is. All I know is that she arranged a meeting, and the outcome was*  
383 *(indecipherable). So, we are in the dark. Everybody is in the dark. Everybody is more emotional.*  
384 *I think Susan can be tasked to lay out, describe it, in the short term.*

385  
386 *Chairperson Stamp: I think we are all in agreement for the short term.*

387

388 **IV. District Manager – JPWard & Associates, LLC**

389 **a. Financial Statements for the period ending July 31, 2023 (unaudited)**

390

391 No report.

392

393 **SIXTH ORDER OF BUSINESS**

**Executive Session**

394

395 **Executive Session of the Board of Supervisor's (Closed to the Public) – Estimated time for Session is**  
396 **one (1) hour, after which the Board of Supervisors will open the Regular Meeting and take up any**  
397 **actions that may be needed from the Executive Session.**

398

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

402

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

406

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

410

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

413

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

416

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

419

420 Chairperson Stamp announced the Board would now go into executive session.

421

422 *Mr. Ward: The District will now go into an executive session. The time for the executive session is*  
423 *estimated to be one hour to discuss the settlement proposal relative to the Flow Way CDD lawsuit, file*  
424 *number 20-CA-4147 and its related appeal. The members attending will be Zack Stamp, Ron Miller, Tom*  
425 *Kleck, Martinn Winters, Bart Bhatla, myself as District Manager, and Jessica Tolin as the District Attorney*  
426 *and a court reporter. At the close of the session, we will reopen, and consider any additional items or*  
427 *motions considered necessary by the Board. I will turn off the video for the moment and I will turn the*  
428 *video back on as soon as we go back into regular session.*

429  
430 The recording stopped here and restarted following the executive session.

431  
432 *Chairperson Stamp: Okay, we are back in open session. The time is 3:08 p.m. The executive session is*  
433 *over.*

434  
435 *Ms. Tolin: I would like to request another Executive Session for the September Board Meeting. The*  
436 *estimated time for the session would be one hour, after which the Board Supervisors would open the*  
437 *regular meeting and take up any actions needed. The purpose of the Session would be to discuss the*  
438 *settlement proposal relative to the CDD’s lawsuit and related appeal. The expected attendees would be*  
439 *Board Members Winters, Kleck, Stamp, Miller, Bhatla, and the District Manager Jim Ward, and myself, or*  
440 *Greg Woods, as well as a court reporter. A transcribe will be filed with the District Attorney and will*  
441 *remain sealed until the lawsuit has concluded.*

442  
443 **SEVENTH ORDER OF BUSINESS** **Supervisor’s Requests**

444  
445 Chairperson Stamp asked if there were any Supervisor’s Requests; there were none.

446  
447 **EIGHTH ORDER OF BUSINESS** **Public Comments**

448  
449 **Public Comments: Public comment period is for items NOT listed on the Agenda, comments are**  
450 **limited to three (3) minutes per person, assignment of speaking time is not permitted, however the**  
451 **Presiding Officer may extend or reduce the time for the public comment period consistent with**  
452 **Section 286.0114, Florida Statutes**

453  
454 Chairperson Stamp noted there were no members of the public present.

455  
456 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

457  
458 **Announcement of Next Meeting – Regular Meeting September 21, 2023**

459  
460 **TENTH ORDER OF BUSINESS** **Adjournment**

461  
462 The meeting was adjourned at approximately 3:09 p.m.

463  
464 **On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all**  
465 **in favor, the Meeting was adjourned.**

466  
467 Flow Way Community Development District

468  
469  
470  
471  
472 \_\_\_\_\_  
473 James P. Ward, Secretary Zack Stamp, Chairperson

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
September 2023**

**Board Meeting  
September 21<sup>st</sup>, 2023**

Prepared For:

**Board of Supervisors**

Prepared By:



Calvin, Giordano & Associates, Inc.

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**A SAFEbuilt® COMPANY**

CGA Project No. 21-4271  
September 21<sup>st</sup>, 2023

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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APPENDIX D	SOLITUDE WATERWAY INSPECTION REPORT (Aug 2023)
APPENDIX E	GHD WATER QUALITY MONITORING REPORT (July 2023)

**I. PURPOSE**

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

**II. CURRENT ITEMS**

The following items are currently outstanding:

1. Strategic Operational Plan
2. Prior Board Meeting Inquiries
3. SFWMD Env. Resources Permit No. 11-02031-P Compliance Status

## **1. Strategic Operational Plan**

### Current Assets

- Lake Maintenance
  - Aquatic lake and wetland plant Vendor – Lilies continue to be targeted as needed. Cordgrass beds have been affected by drier than normal conditions and regular rainfall would benefit growth. Aquatic vendor treating weeds along shoreline and in cordgrass beds, algae in lakes, and lilies if necessary.
  - Solitude Waterway Inspection Report (Aug 2023) – See Appendix D for copy of quarterly report. Management summary provides observations, and we are aware of the deficiencies. Vendor is being switched in FY2024 (Oct. 1) with increased personnel and treatments in budget.
  - GHD Services, Inc. (Water Quality Sampling) – June 2023 – No outstanding WQ issues currently. However, due to cyclic trends identified for DO and nutrients, increased visual investigations and treatments are needed by lake maintenance company for algae growth during summer months is recommended. (See Appendix E for copy of WQ Report)
- Landscape Maintenance
  - Palm Trees trimming in complete.
  - Everglades Pine Straw (mulching) – Scheduled for October/November.
  - Fakahatchee grass trimming along Immokalee canal bank scheduled for early October.
- Irrigation Pump Station
  - New Irrigation Filtration System on pump installed and operating at normal conditions.
  - MRI Underground Services (chemical treatment for re-use irrigation) – no treatment needed.
- Entrance Features
  - Pedestrian sidewalk along Immokalee pressure washed.
  - West Fountain electrical and cooling fans at both pump stations replaced.
  - Pavers sprayed with herbicide to prevent weeds.
  - Mole crickets treated at front entrance median by landscape vendor and second treatment scheduled for first week of September.

## Projects

- 44 dead and hazardous trees cut down in external preserves to prevent pedestrian path safety hazard.
- Perimeter Fence Repair at nature trail (east) completed and ped gate removal (west) completed.
- Lakes 18 & 19 re-graded to meet permit slope requirements (portions under warranty and completed by lake bank vendor).



- Metro Pumping Systems (preventative pump maintenance) – Filter installation started August 3<sup>rd</sup> (before schedule) and completed 8/7/23 (operational phase).



**2. Prior Board Meeting Inquiries**

None

**3. SFWMD Env. Resources Permit No. 11-02031-P Compliance Status**

The District received an email from South Florida Water Management District (SFWMD) on 8/15/23 notifying the District of the wetland monitoring reports required for the offsite northern preserves (areas 4 & 5) being past due. This permit is jointly in both the CDD and HOA's name and covers the external preserve maintenance, monitoring, and reporting.

The staff has re-engaged our environmental consultant Hugh Dinkler, along with Susan Martin to begin discussions with SFWMD on the next steps to bring the permit back into compliance, and to discuss with SFWMD the CDD's request to prevent the permit from being placed in a non-compliance state. As of now, SFWMD has not signed off/certified completion of areas 4 & 5 and our team is scheduled to discuss with SFWMD a proposed monitoring schedule and timing on a plan to bring the permit into compliance. The meeting is scheduled for September 15<sup>th</sup>, and staff will provide an update during our Board Meeting on the results of that discussion.

Once we have an agreed upon plan for maintenance, monitoring and reporting external preserves to keep the permit in compliance, we can develop a multi-year budget that will be presented to the Board.

PERMITTING

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Application Withdrawn/Closed for Uploads
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Site Inspection – Add Application Type

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permittee-Constructed by</b>	<b>Current Status</b>
Esplanade G&CC of Naples Ph 1 Amenity Center - Utility Acceptance	PL20140000736	11/28/17	11/28/18	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021; Was submitted originally as a Site Improvement Plan (SIP) under PL20130002186. The Final Utility Conveyance was approved on 7/13/21. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples Amenity Center Phase 2B -- Utility Acceptance	PL20160000757	11/02/16	11/02/17	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000757 Esplanade Golf & Country Club Amenity Site was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$7,061.41 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000600 Esplanade Golf & Country Club SDP 2 Golf Course Maintenance Facility was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$5,122.27 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade Golf and Country Club of Naples - Phase 5 (SDPA)	PL20190002869	12/16/19	03/26/23	TAYLOR MORRISON ESPLANADE NAPLES LLC	Complete – Closed for Uploads

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf & Country Club – Driving Range Improvements	PL20230001832	02/02/2023		ESPLANADE GOLF & COUNTRY CLUB OF NAPLES INC	Complete – Add Application Type

\*Additional Collier County permits completed, available upon request.

### III. ENGINEER’S REPORT COMPLETE

By: \_\_\_\_\_

By: James Messick, P.E.  
District Engineer

State of Florida Registration No. 70870

# APPENDIX A

## LOCATION MAP



**Calvin, Giordano & Associates, Inc.**

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

## **APPENDIX B**

### **LEGAL DESCRIPTION**

All of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PLAT, according to the plat thereof, as recorded in Plat Book 53, Pages 1 through 64, include all subsequent plat revisions and amendments in the Public Records of Collier County, Florida.



## APPENDIX C ASSET IMPROVEMENT PICTURES



Washout behind residential homes need to be repaired. Covered under warranty.



New fencing behind west preserves.



Front entrance landscaping.



Lake bank slope regraded.





New canister filter in the pump house.



New canister filter in the pump house.



New annuals installed at front entrance.



New annuals installed at front entrance.



Sidewalk along the east and west entrance after being pressured washed.

## **APPENDIX D**

### **SOLITUDE WATERWAY INSPECTION REPORT (Aug 2023)**

# SOLITUDE

LAKE MANAGEMENT



## Flow Way Community Development District Waterway Inspection Report

---

**Reason for Inspection:** Routine Scheduled - Qua

**Inspection Date:** 2023-08-15

**Prepared for:**

**Flow Way Community Development District**

**2301 Northeast 37th St.**

**Ft. Lauderdale, FL 33308**

**Prepared by:**

Bailey Hill, Aquatic Specialist

[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)

888.480.LAKE (5253)

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**Site: 1**

**Comments:**

Requires attention

Shoreline needs treatment for vines and willow. Needs treatment for overgrowth of Illinois pondweed and surface algae. Normal growth of spatterdock observed.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 2**

**Comments:**

Requires attention

Littorals need spot treatment for overgrowth of vines. Needs treatment for overgrowth of Illinois pondweed and spatterdock.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 3**

**Comments:**

Requires attention

Needs treatment for overgrowth of torpedograss in littorals. Needs treatment for spatterdock.

**Action Required:**

Re-inspect next visit

**Target:**

Torpedograss





**Site: 4**

**Comments:**

Requires attention

Treatment for shoreline weeds was evident. Needs treatment for overgrowth of spatterdock and bladderwort. Algae accumulation is likely due to floating submersed.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 5A**

**Comments:**

Normal growth observed

Needs treatment for overgrowth of shoreline weeds. Overgrowth of fanwort and bladderwort observed as well. Minor algae accumulation observed likely due to floating submersed.

**Action Required:**

Re-inspect next visit

**Target:**

Floating Weeds



**Site: 5B**

**Comments:**

Requires attention

Needs treatment for overgrowth of shoreline weeds. Overgrowth of fanwort and bladderwort observed as well. Minor algae accumulation observed likely due to floating submersed.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation





**Site: 6**

**Comments:**

Requires attention

Treatment for shoreline weeds was evident. Needs treatment for overgrowth of spatterdock. Minimal surface algae observed.

**Action Required:**

Re-inspect next visit

**Target:**

Floating Weeds



**Site: 7**

**Comments:**

Requires attention

Needs treatment for overgrowth of torpedograss on northeast end of the lake bank. Some normal growth of chara observed.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds



**Site: 8**

**Comments:**

Requires attention

Shoreline is well maintained. Needs treatment for overgrowth of spatterdock and bladderwort.

**Action Required:**

Re-inspect next visit

**Target:**

Floating Weeds





**Site: 9**

**Comments:**

Treatment in progress  
 Shoreline is well maintained.  
 Spatterdock appears to be dying off. Minimal algae accumulation observed.

**Action Required:**

None at this time

**Target:**

Floating Weeds



**Site: 10**

**Comments:**

Requires attention  
 Significant amounts of gulf spikerush appear to be dying.  
 Needs treatment for spatterdock.  
 Overgrowth of bladderwort needs treatment.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 11**

**Comments:**

Requires attention  
 Needs treatment for significant growth of weeds in large shelf.  
 Some bladderwort observed, monitor and treat as needed.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds





**Site: 12**

**Comments:**

Requires attention

Needs treatment for overgrowth of shoreline weeds. Some spatterdock observed. Needs treatment for overgrowth of bladderwort.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 13**

**Comments:**

Requires attention

Needs spot treatment for shoreline weeds in littorals, some treatment was evident. Needs treatment for overgrowth of Illinois pondweed.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 14**

**Comments:**

Requires attention

Some shoreline treatment was evident, needs follow up to treat remaining growth. Needs treatment for overgrowth of bladderwort.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation





**Site: 15A**

**Comments:**

Requires attention

Needs treatment for overgrowth of shoreline weeds. Minor bladderwort observed, monitor and treat as needed. Lot line erosion occurring.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds



**Site: 15B**

**Comments:**

Requires attention

Treatment for shoreline weeds was evident, needs follow up to treat remaining growth. Needs treatment for overgrowth of bladderwort.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 16**

**Comments:**

Normal growth observed

Treatment was evident for shoreline weeds. Needs follow up treatment for minimal remaining growth.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds





**Site: 17**

**Comments:**

Normal growth observed

Minimal growth noted along shoreline. Chara appears to be dying off and is likely contributing to the minor surface algae.

**Action Required:**

Re-inspect next visit

**Target:**

Surface algae



**Site: 18**

**Comments:**

Normal growth observed

Treatment for shoreline weeds was evident. Some algae observed likely from previous chara treatment. Chara is dying off.

**Action Required:**

None at this time

**Target:**

Surface algae



**Site: 19**

**Comments:**

Normal growth observed

Needs treatment for overgrowth of shoreline weeds in south end. Some spatterdock observed Chara appears so be dying off. Continue to monitor and treat as needed.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds





**Site: 20**

**Comments:**

Requires attention

Treatment for shoreline weeds was evident. Needs follow up treatment for torpedograss. Needs treatment for overgrowth of chara. Minimal surface algae.

**Action Required:**

Re-inspect next visit

**Target:**

Muskgrass



**Site: 21**

**Comments:**

Requires attention

Littorals need to be spot treated for overgrowth of torpedograss. Needs treatment for overgrowth of chara. Minimal surface algae noted.

**Action Required:**

Re-inspect next visit

**Target:**

Muskgrass



**Site: 22**

**Comments:**

Requires attention

Minimal growth notes on shoreline. Needs treatment for overgrowth of surface algae as a result of the submersed treatment.

**Action Required:**

Re-inspect next visit

**Target:**

Surface algae





**Site: 23**

**Comments:**

Requires attention

Significant growth of shoreline weeds observed in littorals. Some treatment was evident. Treatment for spatterdock is in progress. Mild erosion in SE cove of lake.

**Action Required:**

Re-inspect next visit

**Target:**

Shoreline weeds



**Site: 24**

**Comments:**

Normal growth observed

Treatment for shoreline weeds was evident. Needs follow up treatment to target remaining growth. Needs treatment for spatterdock

**Action Required:**

Re-inspect next visit

**Target:**

Floating Weeds



**Site: 25**

**Comments:**

Requires attention

Shoreline treatment was evident. Chara growth was treated and is likely resulting surface algae accumulation. Needs treatment for surface algae.

**Action Required:**

Re-inspect next visit

**Target:**

Surface algae





**Site: 26**

**Comments:**

Requires attention

Minimal shoreline weeds notes. Needs treatment for surface algae and overgrowth of fanwort. Lot line and pool drain erosion occurring.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site: 27**

**Comments:**

Requires attention

Shoreline weed treatment evident, needs follow up treatment to target remaining growth. Needs treatment for overgrowth of spatterdock.

**Action Required:**

Re-inspect next visit

**Target:**

Floating Weeds



**Site: FW1**

**Comments:**

Requires attention

Needs treatment for overgrowth of torpedograss. Illinois pondweed, bladderwort, and spatterdock also need treatment for overgrowth.

**Action Required:**

Re-inspect next visit

**Target:**

Submersed vegetation



**Site:** FW2**Comments:**

Requires attention

Needs treatment for overgrowth of torpedograss and spatterdock. Some surface algae accumulating on dead submerged

**Action Required:**

Re-inspect next visit

**Target:**

Floating Weeds

**Site:** FW3**Comments:**

Treatment in progress

Treatment for shoreline weeds was effective. Spatterdock appears to be treated. May need additional treatment to target remaining growth

**Action Required:**

Re-inspect next visit

**Target:**

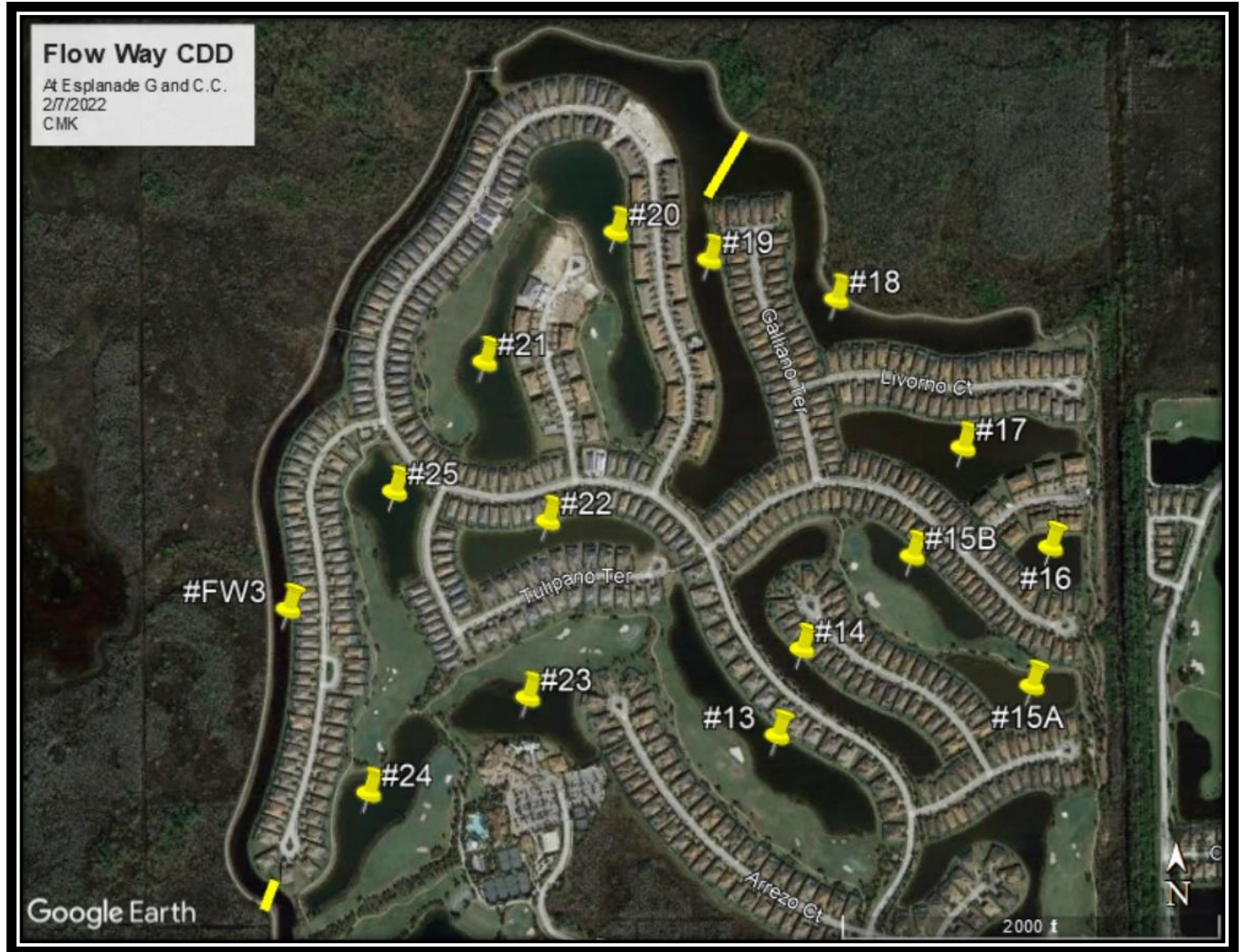
Floating Weeds

**Management Summary**

- The lakes system as a whole needs significant improvement to maintain its integrity. My observations are listed below:
- Overgrowth of shoreline weeds was noted in multiple sites. Some targets include torpedograss, willow, vines, fleabane, etc. Most areas that were treated need additional treatment to target any remaining growth.
- The majority of ponds that require attention are those with floating aquatic vegetation growth, specifically spatterdock. While spatterdock is a native plants and small regulated amount of it are beneficial to a lake, if it is not maintained properly, it can cover entire lakes. Significant amounts of submersed vegetation were observed during this inspection as well and are likely contributing to algae accumulation. The most common types of submersed vegetation observed were bladderwort and chara.
- Many of the lakes do not have good coverage of littorals high on the lake banks and this may be exacerbating the erosion issues noted during this inspection. Some lakes also had substantial washouts, lake 17 being a good example. Most of the erosion was found between homes where downspouts are located, the sheet flow from the concentrated runoff often causes this erosion. Some of the washouts were also likely from pool drains though this seemed much less common.
- The degree of water fluctuation these ponds experience between the wet and dry seasons may be the reason why there is not good coverage of littorals high on the lake banks. Some of the lake banks were also quite rocky and may not be conducive to littoral establishment, since it is a poor substrate.



Site	Comments	Target	Action Required
1	Requires attention	Submersed vegetation	Re-inspect next visit
2	Requires attention	Submersed vegetation	Re-inspect next visit
3	Requires attention	Torpedograss	Re-inspect next visit
4	Requires attention	Submersed vegetation	Re-inspect next visit
5A	Normal growth observed	Floating Weeds	Re-inspect next visit
5B	Requires attention	Submersed vegetation	Re-inspect next visit
6	Requires attention	Floating Weeds	Re-inspect next visit
7	Requires attention	Shoreline weeds	Re-inspect next visit
8	Requires attention	Floating Weeds	Re-inspect next visit
9	Treatment in progress	Floating Weeds	None at this time
10	Requires attention	Submersed vegetation	Re-inspect next visit
11	Requires attention	Shoreline weeds	Re-inspect next visit
12	Requires attention	Submersed vegetation	Re-inspect next visit
13	Requires attention	Submersed vegetation	Re-inspect next visit
14	Requires attention	Submersed vegetation	Re-inspect next visit
15A	Requires attention	Shoreline weeds	Re-inspect next visit
15B	Requires attention	Submersed vegetation	Re-inspect next visit
16	Normal growth observed	Shoreline weeds	Re-inspect next visit
17	Normal growth observed	Surface algae	Re-inspect next visit
18	Normal growth observed	Surface algae	None at this time
19	Normal growth observed	Shoreline weeds	Re-inspect next visit
20	Requires attention	Muskgrass	Re-inspect next visit
21	Requires attention	Muskgrass	Re-inspect next visit
22	Requires attention	Surface algae	Re-inspect next visit
23	Requires attention	Shoreline weeds	Re-inspect next visit
24	Normal growth observed	Floating Weeds	Re-inspect next visit
25	Requires attention	Surface algae	Re-inspect next visit
26	Requires attention	Submersed vegetation	Re-inspect next visit
27	Requires attention	Floating Weeds	Re-inspect next visit
FW1	Requires attention	Submersed vegetation	Re-inspect next visit
FW2	Requires attention	Floating Weeds	Re-inspect next visit
FW3	Treatment in progress	Floating Weeds	Re-inspect next visit







## **APPENDIX E**

### **GHD WATER QUALITY MONITORING REPORT (July 2023)**

Our ref: 11225022-07

August 8, 2023

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

### Water Quality Monitoring – June 2023 – Flow Way CDD

Dear Mr. Bernard:

GHD Services Inc. (GHD) is pleased to present the results of the June 2023 water quality sampling services for the Flow Way and Lakes 7, 9, 12 and 18/19 - Flow Way CDD at Esplanade Golf and Country Club.

## 1. Water Quality Sampling – June 2023

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

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

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

The collected samples were capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc., in North Port, Florida. Benchmark EnviroAnalytical, Inc. is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses were conducted for 5-day biochemical oxygen demand (BOD), total suspended solids (TSS), total nitrogen, nitrogen speciation (ammonia, total Kjeldahl nitrogen [TKN], and nitrate + nitrite), total phosphorus, ortho phosphorus (field filtered) and chlorophyll- $\alpha$ .

All samples collected during the June 2023 sampling event were prepared and analyzed within the method required holding times. The laboratory data has been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached **Table 1**. The laboratory report is also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

## 2. Analytical Summary

The June 2023 sampling event represents the fifth sampling event for the select five (5) WQ Locations for Flow Way and is the second analysis for 2023. Laboratory results are displayed visually in the trend graphs, enclosed.

All sampling locations had relatively low water levels during the June 2023 sampling event. No visual evidence of algae was observed at any sampling location.

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

The average temperature of the sampling locations during the June 2023 sampling event was calculated to be 28.7°C, about 4.5 °C higher than the previous sampling event.

The average pH was 7.97 SU, relatively consistent with the previous sampling event.

The BOD concentration at sampling location FW-Lake 9 was closely monitored during the current sampling event due to a spike observed at the location during the previous February 2023 sampling event. The BOD concentration has decreased significantly (from 9.9 mg/L in February to 1.0 U mg/L in June) at this location and is now below detectable levels (below the method detection limit [MDL], noted by a “U” following the result). No sampling location during the June 2023 sampling event resulted in BOD concentrations in exceedance of the MDL. The spike observed at the FW-Lake 9 location during the February 2023 event is assumed to be an isolated occurrence.

The lowest concentration of DO was observed at FW-Lake 9 (42.9%), consistent with historical trends. The highest concentration of DO was observed at FW-Flow Way (69.2%). Since February, the concentration of DO has slightly increased at FW-Flow Way, remained relatively stable at FW-Lake 7, and has decreased at FW-Lake 9, FW-Lake 12, and FW-Lake 18/19. Sampling locations FW-Lake 12 and FW-Lake 18/19 display the lowest concentration of DO (%) for their respective lakes over the past five (5) sampling events. In general, it is suggested to maintain a DO concentration at least 4 mg/L in freshwater bodies to support a healthy environment and fish life. Three (3) of the five (5) sampling locations displayed DO concentrations just under 4 mg/L, (FW-Lake 12 [3.38 mg/L], FW-Lake 18/19 [3.87 mg/L], and FW-Lake 9 [3.32 mg/L]). Although these locations are considered “stressed” for DO, they are not hypoxic, which is defined as below 2 mg/L, or anoxic, which is defined as below 0.5 mg/L. Temperature and DO are inversely related. Therefore, DO is expected to fluctuate throughout the year, with the lakes displaying a higher, more abundant concentration of DO in the fall and winter, and a lower, more scarce concentration of DO in the spring and summer. GHD expects the concentration of DO to increase during the next sampling event and will continue to closely monitor the DO in all lakes to define trends.

Sampling location FW-Lake 7 displayed the highest concentration of total nitrogen (1.49 mg/L) and TKN (1.49 mg/L). The total nitrogen concentration has remained relatively consistent at sampling locations FW-Flow Way, FW-Lake 9, and FW-Lake 12, and has increased at FW-Lake 7 and FW-Lake 18/19. All results are within historical ranges. The TKN concentration remained relatively consistent at all sampling locations except for FW-Lake 7, where it increased (0.625 mg/L in February to 1.49 mg/L in June).

The concentration of total phosphorus has increased at all sampling locations, significantly increasing at FW-Lake 9 (0.019 mg/L to 0.134 mg/L), which displayed the highest concentration of total phosphorus when compared to the other sampling locations. All sampling locations except FW-Lake 9 are within historical ranges. GHD expects that as the water levels return to normal with the incoming rainy season, that the concentration of phosphorus and nitrogen will be diluted and will decrease before the next sampling event. The concentration of orthophosphate has historically fluctuated. All sampling locations displayed an increasing trend in orthophosphate concentration when compared to the previous sampling event.

The concentration of TSS and turbidity has increased at all sampling locations since the previous sampling event except for at FW-Lake 12, where it decreased. Sampling location FW-Flow Way displayed the highest concentration of both TSS and turbidity when compared to the other sampling locations. FW-Flow Way also displayed significant increases in the concentration of both parameters

since the previous sampling event (from 1.0 U mg/L to 13.2 mg/L for TSS and from 1.52 NTU to 15.03 NTU for turbidity). GHD expects the concentration of turbidity and TSS to decrease as water levels increase.

The chlorophyll- $\alpha$  concentration has slightly increased at all sampling locations, except for FW-Lake 18/19, where it decreased. The highest concentration of chlorophyll-a was displayed at FW-Lake 9 (9.33 mg/m<sup>3</sup>). The previous spike of chlorophyll- $\alpha$  observed at FW-Flow Way during the October 2022 sampling event was most likely an isolated occurrence. GHD expects for the chlorophyll- $\alpha$  concentration to be diluted as the lake levels return to normal during the rainy season.

A Trophic State Index calculation (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to help classify the quality of water based on each water body's chlorophyll- $\alpha$ , total phosphorous, and total nitrogen concentration. A ratio of total nitrogen to total phosphorus was calculated for each water body to determine general conditions. For this sample event, the breakdown of the sample locations is:

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

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

Flow Way	Lake 7	Lake 9	Lake 12	Lake 18/19
56.33	58.24	56.56	54.51	49.07

### 3. Conclusions and Recommendations


The TN/TP ratio of each location is nitrogen limited, consistent with the previous sampling event. This infers that additional inputs of nitrogen will most likely result in algae growth and eutrophication. There appears to have been a recent influx in total phosphorus prior to sampling, which may have resulted in an overall increase in chlorophyll- $\alpha$  concentrations. As previously mentioned, no visual evidence of algal growth was observed. GHD expects chlorophyll- $\alpha$  concentrations to be diluted and reduce as the rainy season proceeds and water levels return to normal. However, if total phosphorus concentrations continue to increase/remain elevated and chlorophyll- $\alpha$  concentrations follow suit, GHD will recommend reducing nutrient loading and fertilizer application, particularly in the dry season, to protect the lakes from algal blooms. In addition to an overall increase in total phosphorus and chlorophyll- $\alpha$ , the DO concentrations have decreased. These three trends combined may indicate biologic activity and algal growth; however, the concentration of BOD at all sampling locations was undetectable. Therefore, it is more likely that the DO has lowered due to relatively warm water temperatures and low water levels.

The concentration of DO appears to follow a cyclic trend, with lower values in June (when the temperature of the water is warmer) and higher values in October/February. Inversely, the concentration of total phosphorus also appears to follow a cyclic trend, with higher concentrations in June and lower concentrations in October/February. This is most likely due to the presence of the dry season just prior to June sampling, resulting in lower water levels and, therefore, most concentrated values of nutrients. GHD will continue to closely monitor trends over the course of the next sampling event.

Due to the apparent cyclic trend identified above for DO and nutrients, GHD recommends increased visual investigations by lake maintenance for algal growth during the summer months. There does not appear to be any significant water quality concerns at this time.

The next tri-annual sampling event is planned for October 2023. Please contact Jessica Walsh at the number/email below if you have questions or need additional information.

Sincerely,  
GHD



Jessica Walsh, E.I.  
Environmental Engineer  
Jessica.Walsh@ghd.com  
(239) 944-0709



Connor Haydon, E.I.  
Environmental Engineer  
Connor.Haydon@ghd.com



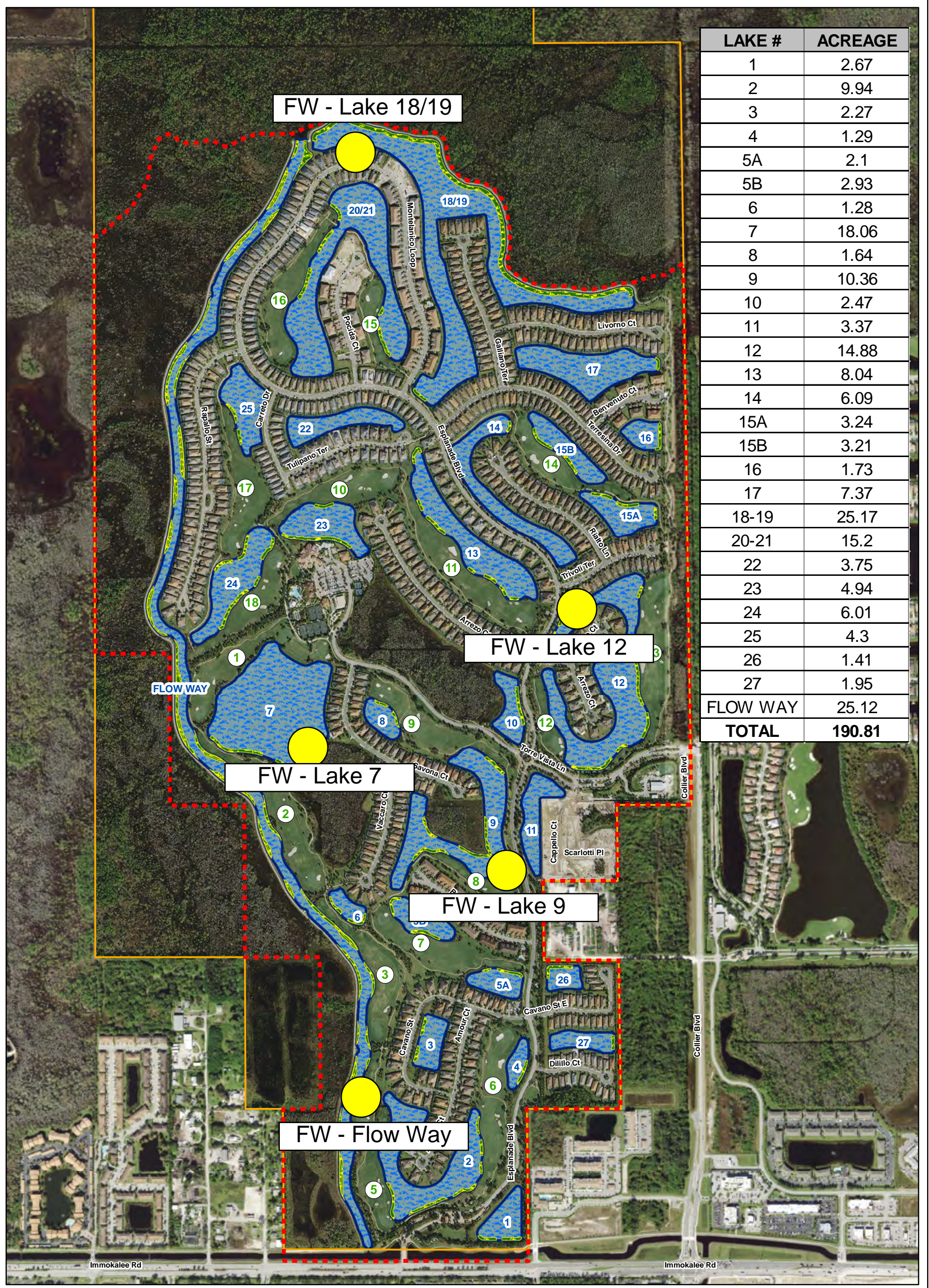
Lori Coolidge, P.G.  
Professional Geologist  
Lori.Coolidge@ghd.com

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



**Figure**





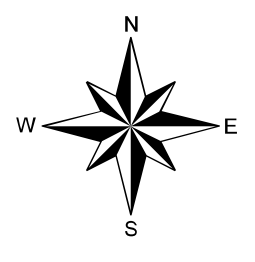
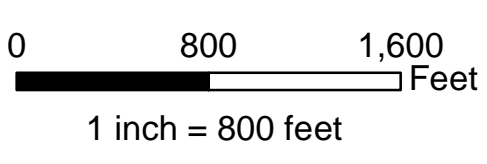
LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
<b>TOTAL</b>	<b>190.81</b>

### Flow Way CDD Lakes

Date: 3/23/2022



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





# Table

Table 1

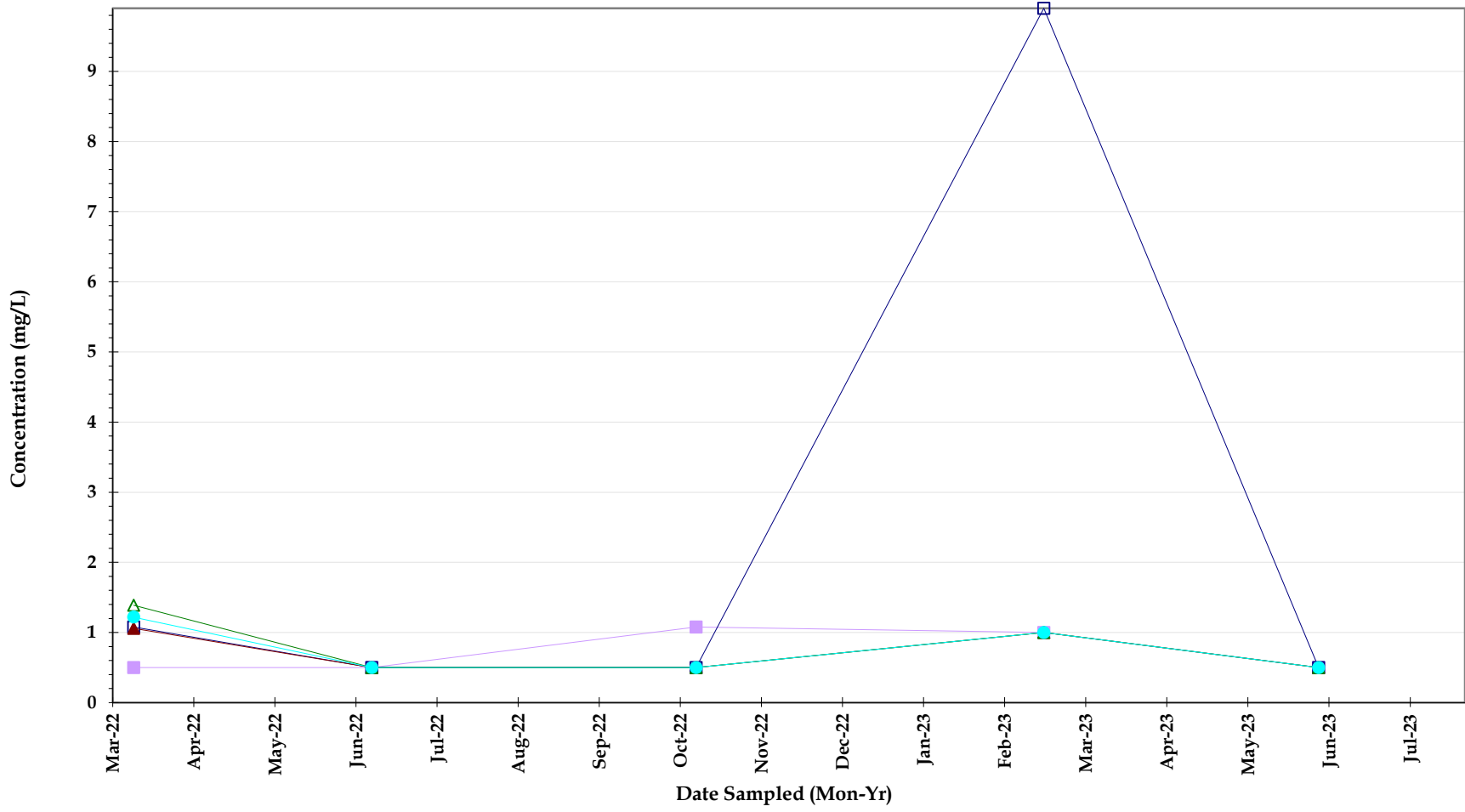
Analytical Results Summary  
 Surface Water Quality Monitoring  
 Flow Way, Naples, Florida  
 June 2023

Sample Location/Sample ID:		FW-Flow Way					FW-Lake 12					FW-Lake 18/19				
Sample Date:		3/9/2022	6/8/2022	10/10/2022	2/20/2023	6/5/2023	3/9/2022	6/8/2022	10/10/2022	2/20/2023	6/5/2023	3/9/2022	6/8/2022	10/10/2022	2/20/2023	6/5/2023
<b>Field Parameters</b>	<b>Units</b>															
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	486	426	442.5	578	428.7	477.2	485	600	571	506	416.1	407	570	405	429.9
Dissolved oxygen (DO), field	mg/L	5.13	4.84	4.75	5.63	5.40	6.22	4.58	5.06	5.77	3.38	5.51	4.49	4.54	6.49	3.87
Dissolved oxygen (DO), field	%	62.3	63.1	57.5	67.1	69.2	76.1	60.9	62.6	68.9	50.2	66.8	57.9	57.5	77.3	50.0
pH, field	s.u.	8.54	7.81	6.95	7.67	8.0	8.41	8.16	8.05	8.14	7.76	8.79	8.42	8.08	8.38	8.09
Temperature, field	Deg C	25.3	29.1	26.5	24.3	28.6	25.7	29.8	27	24.5	28.8	25.7	29.9	29.1	24.1	28.9
Turbidity, field	NTU	3.38	8.00	1.66	1.52	15.03	4.07	3.15	2.87	3.46	11.31	3.02	2.29	1.81	0.69	5.41
<b>Wet Parameters</b>	<b>Units</b>															
Ammonia-N	mg/L	0.008 U	0.008 U	0.088	0.082	0.008 U	0.008 U	0.008 U	0.046	0.061	0.008 U	0.008 U	0.008 U	0.181	0.061	0.008 U
Total kjeldahl nitrogen (TKN)	mg/L	2.08	1.18	1.14	0.922	0.923	1.35	1.10	0.761	0.679	0.771	2.13	1.34	0.988	0.504	0.882
Total nitrogen	mg/L	2.08	1.20	1.15	0.922	0.965	1.35	1.11	0.957	0.679	0.778	2.13	1.35	1.00	0.504	0.889
Nitrite/Nitrate	mg/L	0.006 U	0.024	0.010 I	0.24 U	0.042	0.006 U	0.011 I	0.196	0.24 U	0.007 I	0.006 U	0.013 I	0.014 I	0.24 U	0.007 I
Ortho phosphorus (Field Filtered)	mg/L	0.004 I	0.004 I	0.015	0.013 U	0.012	0.022	0.017	0.013	0.013 U	0.047	0.014	0.014	0.014	0.013 U	0.046
Total phosphorus	mg/L	0.024 I	0.064	0.039	0.016 I	0.028 I	0.026 I	0.062	0.044	0.013 I	0.068	0.027 I	0.059	0.038	0.0063 U	0.068
Chlorophyll	mg/m3	4.73	14.0	34.6	3.7	13.8	7.87	9.88	10.4	9.8	14.8	5.80	4.86	5.39	11	5.58
Total suspended solids (TSS)	mg/L	6.33	7.67	1.20 I	1.0 U	13.2	3.33	0.667 I	3.20	14	9.20	3.67	1.67 I	2.40	1.0	5.00
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1 U	1.08 I	2.0 U	1 U	1.39 I	1 U	1 U	2.0 U	1 U	1.22 I	1 U	1 U	2.0 U	1 U
<b>Sample Location/Sample ID:</b>		<b>FW-Lake 7</b>					<b>FW-Lake 9</b>									
<b>Sample Date:</b>		3/9/2022	6/8/2022	10/10/2022	2/20/2023	6/5/2023	3/9/2022	6/8/2022	10/10/2022	2/20/2023	6/5/2023					
<b>Field Parameters</b>	<b>Units</b>															
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5					
Conductivity, field	umhos/cm	386	438	518	414	450.8	459	501	492	559	493					
Dissolved oxygen (DO), field	mg/L	6.81	4.13	6.45	5.62	4.89	5.13	2.17	4.11	4.60	3.32					
Dissolved oxygen (DO), field	%	82.5	54.4	84.0	67.1	65.2	61.7	28.4	52.3	64.8	42.9					
pH, field	s.u.	8.82	8.29	8.38	8.26	7.95	8.51	8.15	7.94	7.99	7.75					
Temperature, field	Deg C	25.2	29.7	27	24.2	29.1	24.9	29.2	27	24.0	28.1					
Turbidity, field	NTU	1.98	1.66	3.28	16.05	5.31	3.57	1.83	1.78	2.14	10.68					
<b>Wet Parameters</b>	<b>Units</b>															
Ammonia-N	mg/L	0.008 U	0.008 U	0.014 I	0.057	0.008 U	0.008 U	0.008 U	0.013 I	0.076	0.008 U					
Total kjeldahl nitrogen (TKN)	mg/L	1.31	0.899	0.838	0.625	1.49	1.36	1.15	0.599	0.702	0.828					
Total nitrogen	mg/L	1.31	0.913	0.847	0.625	1.49	1.36	1.33	0.610	0.702	0.856					
Nitrite/Nitrate	mg/L	0.006 U	0.014 I	0.009 I	0.24 U	0.006 U	0.006 U	0.181	0.011 I	0.24 U	0.028					
Ortho phosphorus (Field Filtered)	mg/L	0.006 I	0.013	0.016	0.013 U	0.040	0.021	0.002 U	0.007 I	0.013 U	0.054					
Total phosphorus	mg/L	0.025 I	0.059	0.041	0.021	0.042	0.024 I	0.036	0.013 I	0.019 I	0.134					
Chlorophyll	mg/m3	3.27	4.88	7.65	3.7	9.33	5.45	5.75	7.06	8.5	17.1					
Total suspended solids (TSS)	mg/L	0.667 I	0.570 U	3.60	1.0 U	4.07	1.67 I	2.00 I	5.20	1.0	9.29					
Biochemical oxygen demand (total BOD5)	mg/L	1.06 I	1 U	1 U	2.0 U	1 U	1.08 I	1 U	1 U	9.9	1 U					

Notes:

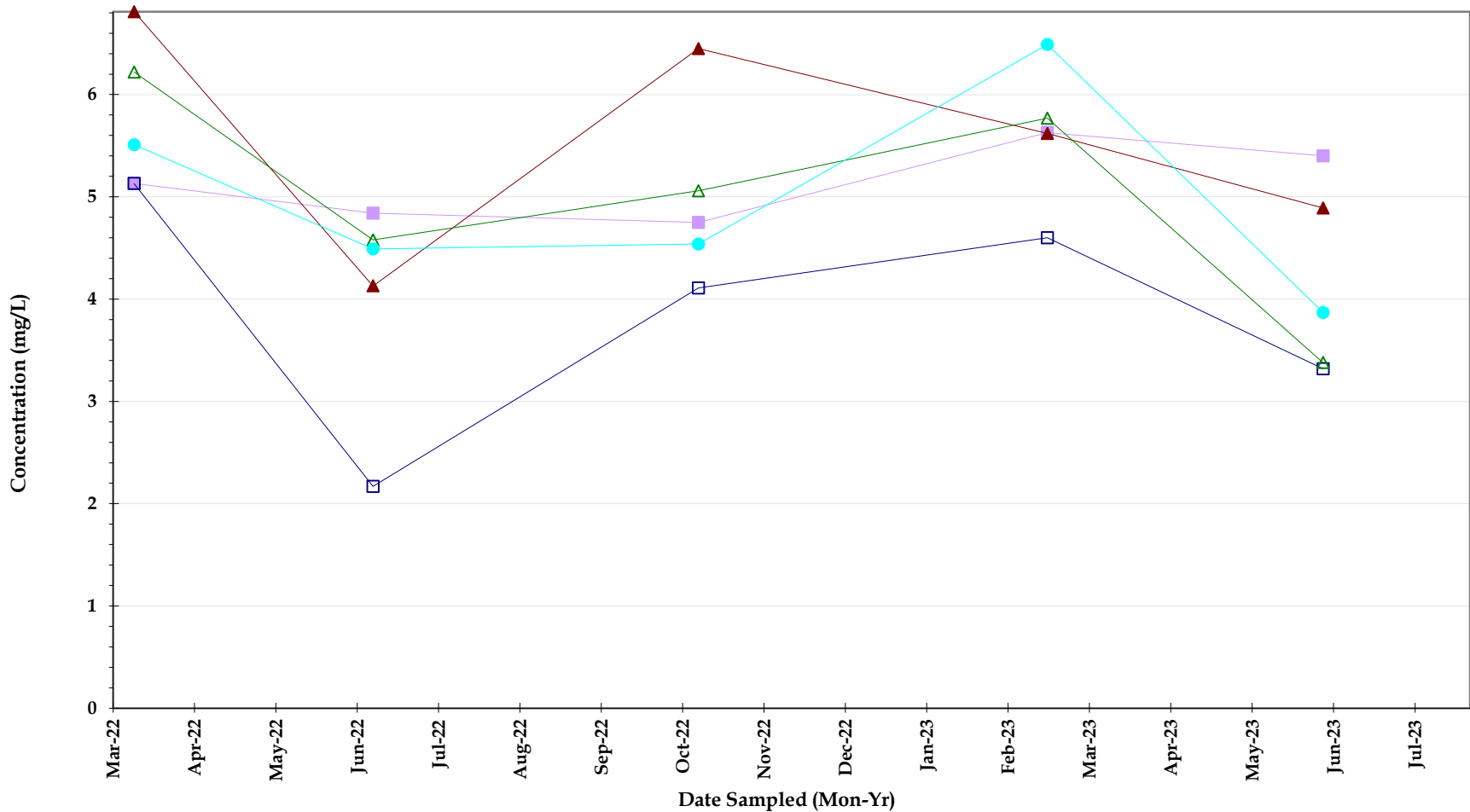
- U - Not detected at the associated reporting limit
- I - Reported value is between method detection limit (MDL) and the practical quantitation limit (PQL)
- NS - Not sampled during noted event
- \* -DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or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

## **Trend Graphs**



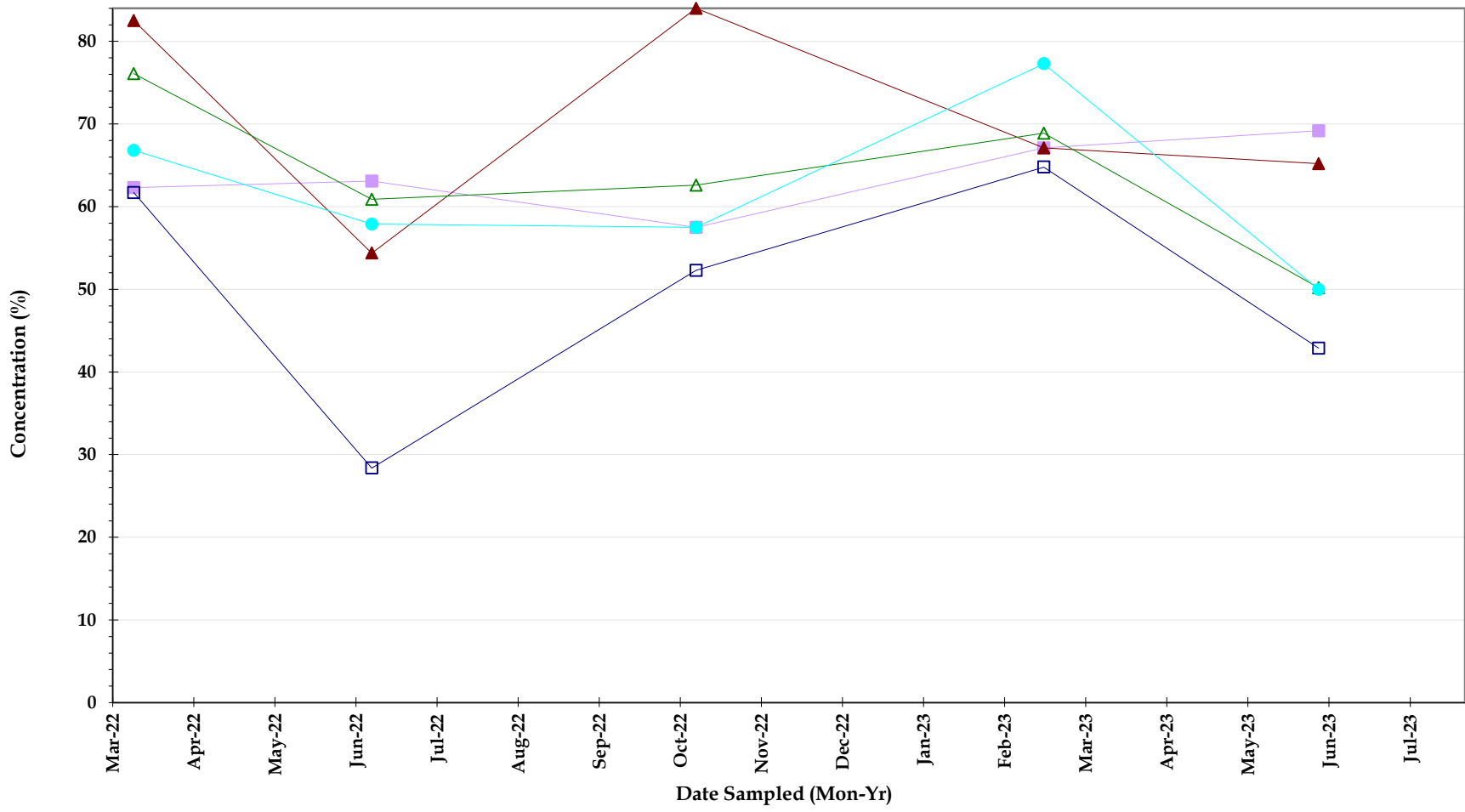
**Biochemical Oxygen Demand**

*Flow Way  
Water Quality Surface Water Sample results  
JUNE 2023*



**Dissolved Oxygen (mg/L)**

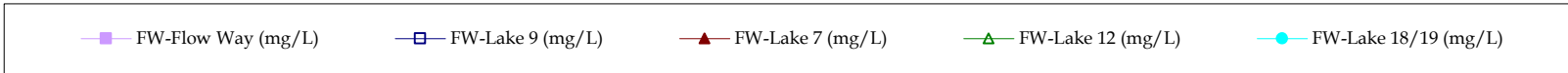
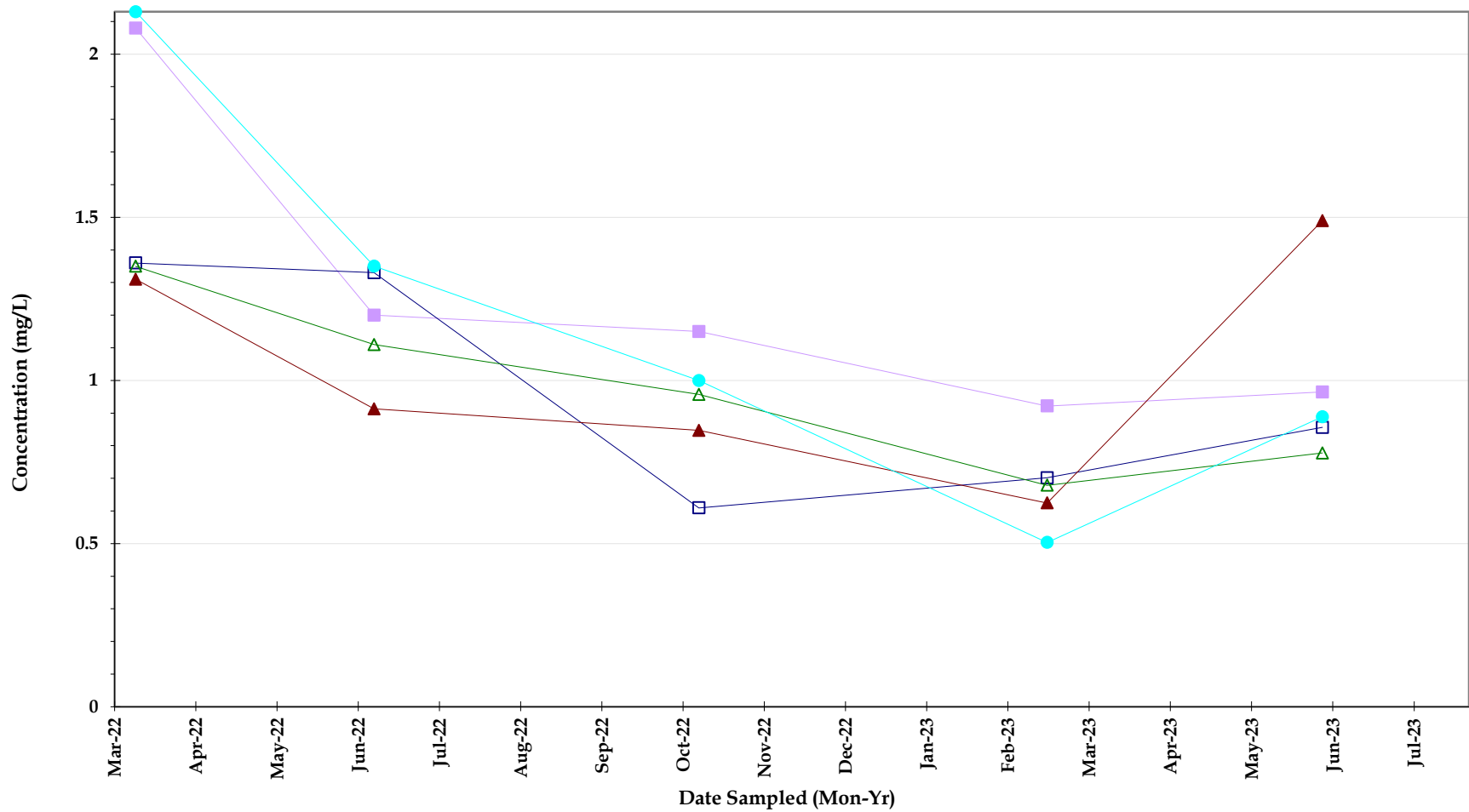
*Flow Way  
Water Quality Surface Water Sample results  
JUNE 2023*



**Dissolved Oxygen (%)**

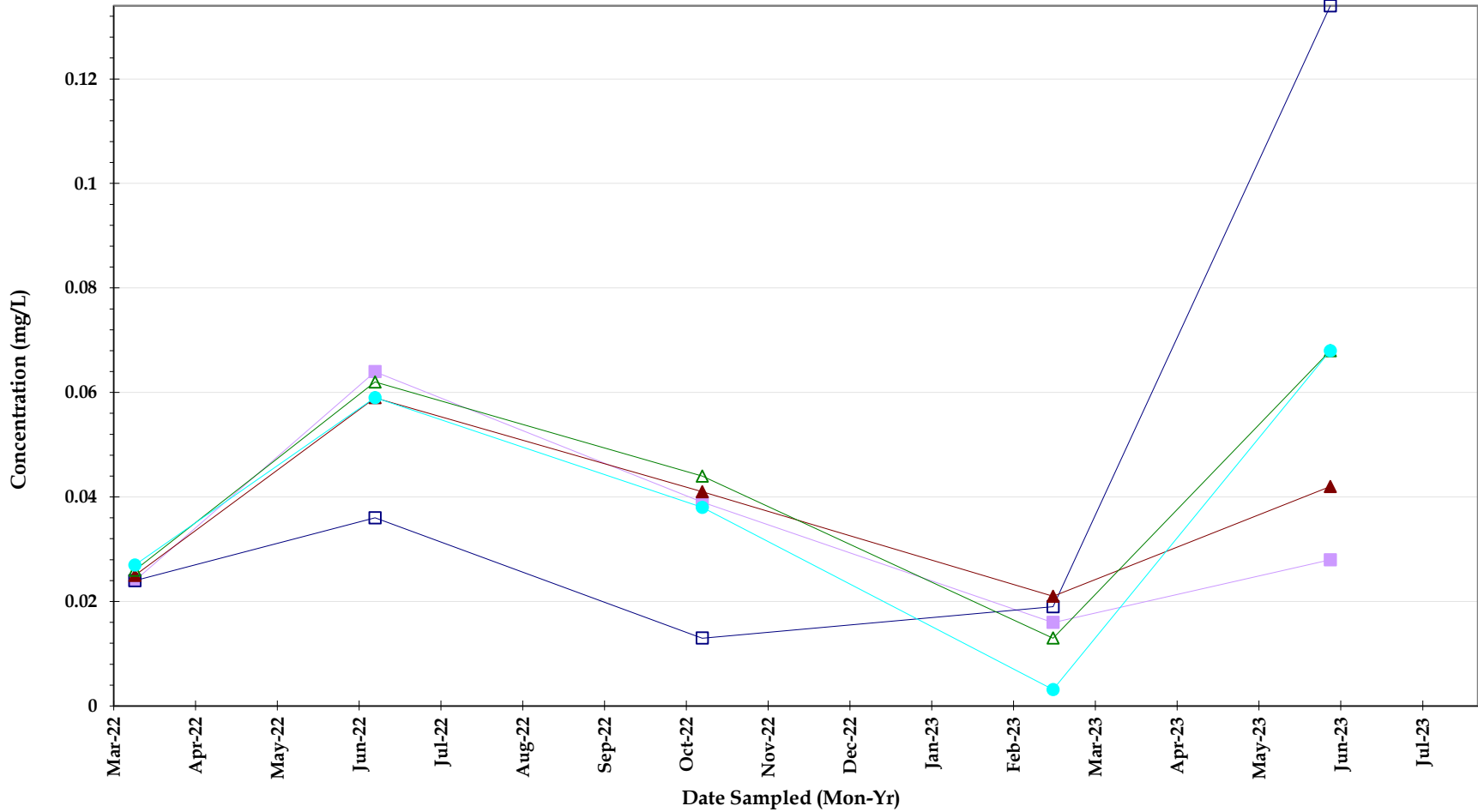
*Flow Way  
Water Quality Surface Water Sample results  
JUNE 2023*





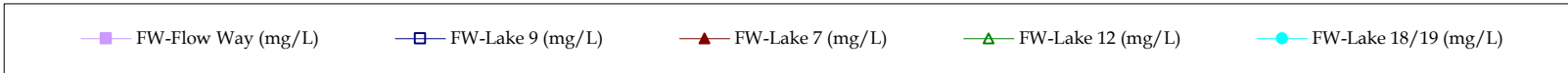
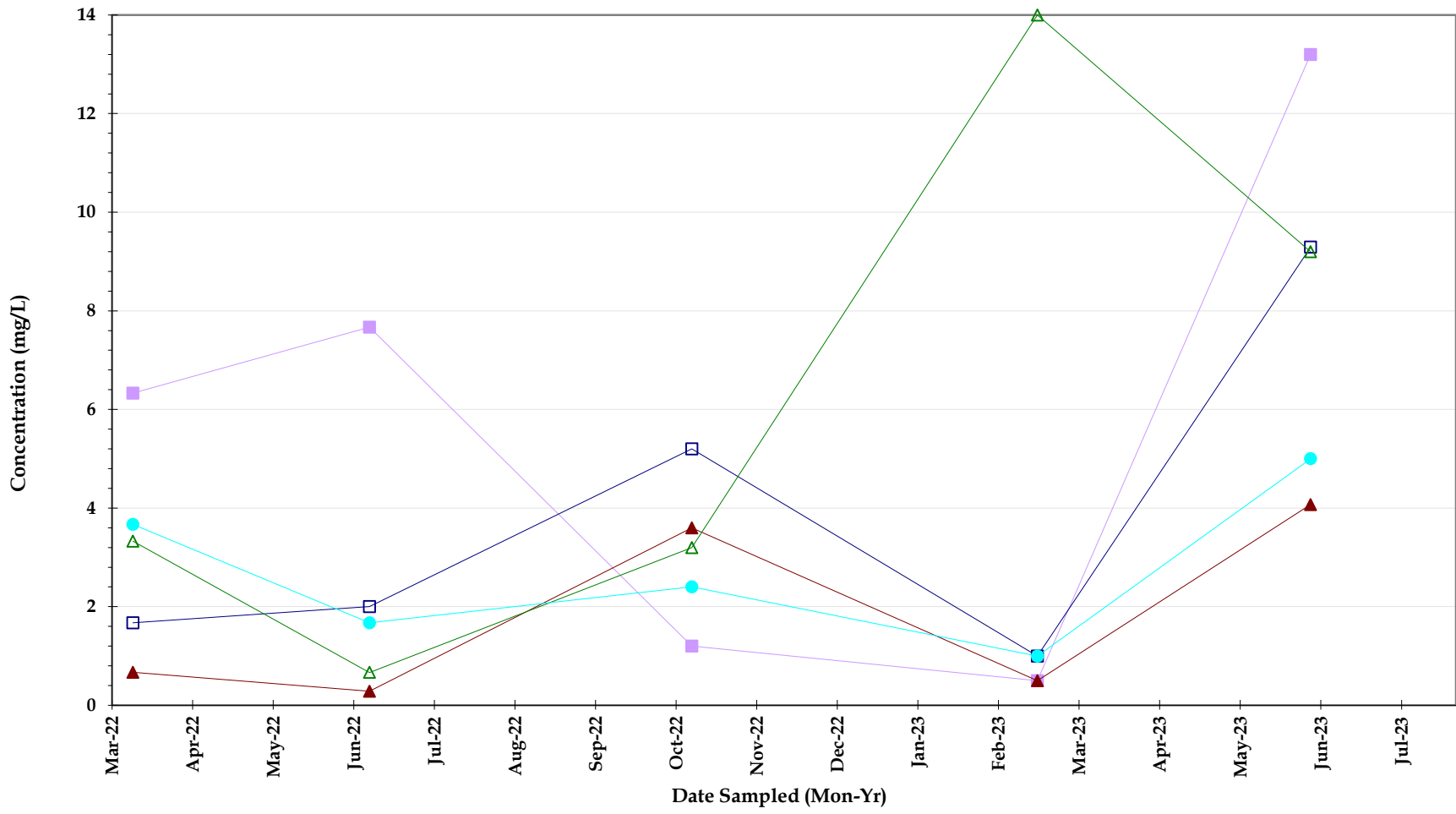
**Total Nitrogen**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**JUNE 2023**



**Total Phosphorus**

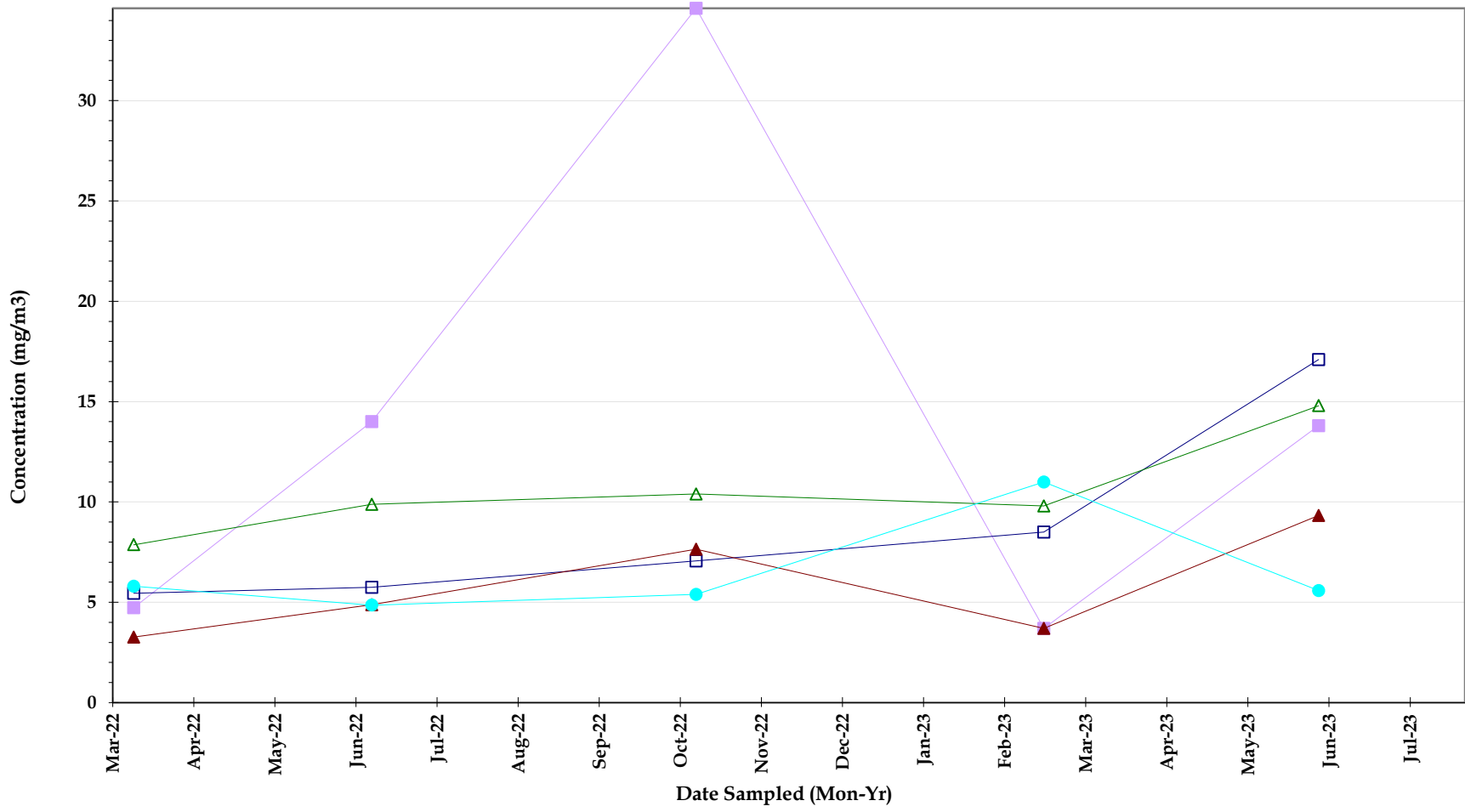
*Flow Way  
Water Quality Surface Water Sample results  
JUNE 2023*



**Total Suspended Solids**

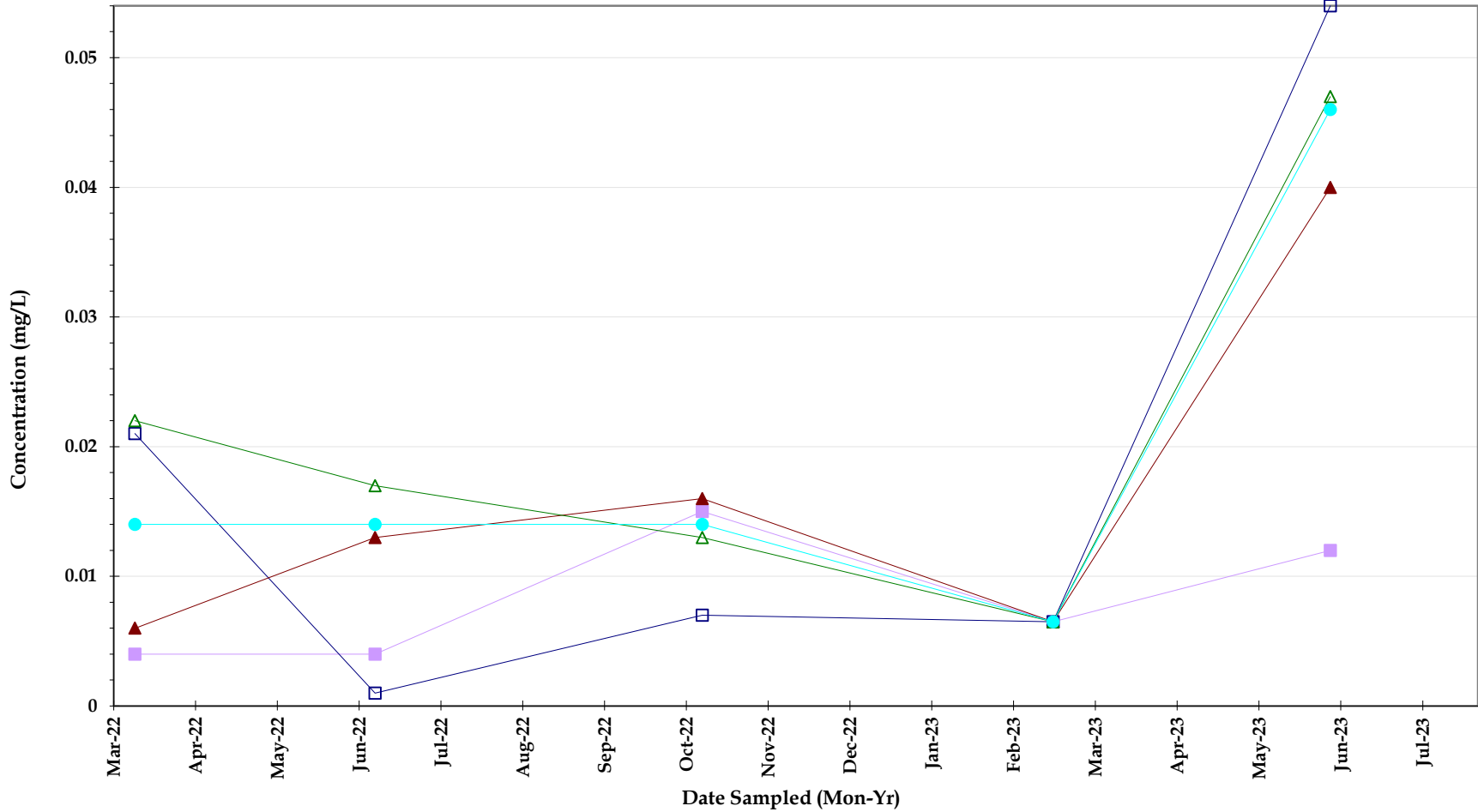


*Flow Way*  
*Water Quality Surface Water Sample results*  
**JUNE 2023**



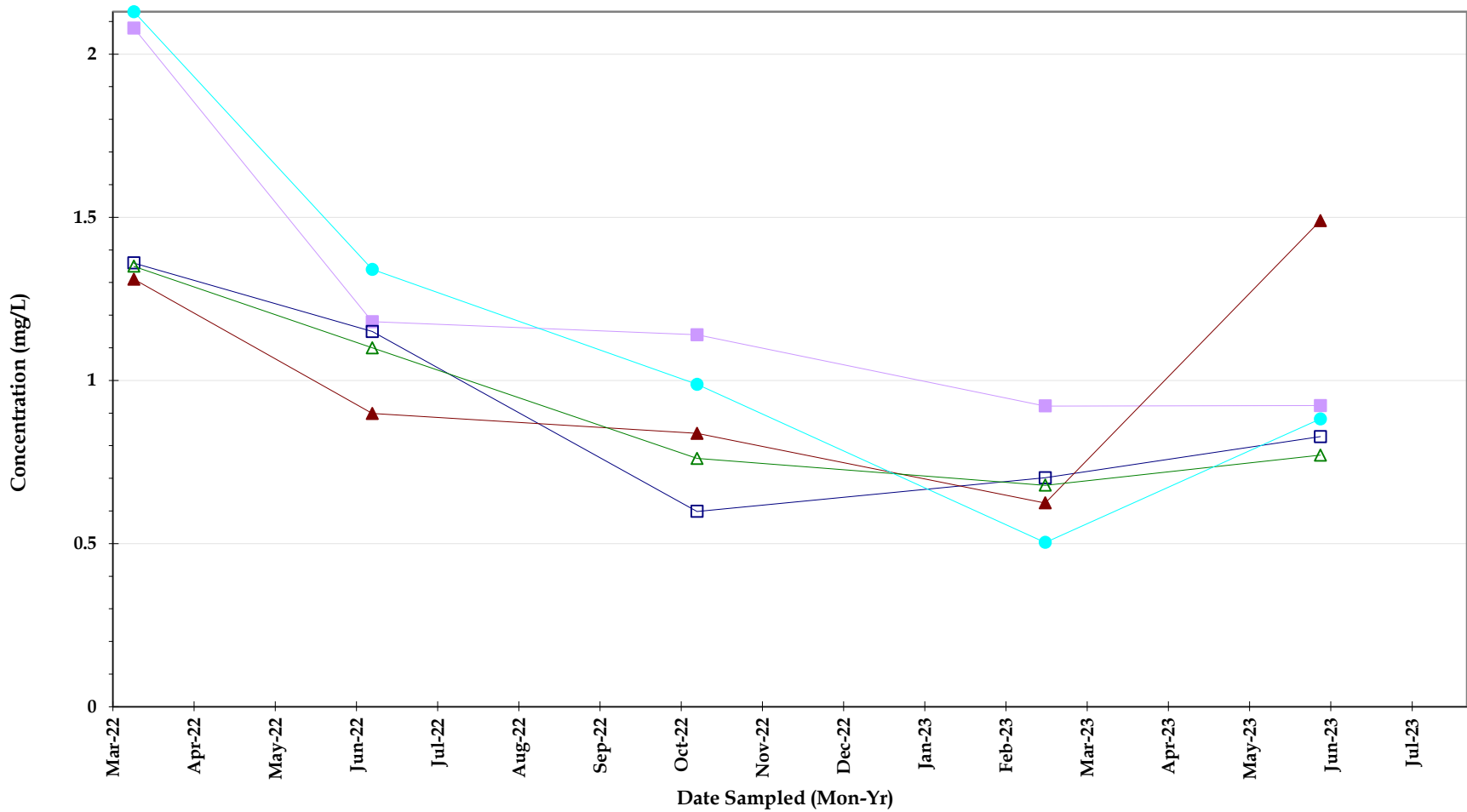
**Chlorophyll a**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**JUNE 2023**



**Orthophosphate**

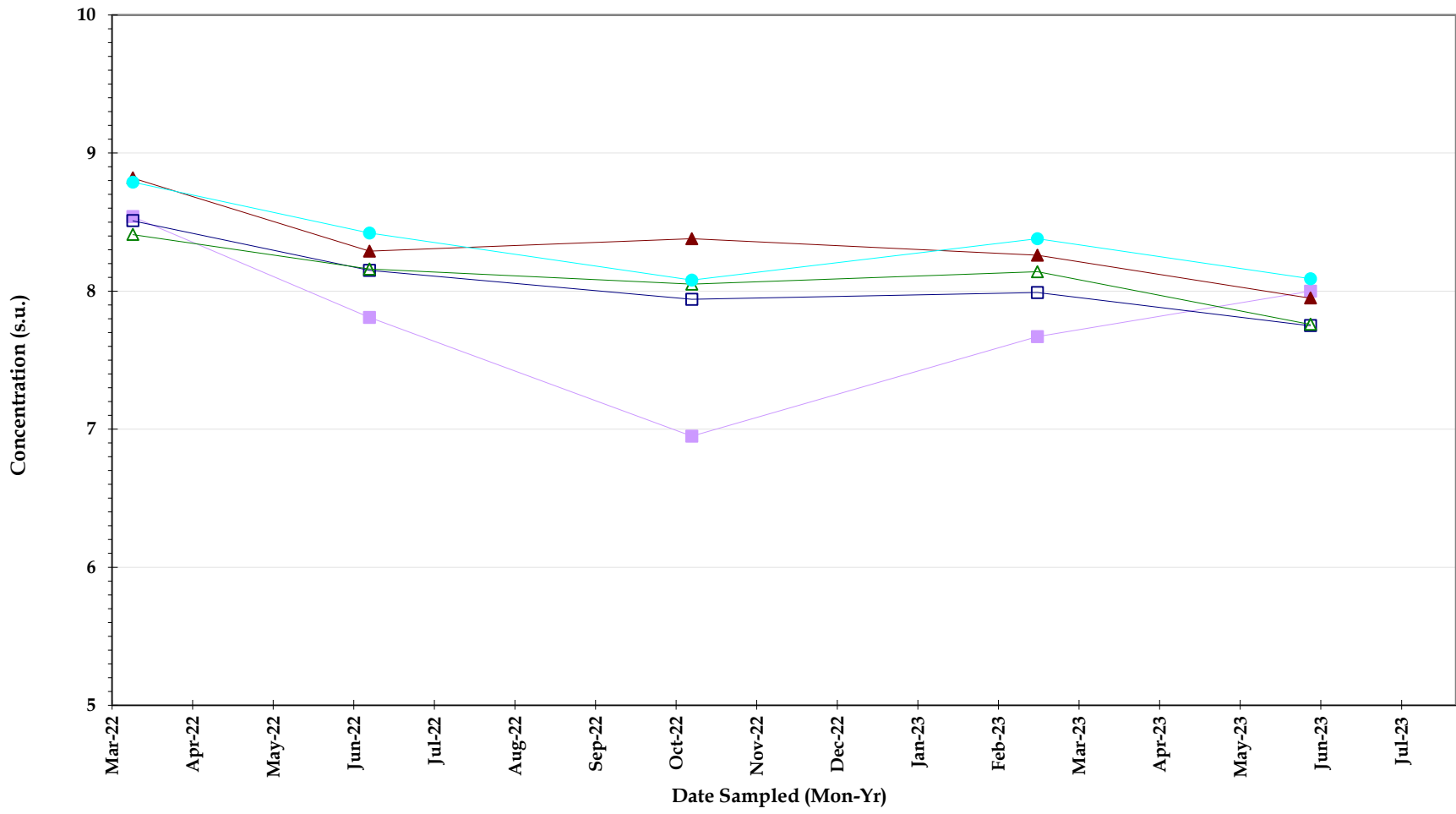
*Flow Way*  
*Water Quality Surface Water Sample results*  
**JUNE 2023**



**Total kjeldahl nitrogen (TKN)**

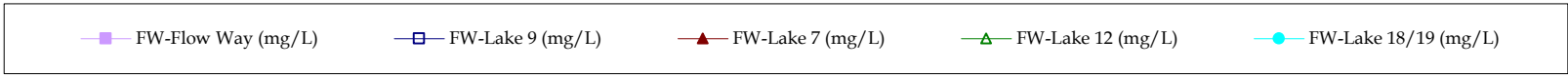
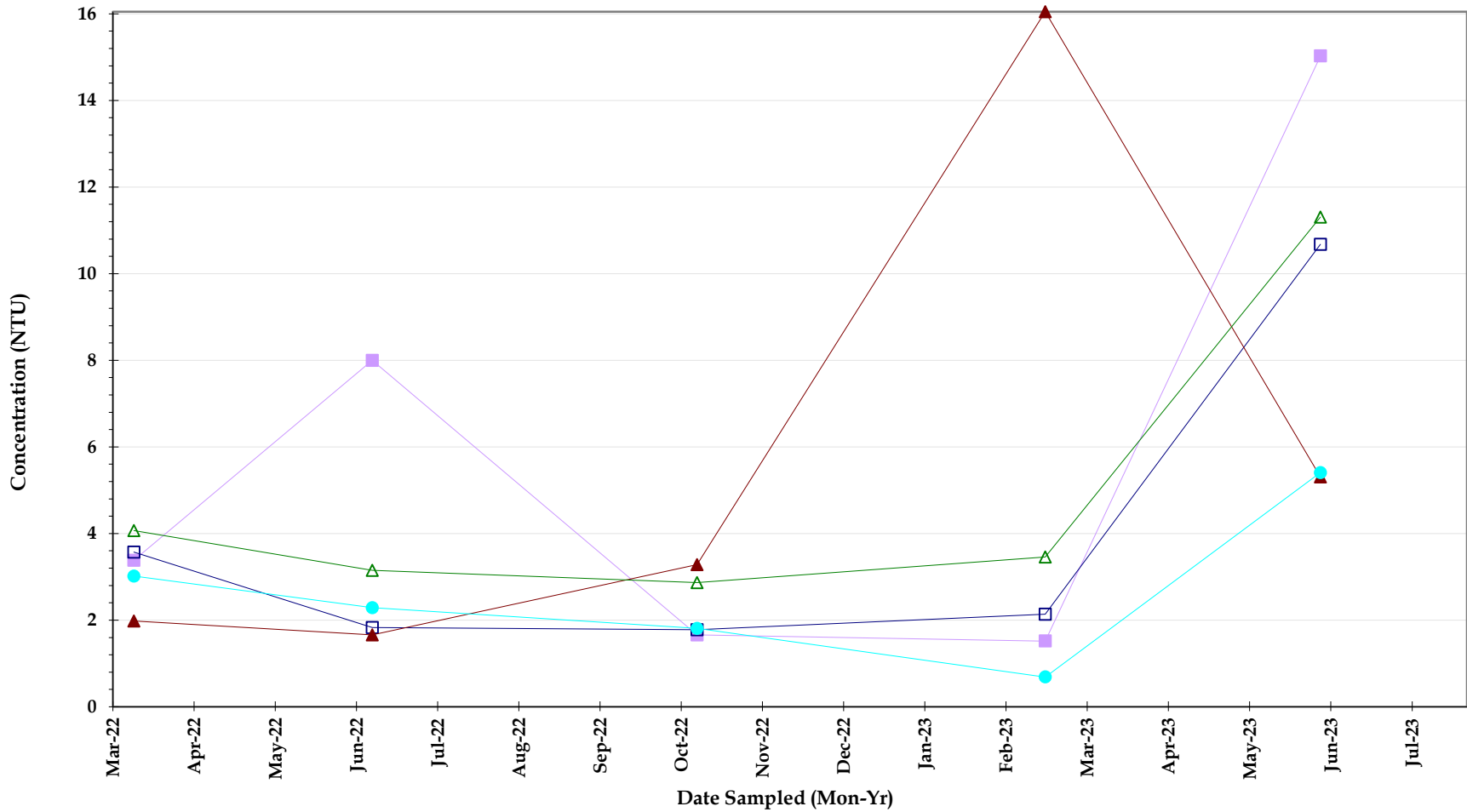
*Flow Way  
Water Quality Surface Water Sample results  
JUNE 2023*





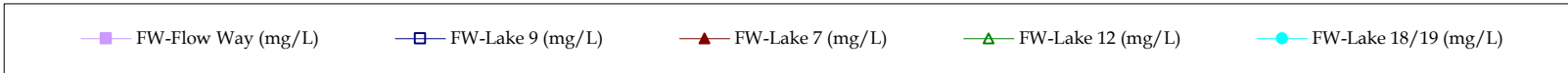
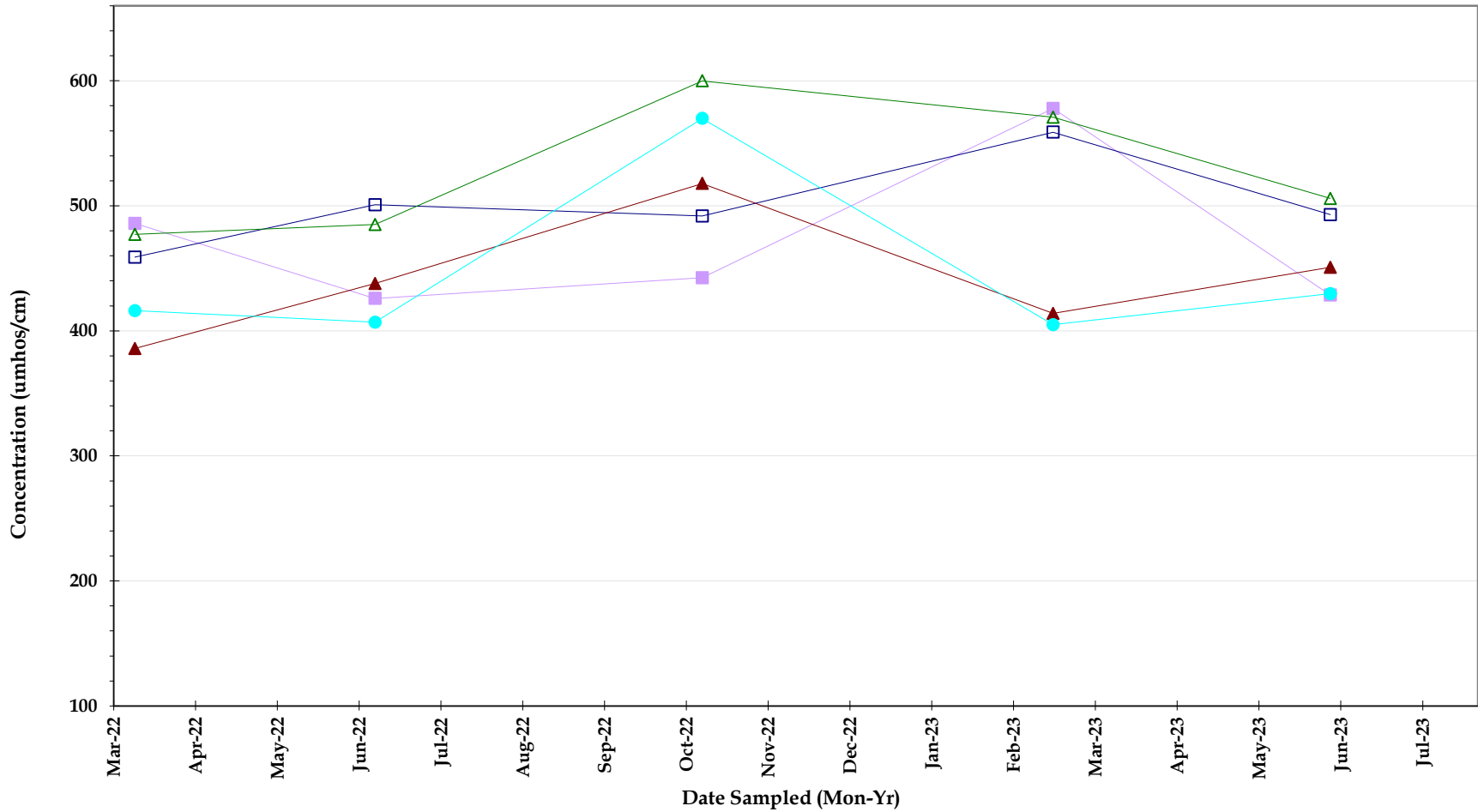
pH, Field

Flow Way  
 Water Quality Surface Water Sample results  
 JUNE 2023



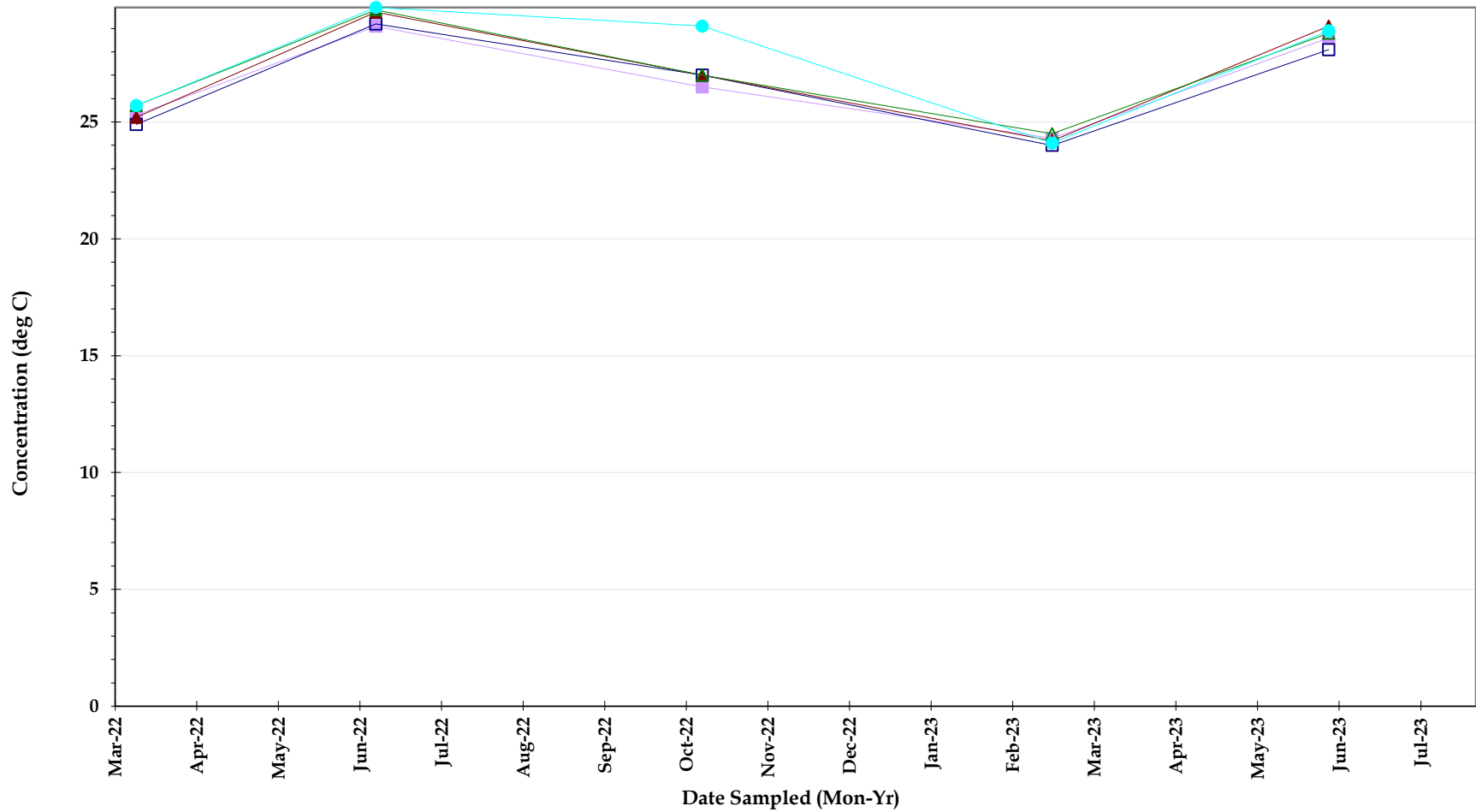
**Turbidity**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**JUNE 2023**



**Conductivity**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**JUNE 2023**



Temperature, sample

Flow Way  
 Water Quality Surface Water Sample results  
 JUNE 2023

# Laboratory Analytical Report

## ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

**Submission Number :** 23060249

G H D Services, Inc.  
2675 Winkler Ave., Ste.180  
Fort Myers, FL 33901

**Project Name :** FLOW WAY CDD WQM  
**Date Received :** 06/06/2023  
**Time Received :** 16:07

**Submission Number:** 23060249  
**Sample Number:** 001  
**Sample Description:** FW-Flow Way

**Sample Date:** 06/05/2023  
**Sample Time:** 08:45  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	06/08/2023 16:45	AW
TOTAL KJELDAHL NITROGEN	0.923	MG/L	0.05	0.20	351.2	06/09/2023 18:46	MS
ORTHO PHOSPHORUS AS P	0.012	MG/L	0.002	0.008	365.3	06/06/2023 17:56	YQ
TOTAL PHOSPHORUS AS P	0.028 I	MG/L	0.008	0.032	365.3	06/07/2023 13:40	YQ
CHLOROPHYLL A	13.8	MG/M3	0.25	1.00	445.0	06/07/2023 15:28	CH
TOTAL SUSPENDED SOLIDS	13.2	MG/L	0.570	2.280	SM2540D	06/08/2023 10:44	MA
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/06/2023 17:05	LD/LD
NITRATE+NITRITE AS N	0.042	MG/L	0.006	0.024	SYSTEAS EASY	06/07/2023 12:26	EC
TOTAL NITROGEN	0.965	MG/L	0.05	0.20	SYSTEAS+351	06/09/2023 18:46	MS/EC

**Submission Number:** 23060249  
**Sample Number:** 002  
**Sample Description:** FW- Lake 9

**Sample Date:** 06/05/2023  
**Sample Time:** 09:10  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	06/08/2023 16:47	AW
TOTAL KJELDAHL NITROGEN	0.828	MG/L	0.05	0.20	351.2	06/09/2023 18:48	MS
ORTHO PHOSPHORUS AS P	0.054	MG/L	0.002	0.008	365.3	06/06/2023 18:01	YQ
TOTAL PHOSPHORUS AS P	0.134	MG/L	0.008	0.032	365.3	06/07/2023 12:57	YQ
CHLOROPHYLL A	17.1	MG/M3	0.25	1.00	445.0	06/07/2023 15:28	CH
TOTAL SUSPENDED SOLIDS	9.29	MG/L	0.570	2.280	SM2540D	06/08/2023 10:44	MA
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/06/2023 17:05	LD/LD
NITRATE+NITRITE AS N	0.028	MG/L	0.006	0.024	SYSTEAS EASY	06/07/2023 12:29	EC
TOTAL NITROGEN	0.856	MG/L	0.05	0.20	SYSTEAS+351	06/09/2023 18:48	MS/EC



<b>Submission Number:</b> 23060249	<b>Sample Date:</b> 06/05/2023
<b>Sample Number:</b> 003	<b>Sample Time:</b> 09:35
<b>Sample Description:</b> FW- Lake 7	<b>Sample Method:</b> Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	06/08/2023 16:49	AW
TOTAL KJELDAHL NITROGEN	1.49	MG/L	0.05	0.20	351.2	06/09/2023 18:49	MS
ORTHO PHOSPHORUS AS P	0.040	MG/L	0.002	0.008	365.3	06/06/2023 18:02	YQ
TOTAL PHOSPHORUS AS P	0.042	MG/L	0.008	0.032	365.3	06/07/2023 12:58	YQ
CHLOROPHYLL A	9.33	MG/M3	0.25	1.00	445.0	06/07/2023 15:28	CH
TOTAL SUSPENDED SOLIDS	4.07	MG/L	0.570	2.280	SM2540D	06/08/2023 10:44	MA
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/06/2023 17:05	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	06/07/2023 12:29	EC
TOTAL NITROGEN	1.49	MG/L	0.05	0.20	SYSTEAS+351	06/09/2023 18:49	MS/EC

<b>Submission Number:</b> 23060249	<b>Sample Date:</b> 06/05/2023
<b>Sample Number:</b> 004	<b>Sample Time:</b> 10:30
<b>Sample Description:</b> FW- Lake 12	<b>Sample Method:</b> Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	06/08/2023 16:51	AW
TOTAL KJELDAHL NITROGEN	0.771	MG/L	0.05	0.20	351.2	06/09/2023 18:51	MS
ORTHO PHOSPHORUS AS P	0.047	MG/L	0.002	0.008	365.3	06/06/2023 18:03	YQ
TOTAL PHOSPHORUS AS P	0.068	MG/L	0.008	0.032	365.3	06/07/2023 12:59	YQ
CHLOROPHYLL A	14.8	MG/M3	0.25	1.00	445.0	06/07/2023 15:28	CH
TOTAL SUSPENDED SOLIDS	9.20	MG/L	0.570	2.280	SM2540D	06/08/2023 10:44	MA
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/06/2023 17:05	LD/LD
NITRATE+NITRITE AS N	0.007 U	MG/L	0.006	0.024	SYSTEAS EASY	06/07/2023 12:30	EC
TOTAL NITROGEN	0.778	MG/L	0.05	0.20	SYSTEAS+351	06/09/2023 18:51	MS/EC

<b>Submission Number:</b> 23060249	<b>Sample Date:</b> 06/05/2023
<b>Sample Number:</b> 005	<b>Sample Time:</b> 10:45
<b>Sample Description:</b> FW- Lake 18/19	<b>Sample Method:</b> Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	06/08/2023 16:53	AW
TOTAL KJELDAHL NITROGEN	0.882	MG/L	0.05	0.20	351.2	06/09/2023 18:52	MS
ORTHO PHOSPHORUS AS P	0.046	MG/L	0.002	0.008	365.3	06/06/2023 18:05	YQ
TOTAL PHOSPHORUS AS P	0.068	MG/L	0.008	0.032	365.3	06/07/2023 13:00	YQ
CHLOROPHYLL A	5.58	MG/M3	0.25	1.00	445.0	06/07/2023 15:28	CH
TOTAL SUSPENDED SOLIDS	5.00	MG/L	0.570	2.280	SM2540D	06/08/2023 10:44	MA
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	06/06/2023 17:05	LD/LD

# BENCHMARK



*EnviroAnalytical, Inc.*

FDOH Certification #E84167

NITRATE+NITRITE AS N	0.007 I	MG/L	0.006	0.024	SYSTEAS EASY	06/07/2023 12:30	EC
TOTAL NITROGEN	0.889	MG/L	0.05	0.20	SYSTEAS+351	06/09/2023 18:52	MS/EC

*Haley Rin*

06/16/2023

Dale D. Dixon / Laboratory Director

Date

Kathleen Gauthier - Technical Director/QC Officer

Haley Richardson - QA Officer

**DATA QUALIFIERS THAT MAY APPLY:**

- A = Value reported is an average of two or more determinations.
- B = Results based upon colony counts outside the ideal range.
- H = Value based on field kit determination. Results may not be accurate.
- I = Reported value is between the laboratory MDL and the PQL.
- J1 = Estimated value. Surrogate recovery limits exceeded.
- J2 = Estimated value. No quality control criteria exists for component.
- J3 = Estimated value. Quality control criteria for precision or accuracy not met.
- J4 = Estimated value. Sample matrix interference suspected.
- J5 = Estimated value. Data questionable due to improper lab or field protocols.
- K = Off-scale low. Value is known to be < the value reported.
- L = Off-scale high. Value is known to be > the value reported.
- N = Presumptive evidence of presence of material.
- O = Sampled, but analysis lost or not performed.
- Q = Sample held beyond accepted hold time.

- T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.
- U = Analyte analyzed but not detected at the value indicated.
- V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.
- Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.
- Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.
- | = Data deviate from historically established concentration ranges.
- ? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.
- \* = Not reported due to interference.
- Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

**NOTES:**

- MBAS calculated as LAS; molecular weight = 340.
- PQL = 4xMDL.
- ND = Not detected at or above the adjusted reporting limit.
- G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.
- G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

**COMMENTS:**

Chlorophyll a was filtered at E85086 06/06/2023 0827

For questions or comments regarding these results, please contact us at (941) 723-9986.

*Results relate only to the samples.*

**Benchmark EA South**  
 1001 Corporate Avenue, Suite 102  
 North Port, FL 34289  
 (941) 625-3137 / (800) 736-9986  
 (941) 423-7336 fax  
 Sample Temperature checked upon receipt at  
 BEAS with Temperature Gun ID #7

**Benchmark EA, Inc.**  
 1711 12th St. East  
 Palmetto, FL 34221  
 (941) 723-9986 / (800) 736-9986  
 (941) 723-6061-fax  
 Sample Temperature checked upon receipt at  
 BEA with Temperature Gun ID #258

**Client: GHD Services, Inc. (HSA ENG)**  
 2675 Winkler Ave. Suite 180  
 Ft. Myers FL 33901  
 Erik Isern (239) 215-3914  
 Shannon Tucker 239-210-8653  
 Email EDD Reports to: Connor Haydon (Connor.Haydon@ghd.com)  
 2023 PO# Q1024  
 Jessica.walsh@ghd.com, ghd.com

Kit Shipped to client via UPS Standard in 1 large cooler

**Chain of Custody Form: Flow Way CDD WQM**  
 Project Number: 11225022-07

**Laboratory Submission #:**  
 Profile: 840, QC Report

**Laboratory Submission #:** 23060249

Station ID	Sample Type <sup>1</sup>	Sample Matrix <sup>2</sup>	Parameters, Preservative <sup>1</sup> , Container Type <sup>1</sup> / Total # of Containers = 4				Laboratory Submission #
			Unique bottle ID 1A	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID ID	
			NO <sub>3</sub> -NO <sub>2</sub> (353.2)	BOD5 (SM5210B)	Ortho-Phos (Lab Filtered) (365.3)	Chlorophyll a (445.0)	
			TKN (351.2) NH <sub>3</sub> (350.1)	TSS (SM2540D)		Filtered @ BEAS 6/6/23 0827	
			TP (365.3) T-N (Calc.)		Plain	Plain	
			1.1 mL 1:4 H <sub>2</sub> SO <sub>4</sub> ; pH<2 ✓ Lot # 23-06	Plain			
			1 x 1/2 Pint Plastic	1 x 2 Quart Plastic	1 x 1/2 Pint Plastic	1 x 500mL Opaque Plastic	
Flow-Flow Way	Grab	SW	Date/Time: 6/5/23	845			1
Flow-Lake 9	Grab	SW	Date/Time: 910				2
Flow-Lake 7	Grab	SW	Date/Time: 935				3
Flow-Lake 12	Grab	SW	Date/Time: 1030				4
Flow-Lake 18/19	Grab	SW	Date/Time: 1045				5
	Grab	SW	Date/Time:				

**Notes:**

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (FSW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaThio, H<sub>2</sub>SO<sub>4</sub>, and HNO<sub>3</sub> do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.
- 2 Quart plastic bottles are not certified.

**Instructions:**

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles unless otherwise noted.

Laboratory Sample Acceptability:  
 pH < 7 BEA Temperature 0.4°C  
 BEAS Temp: 3.9°C

Collector & Affiliation (Print & Sign)	Date	Time	Received By & Affiliation (Print & Sign)	Date	Time
2	Brook Waternick BEAS	6/6/23	REBARBT	6/6/23	1145
3	REBARBT	6/6/23	Connor Haydon	6/6/23	1607
4	REBARBT				
5					



EnviroAnalytical, Inc.

NELAP Certification #E84167

Submission Number: 23060249

Project Name: FLOW WAY CDD WQM

**QC REPORT**

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
23060207 - 001	685036	350.1	AMMONIA NITROGEN	06/08/2023 16:41	LR	0.00	8.150	8.240	0.79		
		350.1	AMMONIA NITROGEN	06/08/2023 16:32	MB	0.00	0.000				
23060209 - 002	685041	350.1	AMMONIA NITROGEN	06/08/2023 17:22	SPK	1.00	1.000			0.906	90.6
		350.1	AMMONIA NITROGEN	06/08/2023 16:58	STD	1.00	0.987				98.7
23060085 - 001	684852	351.2	TOTAL KJELDAHL NITROGEN	06/09/2023 14:01	LR	0.00	70.600	70.500	0.06		
		351.2	TOTAL KJELDAHL NITROGEN	06/09/2023 20:19	MB	0.00	0.000				
23060209 - 001	685040	351.2	TOTAL KJELDAHL NITROGEN	06/09/2023 20:22	SPK	2.00	2.800			0.640	92.3
		351.2	TOTAL KJELDAHL NITROGEN	06/09/2023 10:09	STD	2.00	1.840				92.1
23060137 - 001	684941	365.3	ORTHO PHOSPHORUS AS P	06/06/2023 17:54	LR	0.00	0.210	0.202	2.58		
		365.3	ORTHO PHOSPHORUS AS P	06/06/2023 17:50	MB	0.00	0.000				
		365.3	ORTHO PHOSPHORUS AS P	06/06/2023 17:52	PQL	0.01	0.010				103.0
		365.3	ORTHO PHOSPHORUS AS P	06/06/2023 18:46	STD	0.20	0.199				99.4
23060268 - 003	685139	365.3	TOTAL PHOSPHORUS AS P	06/07/2023 13:01	LR	0.00	0.132	0.129	1.52		
		365.3	TOTAL PHOSPHORUS AS P	06/07/2023 11:42	MB	0.00	0.000				
		365.3	TOTAL PHOSPHORUS AS P	06/07/2023 13:35	PQL	0.02	0.019				93.5
		365.3	TOTAL PHOSPHORUS AS P	06/07/2023 13:17	STD	0.20	0.190				95.2
23051610 - 001	684648	445.0	CHLOROPHYLL A	06/07/2023 15:28	LR	0.00	21.694	21.320	1.24		
23060351 - 001	685361	SM2540D	TOTAL SUSPENDED SOLIDS	06/08/2023 10:44	LR	0.00	156.000	160.000	1.79		
		SM2540D	TOTAL SUSPENDED SOLIDS	06/08/2023 10:44	MB	0.00	0.000				
		SM2540D	TOTAL SUSPENDED SOLIDS	06/08/2023 10:44	STD	951.00	984.000				103.5
23060298 - 001	685236	SM5210B	BIOCHEMICAL OXYGEN DEMAND	06/07/2023 14:43	LR	0.00	3160.000	2380.000	19.91		
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	06/07/2023 14:43	MB	0.00	0.000				
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	06/07/2023 14:43	STD	198.00	185.000				93.4
23060237 - 002	685084	SYSTEMA EASY	NITRATE+NITRITE AS N	06/07/2023 12:21	LR	0.00	2.180	2.170	0.42		
		SYSTEMA EASY	NITRATE+NITRITE AS N	06/07/2023 12:41	MB	0.00	0.000				

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
		SYSTEAS EASY	NITRATE+NITRITE.AS.N	06/07/2023 12:56	STD	0.25	0.245				98.0

Comments:



# Data Compliance Report

June 23, 2023

<b>To</b>	Mr. Bruce Bernard Manager of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	<b>Tel</b>	716.205-1977
<b>Copy to</b>	Connor Haydon	<b>Email</b>	Connor.Haydon@ghd.com
<b>From</b>	Sheri Finn/eew/25	<b>Ref. No.</b>	11225022
<b>Subject</b>	Analytical Results Compliance Report Surface Water Quality Monitoring Flow Way CDD Fort Myers, Florida June 2023		

## 1. Compliance Review

Samples were collected in June 2023 in support of the Flow Way CDD sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards

**Sheri Finn**  
Analyst

# Surface Water Field Sheets



**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID: FW - Flow Way

LOCATION: downstream of bridge

DATE/TIME: 6/5/23 845

ALL TIMES ARE: ETZ or CTZ  
(circle one)

WATERBODY TYPE: (Circle One)

Small Lake (>4 and <10HA)  
(collect samples in middle of open water)

Large Lake (>10HA)  
(collect samples at selected location point)

Small Stream  
(collect samples in representative area)

Large River  
(collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: nm (feet)      Sample Depth: 1.5 (feet)  
(Average of 2 measurements)

STREAM FLOW: (Circle One if applicable)      No Flow      Flow within Banks      Flood Conditions

WATER LEVEL: (Circle One)      Low      Normal      High

WATER SAMPLE COLLECTION DEVICE (Circle One)      Van Dorn      Direct Grab with Sample Bottle      Dipper      Other \_\_\_\_\_

Field Measurements		Meter ID#			Field Measurements		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>845</u>	<u>1.5</u>	<u>8.0</u>	<u>5.40</u>	<u>69.2</u>	<u>28.6</u>	<u>428.7</u>	<u>15.03</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

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

Samples immediately placed on ice?      Yes      No

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

PERSONNEL ON SITE: Jessie Watson

REMARKS: Sample collected downstream of bridge

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID: FW-Lake 9

LOCATION: from east bank

DATE/TIME: 5/5/23 910

ALL TIMES ARE:  ETZ or CTZ (circle one)

WATERBODY TYPE: (Circle One)

Small Lake (>4 and <10HA)  
(collect samples in middle of open water)

Large Lake (>10HA)  
(collect samples at selected location point)

Small Stream  
(collect samples in representative area)

Large River  
(collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: nm (feet)  
(Average of 2 measurements)  
(Circle One if applicable)

Sample Depth: 1.5 (feet)

STREAM FLOW: (Circle One if applicable)

No Flow  Flow within Banks  Flood Conditions

WATER LEVEL: (Circle One)

Low  Normal  High

WATER SAMPLE COLLECTION DEVICE (Circle One)

Van Dorn  Direct Grab with Sample Bottle  Dipper  Other

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>910</u>	<u>1.5</u>	<u>7.75</u>	<u>3.32</u>	<u>42.9</u>	<u>28.1</u>	<u>493</u>	<u>10.68</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

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

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

PERSONNEL ON SITE: Jessie Walsh

REMARKS: Strong vegetation growth around perimeter

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID: FW-Lake 7

LOCATION: from SE Bank

DATE/TIME: 6/5/23 935

ALL TIMES ARE:  ETZ or CTZ  
(circle one)

WATERBODY TYPE: (Circle One)

Small Lake (>4 and <10HA)  
(collect samples in middle of open water)

Large Lake (>10HA)  
(collect samples at selected location point)

Small Stream  
(collect samples in representative area)

Large River  
(collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: nm (feet)      Sample Depth: 1.5 (feet)  
(Average of 2 measurements)

STREAM FLOW: (Circle One if applicable)      No Flow       Flow within Banks      Flood Conditions

WATER LEVEL: (Circle One)       Low      Normal      High

WATER SAMPLE COLLECTION DEVICE (Circle One)      Van Dorn      Direct Grab with Sample Bottle       Dipper      Other \_\_\_\_\_

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>935</u>	<u>1.5</u>	<u>7.85</u>	<u>4.89</u>	<u>65.2</u>	<u>29.1</u>	<u>450.8</u>	<u>5.31</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

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

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

PERSONNEL ON SITE: JW

REMARKS: Limited vegetation growth around perimeter



**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID: FW-Lake 12

LOCATION: from W bank

DATE/TIME: 6/5/23 1030

ALL TIMES ARE:  ETZ or  CTZ  
(circle one)

WATERBODY TYPE: (Circle One)

Small Lake (>4 and <10HA)  
(collect samples in middle of open water)

Large Lake (>10HA)  
(collect samples at selected location point)

Small Stream  
(collect samples in representative area)

Large River  
(collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: nm (feet)      Sample Depth: 1.5 (feet)  
(Average of 2 measurements)

STREAM FLOW: (Circle One if applicable)       No Flow       Flow within Banks       Flood Conditions

WATER LEVEL: (Circle One)       Low       Normal       High

WATER SAMPLE COLLECTION DEVICE (Circle One)       Van Dorn       Direct Grab with Sample Bottle       Dipper       Other

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1030</u>	<u>1.5</u>	<u>7.76</u>	<u>3.38</u>	<u>50.2</u>	<u>28.8</u>	<u>506</u>	<u>11.31</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: 5

Samples immediately placed on ice?  Yes  No

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

PERSONNEL ON SITE: Jaw

REMARKS: Limited vegetation around perimeter

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID: FW-Lake 18/19

LOCATION: from S bank

DATE/TIME: 6/5/23 1045

ALL TIMES ARE:  ETZ or CTZ  
(circle one)

WATERBODY TYPE: (Circle One)

Small Lake (>4 and <10HA)  
(collect samples in middle of open water)

Large Lake (>10HA)  
(collect samples at selected location point)

Small Stream  
(collect samples in representative area)

Large River  
(collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: nm (feet)      Sample Depth: 1.5 (feet)  
(Average of 2 measurements)

STREAM FLOW: (Circle One if applicable)      No Flow      Flow within Banks      Flood Conditions

WATER LEVEL: (Circle One)      Low      Normal      High

WATER SAMPLE COLLECTION DEVICE (Circle One)      Van Dorn      Direct Grab with Sample Bottle      Dipper      Other

Field Measurements		Meter ID#			Field Measurements		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1045</u>	<u>1.5</u>	<u>8.09</u>	<u>3.87</u>	<u>50.0</u>	<u>28.9</u>	<u>429.9</u>	<u>5.41</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: 1

Samples immediately placed on ice?  Yes  No

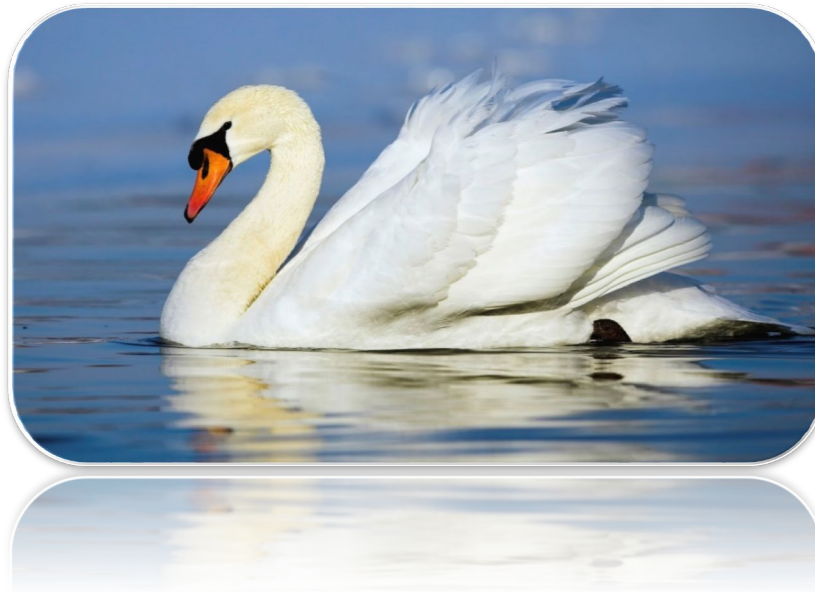
WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: FW

REMARKS: Limited vegetation around perimeter, vegetation was actively being planted

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - AUGUST 2023**

FISCAL YEAR 2023

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PREPARED BY:

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

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



*Flow Way Community Development District*

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<i>Series 2015 Bonds (Phase 3)</i>	<i>8</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>9</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>10</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>11</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>12</i>
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<i>Series 2016 Bonds (Phase 5)</i>	<i>13</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>14</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>15</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 951,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951,425
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	255,031	-	-	-	-	1,492,270
Revenue	-	487,128	302,056	182,458	276,977	180,241	411,624	-	-	-	-	1,840,484
Prepayment Account	-	-	433	192	-	-	1,512	-	-	-	-	2,137
General Redemption Account	-	-	-	2,514	-	-	-	-	-	-	-	2,514
Construction	-	-	-	-	-	-	-	159	106	1,007	-	1,273
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,337,406	3,337,406
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,112,594	25,112,594
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,433,920</b>	<b>\$ 1,026,128</b>	<b>\$ 547,370</b>	<b>\$ 345,613</b>	<b>\$ 451,512</b>	<b>\$ 298,616</b>	<b>\$ 668,167</b>	<b>\$ 159</b>	<b>\$ 106</b>	<b>\$ 1,007</b>	<b>\$ 28,450,000</b>	<b>\$ 33,222,599</b>

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Liabilities</b>												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
<b>Bonds Payable</b>												
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ 472,420</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,450,000</u>	<u>\$ 28,922,420</u>
<b>Fund Equity and Other Credits</b>												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>												
<b>Restricted</b>												
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	298,616	653,990	25,623	16,785	34,296	-	3,332,616
Results from Current Operations	-	29,011	21,232	7,816	9,258	-	14,177	(25,464)	(16,679)	(33,288)	-	6,063
<b>Unassigned</b>												
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,026,645	-	-	-	-	-	-	-	-	-	-	1,026,645
<b>Total Fund Equity and Other Credits</b>	<u>\$ 961,501</u>	<u>\$ 1,026,128</u>	<u>\$ 547,370</u>	<u>\$ 345,613</u>	<u>\$ 451,512</u>	<u>\$ 298,616</u>	<u>\$ 668,167</u>	<u>\$ 159</u>	<u>\$ 106</u>	<u>\$ 1,007</u>	<u>\$ -</u>	<u>\$ 4,300,180</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 1,433,920</u>	<u>\$ 1,026,128</u>	<u>\$ 547,370</u>	<u>\$ 345,613</u>	<u>\$ 451,512</u>	<u>\$ 298,616</u>	<u>\$ 668,167</u>	<u>\$ 159</u>	<u>\$ 106</u>	<u>\$ 1,007</u>	<u>\$ 28,450,000</u>	<u>\$ 33,222,599</u>

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
<b>Interest</b>														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	58,264	28,698	38,518	11,863	6,820	87	-	1,600,174	1,594,494	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	500,000											500,000	500,000	N/A
Contributions Private Sources	-											-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 512,295</b>	<b>\$ 407,003</b>	<b>\$ 985,271</b>	<b>\$ 51,356</b>	<b>\$ 58,264</b>	<b>\$ 28,698</b>	<b>\$ 38,518</b>	<b>\$ 11,863</b>	<b>\$ 6,820</b>	<b>\$ 87</b>	<b>\$ -</b>	<b>2,100,174</b>	<b>\$ 2,009,241</b>	<b>105%</b>
<b>Expenditures and Other Uses</b>														
<b>Legislative</b>														
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	1,800	-	800	2,000	-	9,400	12,000	78%
<b>Executive</b>														
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	40,000	92%
<b>Financial and Administrative</b>														
Audit Services	-	-	-	5,600	-	-	-	-	-	-	-	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	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	1,333	1,333	14,667	16,000	92%
Arbitrage Rebate Services	-	-	500	1,500	500	-	-	-	500	-	-	3,000	3,000	100%
<b>Other Contractual Services</b>														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	280	-	-	-	1,638	-	2,468	3,500	71%
Trustee Services	-	3,950	-	8,573	-	-	-	8,654	-	-	-	21,177	26,665	79%
Dissemination Agent Services	-	-	-	-	-	5,500	-	350	-	-	-	5,850	5,500	106%
Property Appraiser Fees	2,750	-	-	296	-	-	-	24	-	-	-	3,070	10,000	31%
Bank Services	15	11	-	-	-	-	-	115	-	-	70	212	300	71%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>														
Postage, Freight & Messenger	-	229	-	-	-	-	-	40	57	-	30	355	250	142%
<b>Rentals &amp; Leases</b>														
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>														
Insurance	-	11,196	-	-	-	-	-	-	-	-	-	11,196	15,000	75%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	88	88	250	35%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>														
Legal - General Counsel	-	1,967	4,659	1,845	-	-	-	2,005	-	1,751	6,258	18,484	20,000	92%

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
SFWMD - Permit Objection										45		45		
Special Counsel - Litigation	-	35,667	22,705	-	-	11,317	-	16,321	-	23,034	5,295	114,340	175,000	65%
Special Counsel - Court Reporter/Arbitrator	-	-	4,005	-	-	945	725	300	-	-	440	6,415	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	3,953	-	8,948	-	12,276	30,969	56,146	-	N/A
Trust Loan - Legal Fees	20,000	-	-	-	-	-	-	-	-	-	-	20,000	19,000	105%
<b>Other General Government Services</b>														
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	8,744	-	10,933	5,045	4,575	3,508	44,470	55,000	81%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Community Wide Irrigation System</b>														
Professional Services														
Asset Management	-	938	938	938	-	1,875	-	1,875	938	938	-	8,438	11,250	75%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services														
Electric - Pump Station	-	3,014	-	-	-	21,042	-	9,249	3,839	-	7,207	44,352	32,000	139%
Electric - Recharge Pumps	-	112	-	932	2,466	3,076	28	2,686	1,081	-	3,114	13,496	8,000	169%
Repairs and Maintenance														
Pump Station and Wells	410	155	572	410	1,960	965	1,246	-	-	-	8,150	13,867	30,000	46%
Recharge Pumps	-	-	-	-	-	-	-	-	-	115	10,031	10,146	8,500	119%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	1,500	1,439	2,939	6,600	45%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	5,957	0%
Capital Outlay														
New Meter and Backup Pump/Motor	-	-	-	150	-	3,161	-	-	-	-	-	3,311	28,000	12%
<b>Stormwater Management Services</b>														
<b>Preserve Area Maintenance</b>														
<b>Environmental Engineering Consultant</b>														
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	-	-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	700	1,245	-	1,945	1,000	195%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs and Maintenance</b>														

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	-	-	3,334	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>														
Capital Outlay - Stormwater Mgmt										27,092		27,092		
Internal and External	-	-	-	-	-	-	-	-	-	-	-	-	55,000	0%
<b>Lake, Lake Bank and Littortal Shelf Maintenance</b>														
Professional Services														
Asset Management	-	1,800	1,800	1,800	-	3,600	-	3,600	1,800	1,800	-	16,200	21,600	75%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance														
Aquatic Weed Control	-	5,100	5,100	7,500	-	36,175	-	12,000	12,000	15,800	12,000	105,675	104,000	102%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	-	-	12,000	-	995	-	23,095	66,000	35%
Lake Bank Maintenance	-	-	-	-	-	1,990	1,990	400	1,250	-	-	5,630	15,000	38%
Water Quality Testing	-	-	-	-	-	-	-	7,850	3,925	-	-	11,775	14,500	81%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	2,907	900	500	-	800	5,107	12,000	43%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	15,505	0%
Capital Outlay														
Fountain Installations	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	400	-	54,105	10,700	700	-	69,945	183,128	38%
Water Control Structures	-	-	-	-	-	6,400	-	22,893	7,500	-	-	36,793	31,000	119%
Contingencies	-	-	-	450	-	-	-	-	2,833	-	-	3,283	-	N/A
<b>Landscaping Services</b>														
Professional Services														
Asset Management	-	771	771	771	-	1,542	-	1,542	771	771	-	6,937	9,250	75%
Utility Services														
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	-	1,543	-	3,737	158	5,439	2,400	227%
<b>Community Entrance (Landscaping)</b>														
Repairs and Maintenance														
Landscaping Maintenance	-	7,930	7,930	-	-	23,790	7,930	7,930	-	7,930	7,930	71,370	95,000	75%



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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,905	5,396	-	-	4,680	-	20,981	10,000	210%
Mulch Installation	-	-	8,686	-	-	-	-	-	-	-	-	8,686	12,500	69%
Annuals	-	-	-	15,200	-	-	-	-	-	-	34,159	49,359	32,000	N/A
Annual Holiday Decorations	-	5,650	5,650	-	-	-	-	-	-	-	-	11,300	18,000	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	767	-	767	3,600	N/A
Landscape Monuments	-	-	-	-	-	-	-	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	805	6,599	25,270	-	750	1,365	1,569	38,448	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	3,845	-	-	31,260	-	853	35,958	13,500	266%
Miscellaneous Repairs	-	-	-	-	-	1,037	-	-	-	2,825	2,289	6,151	3,000	N/A
Capital Outlay - Landscaping	-	-	-	-	-	-	-	-	-	4,013	-	4,013	-	N/A
Contingencies	-	-	-	-	-	2,725	-	-	-	-	-	2,725	15,491	18%
<b>Debt Service</b>														
Principal	-	-	-	-	-	-	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	-	-	-	-	19,817	19,817	12,200	N/A
<b>Reserves and Overall Contingencies</b>														
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	68,800	N/A
<b>Intragovernmental Transfer Out</b>														
<b>Sub-Total:</b>	<b>29,176</b>	<b>96,329</b>	<b>77,562</b>	<b>59,214</b>	<b>17,014</b>	<b>166,666</b>	<b>53,292</b>	<b>192,263</b>	<b>92,248</b>	<b>127,592</b>	<b>162,174</b>	<b>1,073,529</b>	<b>2,009,241</b>	<b>53%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 29,176</b>	<b>\$ 96,329</b>	<b>\$ 77,562</b>	<b>\$ 59,214</b>	<b>\$ 17,014</b>	<b>\$ 166,666</b>	<b>\$ 53,292</b>	<b>\$ 192,263</b>	<b>\$ 92,248</b>	<b>\$ 127,592</b>	<b>\$ 162,174</b>	<b>\$ 1,073,529</b>	<b>\$ 2,009,241</b>	<b>53%</b>
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	907,710	(7,857)	41,250	(137,968)	(14,773)	(180,401)	(85,428)	(127,505)	(162,174)	1,026,645	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,636,358	1,628,500	1,669,751	1,531,782	1,517,009	1,336,608	1,251,180	1,123,675	(65,145)	-	
<b>Fund Balance - Ending</b>	<b>\$ 417,974</b>	<b>\$ 728,648</b>	<b>\$ 1,636,358</b>	<b>\$ 1,628,500</b>	<b>\$ 1,669,751</b>	<b>\$ 1,531,782</b>	<b>\$ 1,517,009</b>	<b>\$ 1,336,608</b>	<b>\$ 1,251,180</b>	<b>\$ 1,123,675</b>	<b>\$ 961,501</b>	<b>961,501</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Interest Account	-	0	-	-	-	-	-	0	-	-	-	0	-	#DIV/0!
Sinking Fund	-	0	-	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	97	136	5,913	171	168	186	12,526	11,000	114%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,534	1,783	1,444	1,501	1,670	9,107	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	13,031	4,013	2,307	29	-	541,334	539,344	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,006</b>	<b>\$ 137,690</b>	<b>\$ 333,315</b>	<b>\$ 17,375</b>	<b>\$ 19,798</b>	<b>\$ 10,896</b>	<b>\$ 14,701</b>	<b>\$ 11,710</b>	<b>\$ 3,922</b>	<b>\$ 1,699</b>	<b>\$ 1,856</b>	<b>562,967</b>	<b>\$ 550,344</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
Property Appraiser & Tax Collection Fees	930.45	-	-	-	-	-	-	-	-	-	-	930	\$ -	N/A
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2013 Bonds	-	130,000	-	-	-	-	-	-	-	-	-	130,000	\$ 130,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2013 Bonds	-	203,463	-	-	-	-	-	199,563	-	-	-	403,025	410,525	98%
<b>Operating Transfers Out (To Other Funds)</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$930</b>	<b>\$333,463</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$199,563</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$533,955</b>	<b>\$540,525</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	10,896	14,701	(187,853)	3,922	1,699	1,856	29,011	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	1,191,803	1,206,504	1,018,651	1,022,573	1,024,272	997,116		
<b>Fund Balance - Ending</b>	<b>\$ 1,006,192</b>	<b>\$ 810,420</b>	<b>\$ 1,143,735</b>	<b>\$ 1,161,110</b>	<b>\$ 1,180,907</b>	<b>\$ 1,191,803</b>	<b>\$ 1,206,504</b>	<b>\$ 1,018,651</b>	<b>\$ 1,022,573</b>	<b>\$ 1,024,272</b>	<b>\$ 1,026,128</b>	<b>1,026,128</b>	<b>\$ 9,819</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Interest Account	-	0	-	-	-	-	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	3	43	60	2,698	75	74	81	5,704	5,300	108%
Prepayment Account	-	-	-	-	0	2	2	4	0	1	1	10	-	N/A
Revenue Account	1	1	1	1	46	629	884	1,037	906	932	1,037	5,474	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	6,184	1,904	1,095	14	-	256,892	255,873	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>														
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,645</b>	<b>\$ 65,342</b>	<b>\$ 158,176</b>	<b>\$ 8,245</b>	<b>\$ 9,403</b>	<b>\$ 5,280</b>	<b>\$ 7,130</b>	<b>\$ 5,643</b>	<b>\$ 2,076</b>	<b>\$ 1,020</b>	<b>\$ 1,119</b>	<b>268,079</b>	<b>\$ 261,173</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
Property Appraiser & Tax Collection Fees	442	-	-	-	-	-	-	-	-	-	-	442	\$ -	N/A
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2015 Bonds (Phase 3)	-	75,000	-	-	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	5,000	-	-	-	5,000	-	N/A
<b>Interest Expense</b>														
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	-	-	82,406	-	-	-	166,406	166,406	100%
<b>Operating Transfers Out (To Other Funds)</b>														
<b>Total Expenditures and Other Uses:</b>	<b>\$442</b>	<b>\$159,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,406</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$246,848</b>	<b>\$241,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	5,280	7,130	(81,763)	2,076	1,020	1,119	21,232	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	617,788	624,919	543,156	545,232	546,252	526,139	-	
<b>Fund Balance - Ending</b>	<b>\$ 530,342</b>	<b>\$ 436,684</b>	<b>\$ 594,859</b>	<b>\$ 603,105</b>	<b>\$ 612,508</b>	<b>\$ 617,788</b>	<b>\$ 624,919</b>	<b>\$ 543,156</b>	<b>\$ 545,232</b>	<b>\$ 546,252</b>	<b>\$ 547,370</b>	<b>547,370</b>	<b>\$ 19,767</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Interest Account	-	0	-	-	-	-	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	2	27	38	1,772	47	46	51	3,739	3,500	107%
Prepayment Account	-	-	-	-	0	0	1	2	-	0	1	4	-	N/A
Revenue Account	1	1	0	0	30	415	583	677	540	562	625	3,435	8	42932%
General Redemption Account	0	0	0	0	0	4	6	8	8	8	9	43	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	5,225	1,609	925	12	-	217,055	216,342	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,424</b>	<b>\$ 55,209</b>	<b>\$ 133,647</b>	<b>\$ 6,966</b>	<b>\$ 7,936</b>	<b>\$ 4,339</b>	<b>\$ 5,853</b>	<b>\$ 4,069</b>	<b>\$ 1,519</b>	<b>\$ 628</b>	<b>\$ 686</b>	<b>224,276</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
Property Appraiser & Tax Collection Fees	373.07	-	-	-	-	-	-	-	-	-	-	373	\$ -	N/A
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	-	-	-	-	-	-	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	5,000	-	-	-	5,000	-	N/A
<b>Interest Expense</b>														
Series 2015 Bonds (Phase 4)	-	76,313	-	-	-	-	-	74,775	-	-	-	151,088	151,356	100%
<b>Operating Transfers Out (To Other Funds)</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$373</b>	<b>\$136,313</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$79,775</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$216,461</b>	<b>\$211,356</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	4,339	5,853	(75,706)	1,519	628	686	7,816	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	412,633	418,486	342,780	344,299	344,927	337,797		
<b>Fund Balance - Ending</b>	<b>\$ 340,849</b>	<b>\$ 259,745</b>	<b>\$ 393,392</b>	<b>\$ 400,358</b>	<b>\$ 408,294</b>	<b>\$ 412,633</b>	<b>\$ 418,486</b>	<b>\$ 342,780</b>	<b>\$ 344,299</b>	<b>\$ 344,927</b>	<b>\$ 345,613</b>	<b>345,613</b>	<b>\$ 8,494</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Interest Account	-	0	-	-	-	-	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	31	44	1,915	55	54	60	4,057	3,700	110%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	878	1,019	818	853	949	5,189	12	43242%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	8,460	2,605	1,498	19	-	351,458	350,060	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>														
Operating Transfers In (To Other Funds)	-	-	-	-	-	54	-	-	-	-	-	54	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,595</b>	<b>\$ 89,394</b>	<b>\$ 216,402</b>	<b>\$ 11,280</b>	<b>\$ 12,845</b>	<b>\$ 7,013</b>	<b>\$ 9,382</b>	<b>\$ 5,540</b>	<b>\$ 2,371</b>	<b>\$ 927</b>	<b>\$ 1,010</b>	<b>360,758</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
Property Appraiser & Tax Collection Fees	604.09	-	-	-	-	-	-	-	-	-	-	604	\$ -	N/A
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	-	-	-	-	-	-	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2016 Bonds (Phase 5)	-	119,589	-	-	-	-	-	117,196	-	-	-	236,785	236,785	100%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	31	44	1,915	110	54	60	4,111	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$604</b>	<b>\$231,482</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$31</b>	<b>\$44</b>	<b>\$119,112</b>	<b>\$110</b>	<b>\$54</b>	<b>\$60</b>	<b>\$351,500</b>	<b>\$346,785</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	9,338	(113,572)	2,261	872	949	9,258	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	551,663	561,000	447,429	449,690	450,562	442,254		
<b>Fund Balance - Ending</b>	<b>\$ 446,245</b>	<b>\$ 304,157</b>	<b>\$ 520,559</b>	<b>\$ 531,839</b>	<b>\$ 544,682</b>	<b>\$ 551,663</b>	<b>\$ 561,000</b>	<b>\$ 447,429</b>	<b>\$ 449,690</b>	<b>\$ 450,562</b>	<b>\$ 451,512</b>	<b>451,512</b>	<b>\$ 6,987</b>	



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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Interest Account	-	0	-	-	-	-	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	2	21	30	1,299	37	37	41	2,751	2,200	125%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	578	670	531	555	618	3,395	8	42433%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	5,745	1,769	1,017	13	-	238,649	237,599	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>														
<b>Operating Transfers In (To Other Funds)</b>														
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,118</b>	<b>\$ 60,701</b>	<b>\$ 146,943</b>	<b>\$ 7,659</b>	<b>\$ 8,721</b>	<b>\$ 4,712</b>	<b>\$ 6,353</b>	<b>\$ 3,738</b>	<b>\$ 1,585</b>	<b>\$ 605</b>	<b>\$ 659</b>	<b>244,794</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
Property Appraiser & Tax Collection Fees	410.19	-	-	-	-	-	-	-	-	-	-	410	\$ -	N/A
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	-	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2017 Bonds (Phase 6)	-	81,488	-	-	-	-	-	80,263	-	-	-	161,750	161,750	100%
<b>Debt Service-Other Costs</b>														
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	21	30	1,299	37	37	41	2,751	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$410</b>	<b>\$152,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$21</b>	<b>\$30</b>	<b>\$81,561</b>	<b>\$37</b>	<b>\$37</b>	<b>\$41</b>	<b>\$234,911</b>	<b>\$231,750</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	6,323	(77,823)	1,548	568	618	9,883	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	367,383	373,705	295,882	297,430	297,998	288,733		
<b>Fund Balance - Ending</b>	<b>\$ 291,441</b>	<b>\$ 199,370</b>	<b>\$ 346,313</b>	<b>\$ 353,972</b>	<b>\$ 362,692</b>	<b>\$ 367,383</b>	<b>\$ 373,705</b>	<b>\$ 295,882</b>	<b>\$ 297,430</b>	<b>\$ 297,998</b>	<b>\$ 298,616</b>	<b>298,616</b>	<b>\$ 8,057</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Interest Account	-	-	-	-	-	-	-	0	-	-	-	0	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	462	649	778	806	799	881	4,414	15	29425%
Prepayment Account	-	-	-	-	-	0	23	90	0	3	5	121	-	N/A
Revenue Account	2	2	0	0	67	919	1,293	1,502	1,216	1,268	1,411	7,679	15	51195%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	9,281	-	3,836	2,205	28	-	505,049	515,479	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	29,502	12,457	-	-	-	-	41,959	-	N/A
<b>Debt Proceeds</b>														
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,979</b>	<b>\$ 131,630</b>	<b>\$ 318,644</b>	<b>\$ 16,610</b>	<b>\$ 18,944</b>	<b>\$ 40,164</b>	<b>\$ 14,422</b>	<b>\$ 6,207</b>	<b>\$ 4,227</b>	<b>\$ 2,097</b>	<b>\$ 2,297</b>	<b>559,223</b>	<b>\$ 515,509</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
Property Appraiser & Tax Collection Fees	889.49	-	-	-	-	-	-	-	-	-	-	889	\$ -	N/A
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	-	-	-	-	-	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	30,000	-	-	-	30,000	-	N/A
<b>Interest Expense</b>														
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	-	-	-	168,448	-	-	-	339,743	339,743	100%
<b>Debt Service-Other Costs</b>														
Operating Transfers Out (To Other Funds)	1	1	1	1	34	462	649	778	806	799	881	4,414	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$891</b>	<b>\$341,296</b>	<b>\$1</b>	<b>\$1</b>	<b>\$34</b>	<b>\$462</b>	<b>\$649</b>	<b>\$199,226</b>	<b>\$806</b>	<b>\$799</b>	<b>\$881</b>	<b>\$545,046</b>	<b>\$509,743</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	13,773	(193,019)	3,422	1,299	1,416	14,177	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	841,276	855,049	662,030	665,452	666,751	653,990		
<b>Fund Balance - Ending</b>	<b>\$ 657,078</b>	<b>\$ 447,412</b>	<b>\$ 766,055</b>	<b>\$ 782,664</b>	<b>\$ 801,574</b>	<b>\$ 841,276</b>	<b>\$ 855,049</b>	<b>\$ 662,030</b>	<b>\$ 665,452</b>	<b>\$ 666,751</b>	<b>\$ 668,167</b>	<b>668,167</b>	<b>\$ 5,766</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>													
Construction Account	0	0	0	0	4	50	70	84	92	93	99	492	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>													
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	44	1,915	110	54	60	4,111	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 6</b>	<b>\$ 81</b>	<b>\$ 114</b>	<b>\$ 1,999</b>	<b>\$ 202</b>	<b>\$ 148</b>	<b>\$ 159</b>	<b>\$ 4,604</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>													
-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>													
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>													
<b>Capital Outlay</b>													
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	30,013	-	\$ 30,013	\$ -
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>													
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 55	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,013</b>	<b>\$ 0</b>	<b>\$ 30,067</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	0	0	6	27	114	1,999	202	(29,865)	159	(25,464)	-
Fund Balance - Beginning	25,623	25,623	27,517	27,517	27,517	27,523	27,550	27,664	29,663	29,865	-	25,623	-
<b>Fund Balance - Ending</b>	<b>\$ 25,623</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,523</b>	<b>\$ 27,550</b>	<b>\$ 27,664</b>	<b>\$ 29,663</b>	<b>\$ 29,865</b>	<b>\$ -</b>	<b>\$ 159</b>	<b>\$ 159</b>	<b>\$ -</b>

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>													
Construction Account	0	0	0	0	2	33	46	55	61	61	65	324	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>													
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	30	1,299	37	37	41	2,751	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 4</b>	<b>\$ 54</b>	<b>\$ 76</b>	<b>\$ 1,354</b>	<b>\$ 99</b>	<b>\$ 98</b>	<b>\$ 106</b>	<b>\$ 3,075</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>													
Legal Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>													
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	19,754	-	\$ 19,754	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>													
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,754</b>	<b>\$ -</b>	<b>\$ 19,754</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	0	0	4	54	76	1,354	99	(19,655)	106	(16,679)	-
Fund Balance - Beginning	16,785	16,785	18,069	18,069	18,069	18,073	18,127	18,203	19,557	19,655	-	16,785	-
<b>Fund Balance - Ending</b>	<b>\$ 16,785</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,073</b>	<b>\$ 18,127</b>	<b>\$ 18,203</b>	<b>\$ 19,557</b>	<b>\$ 19,655</b>	<b>\$ -</b>	<b>\$ 106</b>	<b>\$ 106</b>	<b>\$ -</b>

**Flow Way Community Development District**  
**Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>													
Construction Account	0	0	0	0	5	62	88	108	115	117	126	621	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>													
<b>Contributions from Private Sources</b>													
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	649	778	806	799	881	4,414	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 39</b>	<b>\$ 524</b>	<b>\$ 737</b>	<b>\$ 886</b>	<b>\$ 920</b>	<b>\$ 915</b>	<b>\$ 1,007</b>	<b>\$ 5,035</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>													
Legal Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>													
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	38,323	-	\$ 38,323	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>													
<b>Cost of Issuance</b>													
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,323</b>	<b>\$ -</b>	<b>\$ 38,323</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 886	\$ 920	\$ (37,407)	\$ 1,007	\$ (33,288)	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,863	35,600	36,487	37,407	-	34,296	-
<b>Fund Balance - Ending</b>	<b>\$ 34,297</b>	<b>\$ 34,298</b>	<b>\$ 34,299</b>	<b>\$ 34,300</b>	<b>\$ 34,339</b>	<b>\$ 34,863</b>	<b>\$ 35,600</b>	<b>\$ 36,487</b>	<b>\$ 37,407</b>	<b>\$ -</b>	<b>\$ 1,007</b>	<b>\$ 1,007</b>	<b>\$ -</b>