

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MARCH 17, 2022

PREPARED BY:

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

March 10, 2022

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the "**District**") will be held on **Thursday, March 17, 2022, 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/onstage/g.php?MTID=e3db82dec5277990502283af423bf499d>

Access Code: **2344 910 3302**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2344 910 3302** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Consideration of Minutes:
 - I. February 17, 2022 - Meeting. [page 6]
4. Consideration of **Resolution 2022-2**, a resolution of the Board of Supervisors of the Flow Way Community Development District: (i) approving the execution and delivery of two applications to the South Florida Water Management District requesting a transfer of an existing Water Use Permit from Taylor Morrison to the District; and (ii) authorizing the District Manager to sign or execute such additional application documents as are necessary or required in connection with obtaining further approvals of any modifications to the Water Use Permits. [page25]
5. Fiscal Year 2023 Budget Plan and Five (5) Year Capital and Asset Evaluations.
 - I. Calvin, Giordano & Associates – Capital and Asset Reports.
 - a. Capital Improvement Program. [page31]
 - b. Asset Replacement Cost Report. [page109]
 - c. Stormwater Erosion Report. [page133]
 - II. Proposed Budget – Fiscal Year 2023. [page 316]

- III. Consideration of **Resolution 2022-3**, a resolution of the Board of Supervisors of the Flow Way Community Development District approving the Proposed Budget for Fiscal Year 2023. [page 345]

- 6. Supervisor's Request.
 - I. Mr. Ron Miller - Discussion of additional Taylor Morrison lawsuit for construction defects and deferred maintenance.

- 7. Staff Items.
 - I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
 - a. Status Report on Litigation.
 - b. Non-Binding new Arbitration Hearing date – April 26, 2022.
 - c. Update on discussions with HOA as to potential new litigation.

 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer's Report. [page 347]
 - 1. Preserve Tree Removal.
 - 2. Strategic Operational Plan.
 - 3. SFWMD Water Use Permit transfer.
 - 4. Preserve Area Fire.
 - 5. 20-Year Stormwater Needs Analysis.

 - III. District Manager – JPWard & Associates, LLC.
 - a. Managers' Report February 2022.
 - b. Financial Statements for period ending February 28, 2022 (unaudited). [page 358]

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

- 9. Announcement of Next Meeting – April 21, 2022.
Quorum Call for April 21, 2022

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

- 10. Adjournment.

Staff Review

The third order of business is the consideration of the February 17, 2022, regular meeting minutes.

The fourth order of business is consideration **Resolution 2022-2**, a resolution of the Board of Supervisors of the Flow Way Community Development District: (i) approving the execution and delivery of two applications to the South Florida Water Management District (SFWMD) requesting a transfer of two Water Use Permits from Taylor Morrison to the District; and (ii) authorizing the District Manager to sign or execute such additional application documents as are necessary or required in connection with obtaining further approvals of any modifications to the water use permit. The application allows the District to accept a transfer of two existing SFWMD Consumptive Water Use Permits (11-02032-W and 11-04066-W) from Taylor Morrison. The first permit covers the use of surface water from the District's on-site lakes that are recharged with groundwater from the Lower Tamiami aquifer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turf using a sprinkler irrigation system with an annual allocation of 374.3 million gallons. The second permit covers the use of surface water for landscape irrigation of 2.75 acres of turf using a sprinkler irrigation system. Because the District maintains the pump-stations supplying the irrigation systems, the District holding the related Water Use Permit will allow the District to update and/or amend the Water Use Permits, if necessary.

The fifth order of business is the beginning of the District's Budget review for the Fiscal Year 2023 Budget and the three (3) reports evaluating the assets of the District, which include a Capital Improvement Plan, an Asset Replacement Cost Plan, and a Stormwater Erosion Plan.

The Engineer's reports are intended to provide the District with a comprehensive analysis of the District's assets, which prioritize and plan for the future in a manner that properly allocates resources where needed and plan the Capital Improvements over a five (5) year period, prioritizing the needs in a manner that allows the asset to be restored to their required level of service.

These reports form the basis for the preparation of the Fiscal Year 2023 Proposed Budget and ensures the District can fully implement a plan that matches resources with requirements over the five (5) year plan.

Date of Action	Action Required	Description
March 17, 2022	Approve and Set Public Hearing	In Depth Presentation
April 21, 2022	None	Continued Workshop
May 19, 2022	Final Decision on Proposed Budget	Final Workshop
Week of June 13, 2022	Mailed Notices to Residents	Manager Responsibility
July 21, 2022	Public Hearing on Proposed Budget	ADOPTION
Week of August 22, 2022	Adopted Assessment to County	Manager Responsibility

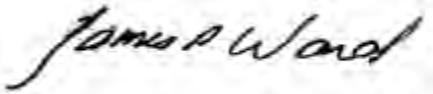
Important in this process is that the District must approve a budget to set a public hearing. The Budget is recommended to be approved at the March 17, 2022, meeting to set the Public hearing only, however the approval does not bind the Board in any way to the Budget, it merely allows the District to move forward in the process.

Once approved – the District may NOT increase the Budget, but the District can decrease the budget, thereby decreasing the assessment rate during the review period of the Budget which must be completed by May 19, 2022, Board Meeting. That will permit the District to provide the required mailed notices to all property owners in the District.

The sixth order of business is the staff reports. Both the District Attorney and the District Engineer are present and will present on their current items. The District Manager’s Report is an update on the financial projections for the remainder of Fiscal Year 2022 (through September 30, 2022).

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

Yours sincerely,
Flow Way Community Development District



James P. Ward
District Manager

The Fiscal Year 2022 schedule is as follows:

February 17, 2022	March 17, 2022
April 21, 2022	May 19, 2022
June 16, 2022	July 21, 2022
August 18, 2022	September 15, 2022

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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, February 17, 2022, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre
12 Vista Lane, Naples, FL 34119.
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Present and constituting a quorum:

20 Zack Stamp Chairperson
21 Ron Miller Vice Chairperson
22 Martinn Winters Assistant Secretary
23 Bart Bhatla Assistant Secretary

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27

Absent:

28 Tom Kleck Assistant Secretary

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30
31
32

Also present were:

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

36
37
38
39

Audience:

40 Dave Boguslawski
41 Ed Staley

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

46
47
48

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted,
and all Members of the Board were present, with the exception of Supervisor Tom Kleck, 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.

49 **THIRD ORDER OF BUSINESS** **Consideration of Minutes**

50

51 **January 20, 2022 – Regular Meeting**

52

53 Chairperson Stamp noted corrections had been made to the minutes by Mr. Ward. He asked if there
54 were any additional corrections to the Minutes; hearing none, he called for a motion.

55

56 **On MOTION made by Mr. Bart Bhatla, seconded by Mr. Ron Miller,**
57 **and with all in favor, the January 20, 2022, Meeting Minutes were**
58 **approved as amended.**

59

60 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-1**

61

62 **Consideration of Resolution 2022-1, a resolution of the Board of Supervisors of the Flow Way**
63 **Community Development District amending the District's Fiscal Year 2022 General Fund Budget to**
64 **account for the addition of the maintenance responsibilities of the District's assets from the**
65 **Esplanade Lake and County Club, Inc (Master HOA)**

66

67 *Mr. Ward: The purpose of the Amendment is to align our existing adopted fiscal year 2022 budget to the*
68 *programs that the District is now operating and maintaining that we essentially took over the*
69 *responsibility for maintenance as of approximately January 1 of this year. The line items that are now in*
70 *your budget are consistent with what I've shown you in the past in terms of what we are doing, and they*
71 *take reductions out of your budget to the extent of your preserve maintenance in order to be able to fund*
72 *the full budget. At the end of the day, it still anticipates a \$243,000 dollar decrease in our fund balance*
73 *by the end of this fiscal year assuming all of these projections are correct and would leave us with about*
74 *\$92,000 dollars in cash going into fiscal year 2023. That is the purpose of the Amendment. The*
75 *reductions are essentially the removal of all of the work related to the 1,000 acres preserve maintenance*
76 *outside of the boundaries of the CDD; this is where all of it is coming from.*

77

78 *Mr. Bhatla: Jim, you said that we took over the preserves starting this year?*

79

80 *Mr. Ward: No, we took over the maintenance previously being done by the homeowner's association.*
81 *That includes the stormwater system, littoral shelf maintenance, landscaping at the entrance buffers,*
82 *irrigation pump station, those kinds of things.*

83

84 *Chairperson Stamp: Jessica, it is my understanding from talking to you and Greg that you would prefer*
85 *that we at least leave something in there, even if it is \$10,000 dollars, for maintenance. Is that a fair*
86 *statement?*

87

88 *Ms. Jessica Tolin: Yes.*

89

90 *Chairperson Stamp: I will make a motion in a minute to move \$10,000 dollars from somewhere to at*
91 *least have a minimum \$10,000 dollars for maintenance of the external preserves. I want to preface that*
92 *by saying our law firm has deposed Barbara Kininmonth from Taylor Morrison on the issues which she*
93 *agreed to be deposed on and there will be another corporate deposition on the other issues. In the*
94 *course of that deposition she said, under oath, that Taylor Morrison was spending hundreds of*
95 *thousands of dollars on areas 4 and 5 of the preserves, which was totally unknown to us, and saying they*

96 were doing so with permission from someone they couldn't identify. She also indicated that areas 1 and
97 3 were totally done, so keep in mind, based on their representation, under oath, there will still be several
98 hundred thousand dollars spent on the preserves. Now, you've got to believe them, so we are not totally
99 shutting off funding for the preserves. It was an interesting side note that she indicated that 1, 2 and 3
100 were completed, but she didn't know who told her and when they told her. With that as background I'd
101 like to make an amendment to this to move the \$10,000 dollars we've allocated for the South Florida
102 Water Management District litigation, which I'm assured by counsel was over and there shouldn't be any
103 expenditures and move that over to some line contingencies for the preserve.

104

105 Mr. Ward: We will just put it in contingencies.

106

107 Mr. Bhatla: Where is that \$10,000 dollars coming from?

108

109 Chairperson Stamp: We've got \$10,000 dollars budgeted for legal for the South Florida Water
110 Management District, but that action is essentially over. We didn't know at the time whether we would
111 need it at some point. It's pretty obvious we are not going to.

112

113 **On MOTION made by Mr. Zack Stamp, seconded by Mr. Ron Miller,**
114 **and with all in favor, Resolution 2022-1 was adopted as amended, and**
115 **the Chair was authorized to sign.**

116

117 FIFTH ORDER OF BUSINESS

Discussion

118

119 Discussion of Proposal from Truist Bank (formerly SunTrust) to provide a one (1) year Revenue Note 120 financing anticipated operating expenses for the remainder of Fiscal Year 2022

121

122 Mr. Ward: As you recall a couple of months ago, when we took over the maintenance responsibilities of
123 the District, we knew that obviously there would not be enough cash to fund this through the end of the
124 fiscal year. We did have some discussion about whether there are any short term financings available to
125 us. I was not particularly thinking at the time that we would have any banks that might be available to
126 this. Truist, who is essentially the new version of SunTrust Bank, is the bank that we use for our general
127 operating account. I did reach out to them, and they indicated that since we are an existing customer,
128 they would be willing to do a short term, what we call a revenue note, for this particular District. The
129 amount I gave them was an amount not to exceed \$400,000 dollars. It would be due 12 months from
130 the date that we sign the deal. It would be due exactly in one year. All principal and interest would be
131 due at maturity. Interest rate on it is 1.25%. It is a relatively standard letter from the bank that
132 obviously this District would be able to meet. The one thing I want to talk about with you all is the actual
133 need to do this kind of a financing. The first and most important thing is that if you decide to borrow the
134 \$400,000 dollars, on our part, the cost of actually borrowing the money would require us to pay basically
135 two legal fees to go with this. One is a general counsel fee and the second is a bond counsel fee. The
136 general counsel fee gives the opinion to the bank that would be required that the District is a legally
137 established entity, that it has the right to borrow this money on a short-term basis, and whatever
138 documents that need to be prepared in relation to the issuance of the note, which in our world is a little
139 bit substantive. And a bond counsel opinion would be required related to the tax status of the note,
140 whether it is tax exempt or even it's taxable. Those two opinions are going to cost anywhere between
141 \$40,000 and \$50,000 dollars while the interest on this is relatively minor. It's \$5,000 or \$6,000 dollars.
142 The one thing it really does do, beyond the fact of the cost of issuance of this note, is that it's due date is

143 *one year which means in our fiscal year 2023 budget we would need to fund the full value of that note to*
144 *be able to make the repayment, and that would be a requirement of the obligation that is issued for this*
145 *note. The \$400,000 dollars is automatically going to raise your assessments I think around \$400 dollars*
146 *or so, roughly \$400 dollars a unit a year, which is almost what we levied in the current year for the total*
147 *assessments. My initial thought is that we probably don't need to do this in the current year. We can*
148 *budget appropriately and use cash and then fund that over a few years process and basically replenish*
149 *our cash going forward, but it does give us the opportunity, if we do this, to do it. The downside is really*
150 *you're borrowing money to fund operations which is, in many worlds, especially government, not*
151 *probably something thought of as a good thing in the market. Those are basically the upsides and*
152 *downsides of this kind of a financing. As I said in my memo, my recommendation is to continue going as*
153 *we have done over the last few months, without the note proceeds, but waiting and let's see where we*
154 *are with our 2023 budget. I don't think this financing is needed at this point.*

155
156 *Mr. Ron Miller: \$40,000 thousand dollars in legal fees to obtain \$400,000 dollars in financing for one*
157 *year is a non-starter for me.*

158
159 *Chairperson Stamp: Jim and I discussed it and I don't think it's the right way to go either. But I've had*
160 *some people in the community ask why we could not just borrow, so I asked Jim to run that down and*
161 *see what borrowing would look like.*

162
163 *Mr. Winters: This is for remediation of the lakes that Taylor Morrison was supposed to do?*

164
165 *Mr. Ward: We had not discussed a particular use of the funds, but generally the answer to that specific*
166 *question would be no. It would be used to fund existing operating costs so our cash would not be*
167 *depleted through the end of the fiscal year. We are running short on cash simply because the cost of*
168 *taking over the operations was more than what we really had within the context of our existing budget.*

169
170 *Mr. Winters: Are we are running short on cash because of (Indecipherable)?*

171
172 *Mr. Ward: We are running short on cash simply because the cost of taking on the operations was more*
173 *than what we really had within the context of our existing budget.*

174
175 *Chairperson Stamp: It only does in the sense that if they would have left us with pipes in good shape, we*
176 *would not have had to use \$90,000 dollars on – so, there is totally something. This wouldn't be*
177 *earmarked. This would go into our general fund, and we could then budget it out.*

178
179 *Mr. Winters: Has the study been completed as far as what needs to be done around the front entrance?*

180
181 *Mr. Ward: Jimmy and his team are working on those reports right now. They should be finished and*
182 *ready – I'm scheduled to hopefully have them for you probably at your April meeting at the latest, March*
183 *if I can get it done. It will include all of your assets and all of the work that needs to be done on a long*
184 *term basis.*

185
186 *Mr. Winters: I'm still not clear about – I understand the pavers on the bridge coming in are our*
187 *responsibility and it looks like there are a number of them that need to be replaced or reconfigured. The*
188 *flowering plants coming into the front entrance look nice now, but at some point, they are going to need*
189 *to be replaced. The fountains need to be repaired and my understanding is the HOA used to perform*

190 *those responsibilities and now they are ours, so does that mean we are only going to be paying a little bit*
191 *at a time as we go to try to cure those things or are we going to try to fix those all at once at some point?*

192
193 *Mr. Ward: We are strategically trying to prioritize those elements that I think are the most critical for*
194 *you, whether it's a lake bank restoration, littoral shelf issues, some of the items that you mentioned, they*
195 *will be strategically planned out as to what's most needed in your 2023 budget with a more longer term*
196 *plan of what to do over 2024, 2025, and 2026. You will see that as we have this budget come out to you.*

197
198 *Mr. Winters: So, we are going to prioritize the expenditure money based on what we believe the highest*
199 *need is, but at some point, we are going to run out of funds and then at that point we do what?*

200
201 *Mr. Ward: You're going to run out of funds this year. That's the easy part. So, the 2023 budget that you*
202 *see will have a plan in it that tells you what you need to do from 2023 on in order to correctly fund this*
203 *District.*

204
205 *Chairperson Stamp: And it will require an increase in assessments depending on how much you want to*
206 *do in year 1, 2, 3 –*

207
208 *Mr. Winters: Are we going to be able to get through the end of this fiscal year, getting some of this work*
209 *done with the amount of money we have now?*

210
211 *Mr. Ward: We can only get done the basic work at the moment. So, for example, you mentioned the*
212 *pavers. That is not going to be done this year. We have broken flow meters for the irrigation system,*
213 *that's \$6,000 dollars. That's not going to be done this year. Cleaning up the littoral shelves, no lake*
214 *bank restoration is going to be done. Just the basics for the balance of this fiscal year. The 2023 budget*
215 *is when you will begin to see strategically how best to stronger manage those assets and repair those*
216 *things that need to be repaired. For example, I think you also mentioned the pumps in the fountain.*
217 *They need to be replaced. So, at the moment they are being repaired and we are going to be able to*
218 *continue to do that through the balance of this year, but next year we are going to have to probably fund*
219 *something like that. That will come out as part of your larger plan in another month or so.*

220
221 *Mr. Winters: I think at the moment, most of the residents think that it's the HOA's responsibility to do*
222 *these things, and so it's going to make the HOA look bad if we are not maintaining this. I was just*
223 *wondering if we should have some communication out to the public so that you, Dave (Boguslawski), are*
224 *not getting all the complaints and the public understands what the issue is.*

225
226 *Mr. Ward: Before Dave says anything, I will say that I don't see a degradation in the service through*
227 *September 30 of this year. I would say to you clearly, if we can't keep this level of service and fund it*
228 *correctly into 2023, you will see a degradation of service, but I think we will be able to get through this*
229 *year. If something pops up, I mean, a flow meter not working is a regulatory issue. The pumps go out at*
230 *the fountain, I'm probably going to make a phone call to Dave and say we have a problem at this point.*
231 *But so far, I think we are okay right now.*

232
233 *Mr. Winters: Except that the pavers continue to get worse. You can see them getting worse.*

234
235 *Mr. Ward: Correct. As I've been advised, so far, the pavers will be fine until we get into the 2023 budget*
236 *year.*

237

238 *Mr. Bhatla: What is the downside on stopping the maintenance of the preserves? We are not informing*
239 *the Corps. We do this on our own. What is the downside? Are we exposed to a fine or any other action?*
240 *Has our engineer advised us on those things?*

241
242 *Mr. Ward: I have asked Jimmy to speak with our environmental consultant that does that. My layman's*
243 *understanding of what that permit says is that to the extent that we don't do the maintenance and you*
244 *have more exotics growing in those preserves between now and the time that we do it, what it's really*
245 *doing is extending the time and cost obviously to reach the success criteria that's outlined in that permit.*
246 *The cost is going to happen, it's just going to be on the backside of it versus the inside. I don't think we*
247 *are going to be subjected to fines at this point over exotic removals.*

248
249 *Chairperson Stamp: It is an open question. But again, Taylor Morrison claims they are spending*
250 *hundreds of thousands of dollars to do that now, so I guess we will take them at their word.*

251
252 *Mr. Bhatla: My question also is, we have the ownership, but we don't have the permit, so we are doing*
253 *all these actions on behalf of Taylor Morrison. Could we invoice them saying "we will maintain, here's*
254 *the invoice?"*

255
256 *Chairperson Stamp: That's certainly the basis of the lawsuit for past historic performance. Jessica, do*
257 *you have thoughts on that?*

258
259 *Ms. Tolin: That's part of the damages that we are claiming through the lawsuit, is essentially to be*
260 *reimbursed for any of the maintenance costs that have been incurred because we are claiming we*
261 *shouldn't have been responsible for those.*

262
263 *Mr. Bhatla: In my interpretation yes, we have it, you have the permit, and we will maintain it, and we*
264 *will send you the bill. The lawsuit is eventually resolving of all this. I'm just thinking, and it's an open*
265 *question.*

266
267 *Chairperson Stamp: I can't imagine they are going to pay the invoice and acknowledge that they owe*
268 *the money. It might be a novel thing to do, but I can't imagine it would be a productive thing to do since*
269 *they say it's our responsibility. In the lawsuit, clearly, they view that they have no responsibility.*

270
271 *Mr. Winters: Should we do it just as a record keeping matter though to keep track of how much we are*
272 *spending?*

273
274 *Ms. Tolin: My opinion is that it wouldn't be necessary given the claims in the lawsuit. That is the*
275 *demand essentially and the position of the CDD with respect to those costs that have been incurred and*
276 *ongoing costs for the maintenance.*

277
278 *Chairperson Stamp: And they have that information through discovery.*

279
280 *Mr. Boguslawski: I know that Taylor Morrison has, upon turnover of the community to its members, put*
281 *to us a number of things, and I'm just wondering if some of those things were permits or permit*
282 *requirements. Whenever you turn over control of anything, you transfer with it lots of responsibilities,*
283 *everything from bank accounts to member records to, on and on. I know that there were series of*
284 *documents associated with surety bonds that I've been signing along the way. I've been working with*

285 *lawyers, both HOA and CDD as well, before I sign anything. I'm sitting here wondering about, before you*
286 *conclude that Taylor Morrison still holds all the permits, we have to verify that.*

287

288 *Chairperson Stamp: I think Jimmy has been putting together an inventory of all the permits and who's*
289 *got them, and who's name they are in.*

290

291 *Mr. Miller: The lawsuit that we have filed is all about the preserves and the transfer of the ownership, so*
292 *we do have ownership whether we like it or not, and as such we become a successor in interest to those*
293 *permits whether we like it or not. So, our name may not on it as the permittee, but because they*
294 *transferred title –*

295

296 *Chairperson Stamp: It was interesting at the deposition, Barbara Kininmonth referred to the CDD at*
297 *least twice, if not three times, as the perpetual maintenance entity for the preserves. So, she may be*
298 *wanting to throw it to you.*

299

300 *Ms. Tolin: With respect to Tim Hall's deposition, one of the things that he had stated with respect to the*
301 *preserves is that the CDD was initially going to be that interim holder of the preserves, but then it*
302 *became the perpetual owner. Or they are wanting it to be the perpetual owner after the success criteria.*

303

304 *Chairperson Stamp: Yeah, there is a difference between what he said and what she said. I agree. The*
305 *bottom line is, we will listen to counsel, but I don't see a need to send them an invoice. They are not*
306 *going to pay it. They've got the demand for the lawsuit, and we are certainly keeping track of all the*
307 *expenses. It's not like they don't know.*

308

309 *Mr. Bhatla: As far as ownership is concerned, it is very interesting. We talked to South Florida Water*
310 *Management District, and we said that we wanted to transfer the water use permit over, and their*
311 *question was "what do you own? You have to have proof of ownership of something that we can award*
312 *you the permit. Unless you show us a document that you own something," so essentially, they just need*
313 *to see, and I think Jim is going to be working on the ownership issue of all our assets. What do we own?*
314 *We own only the pumps and the monitoring wells and the piping. We don't own the real estate. I don't*
315 *know. All those issues have to be answered before we can have a permit transfer, and that was their*
316 *take. So, it's very interesting. The other thing is, Taylor Morrison had approached the Corps to transfer*
317 *the permit. The Corps said, "no, you still have five years to show the success, you will hold the permit."*
318 *That was their take. On our side, our take is we have gotten the ownership, so we are assuming we have*
319 *to do all those things, so I think all that has to be resolved through our counsel. What does the*
320 *ownership in this case mean while the agency is indicating we don't want to transfer the permit to*
321 *anybody else at this point in time, except Taylor Morrison.*

322

323 *Chairperson Stamp: We have effectively, with the last amendment to the budget, defunded the*
324 *preserves, except for the \$10,000 dollars. That's what the amendment did. So, we will see.*

325

326 *Mr. Miller: With respect to ownership of assets, apart from the external preserves, the legitimate assets*
327 *the CDD has, as the community progresses and the CDD issues bonds and buys assets and reimburses*
328 *Taylor Morrison for infrastructure and they transfer the ownership of the infrastructure to the CDD, and*
329 *the CDD now owns it, there has to be some documentation at the time these are transferred over to us.*

330

331 *Mr. Ward: Correct. From my perspective, it's clear what we own, or purchased, as a part of the bond*
332 *process. The entrance is a perfect example because everybody sees that. The underlying fee title to land*

333 along the entranceway happens to be in the name of the CDD. The CDD acquired the landscaping for
334 what I call the berm, the area from the bridge west along that way, but we own the underlying fee title
335 to the rest of the area, but we weren't given a bill of sale for that, probably because we never bought it,
336 but we own the underlying land. At the moment, I've said, don't worry about it. Let's leave it in the CDD,
337 the bridge, the pavers, all that kind of stuff, because we own the underlying fee title of the land and it's
338 not smart to split that baby right now, and we will do that, but at some point, we need to go back and
339 clean some stuff up and recognize between the HOA and the CDD who is going to maintain it and do a
340 document to that. That's a good example, but a majority of everything else, the lake, the water
341 management system, the littoral shelves, the drainage pipes, the big assets, are easy to figure out. The
342 pump station is a little more difficult because the land is in the HOA's name, the lake is in the HOA's
343 name, but the District bought the asset, we paid for the pump station. So, it's a little convoluted in some
344 instances, but it's not overly complicated to fix. It just isn't something that has to be done this second.
345 We have other things on the plate. I'm getting to it. It will be 3 or 4 months when we get past the
346 budget, and we will clean who does what to who over time.

347

348 Chairperson Stamp: I asked Jim to start working on that list, and Dave Boguslawski and I have had
349 conversations about it. At some point, several months down the road, we may have to trade some
350 easements back and forth to clean up who owns what, who's going to take care of what, but we need to
351 get through the budget first and then we can start cleaning stuff up.

352

353 Mr. Bhatla: Another interesting thought is the Hatcher property and the permit. What do we own in the
354 CDD? Only the pump station; everything else is owned by the HOA. We are only providing the water
355 because we don't do the distribution of the irrigation water to homes. In that case, the interesting thing
356 was, that permit, it goes until 2035 or 2039. Under the requirements, the amount of water to be
357 pumped, it is below the reporting threshold, so the agency indicated don't change anything on that one.
358 The question is who would want to hold the permit, HOA or CDD? We will have to clean that up too.

359

360 Mr. Ward: All of that has to be cleaned up, yes sir.

361

362 **SIXTH ORDER OF BUSINESS** **Staff Items**

363

364 **I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

365

366 **a. Status Report on Litigation**

367 **b. Non-Binding Arbitration Hearing - February 28, 2022**

368

369 Ms. Jessica Tolin: An update on where we are at with the depositions. The deposition of Barbara
370 Kininmonth was taken about a week ago. She was the corporate representative of Taylor Morrison
371 of Florida and Taylor Morrison Esplanade. Her deposition was fairly short, primarily because she
372 was designated only for a limited number of topics, including things like the maintenance work or
373 mitigation work being performed in the preserves and the discovery requests in the lawsuit. All of
374 the main issues that are really the center of the lawsuit in the claims, those are topics that the
375 other corporate representative, which is the attorney Michelle Diffenderfer, will address for Taylor
376 Morrison of Florida and Taylor Morrison Esplanade. Her deposition is March 1. Her depo will be
377 taken the day after the non-binding arbitration which is still set for February 28. The only other
378 thing I wanted to mention is, we sent out some additional discovery recently to Taylor Morrison,
379 both the Taylor Morrison entities, primarily concerning what type of work they are doing in the
380 preserves, who is doing that scope of work, and how much has been expended on that.

381
382 *Chairperson Stamp: To that last point, the law firm did send out a letter to Taylor Morrison asking*
383 *for all of that information as well and informing them that they have not notified us, they are*
384 *trespassing, and they should coordinate with Jim what they are doing, when they are doing it, so*
385 *we are aware. Again, she claimed that they had some permission from somebody to be out there*
386 *but didn't know who.*

387
388 *Ms. Tolin: If you are contacted Jim, just let us know as well.*

389
390 *Mr. Bhatla: Is there anybody involved in the deposition from Taylor Morrison from the corporate*
391 *office? This is the Florida Corporation that they had. My intent in asking that question is, is the*
392 *corporate office aware that we have this lawsuit?*

393
394 *Ms. Tolin: I don't know the answer to that because that would be someone within Taylor Morrison*
395 *and I don't know who they report to or who has to be involved on their end once litigation is*
396 *brought against them, but the two entities that we are suing in the lawsuit, those are the ones that*
397 *are, for purposes of a representative being present at a deposition, they are present on behalf of*
398 *Taylor Morrison of Florida, Inc. and Taylor Morrison Esplanade.*

399
400 *Mr. Bhatla: So, really there is no attorney involved from Arizona?*

401
402 *Ms. Tolin: I don't believe any of the attorneys are involved from Arizona. They have Florida*
403 *attorneys representing them in the case. Now whether they have some in-house counsel*
404 *somewhere, I'm not sure. But it's Florida attorneys in the case.*

405
406 *Mr. Bhatla: Okay, because as a side issue, the corporate Taylor Morrison, they have embraced the*
407 *ESG policy (Environmental Sustainability and Governance), and they have a very big deal about it*
408 *because the investment community really depends on that investing in Taylor Morrison. That's at*
409 *the corporate office, and I'm just wondering if the news has ever gotten to the top. That was my*
410 *interest.*

411
412 *Ms. Tolin: It wouldn't have come from our office if it did. My assumption would be it came*
413 *internally from within Taylor Morrison, if at all. I'm just not sure.*

414
415 *Chairperson Stamp: From an ethical standpoint, I don't think we could communicate over their*
416 *head, or shouldn't communicate over their head.*

417
418 *Mr. Bhatla: True.*

419
420 *Mr. Miller: Apart from the lawsuit which we have already filed with respect to the preserves, we*
421 *have been discussing an additional lawsuit with respect to these maintenance issues, which we*
422 *were discussing earlier. Where are we with putting together that lawsuit.*

423
424 *Ms. Tolin: With that lawsuit, we are working with the HOA's attorneys as well because if we are*
425 *going to bring a suit on construction items and maintenance items, as I understand it, the*
426 *association is also in the process of a 558 notice of claim as well. So, it makes sense if both entities*
427 *are going to have claims relative to defects and maintenance of property within Esplanade, that*
428 *those claims be brought together in a suit.*

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Mr. Miller: What comes to mind is that it's only since January 1 of this year that the CDD has taken the ownership responsibility of maintaining these assets. Prior to January 1, it was the HOA's responsibility. With that in mind, is it really the HOA that should be suing Taylor Morrison and we are joining them? If you just follow the contracts, isn't our beef with the HOA, and the HOA has a counter beef with Taylor Morrison?

Ms. Tolin: So, the reason the HOA would be involved is because of the ownership of the various items that are alleged to be defective. Some of the items are HOA items, common property, that should be brought by the HOA, the party withstanding, to bring those claims. For those that are CDD owned property items, or potentially that are a maintenance responsibility item, those could be brought by the CDD, but it is a lawsuit I think you would want to bring in conjunction with the HOA.

Mr. Miller: I really like the cooperation aspect of it, but since we had a contract with the HOA, do we have standing to go after Taylor Morrison for the HOA's failure?

Mr. Bhatla: I think it is a good question. Would the counsel advise us to take a defective property and take ownership because it's coming basically secondhand to us? The HOA has issues with Taylor Morrison and are we being advised to step in and assume ownership of the property which in my mind is a defective property.

Chairperson Stamp: Let me jump in for a second. We had an audience member here a couple of months ago that made it sound like we had an option. This came to us by operation of law. We didn't have an option to negotiate with them on whether we wanted it or not. It was basically a here-catch. Even though we had a nominal fictitious contract with the HOA, of course we had \$10 a year which we never even paid them, to do all this maintenance when it was Taylor Morrison, that's still our property, and just because we hired the wrong vendor to take care of it, still we were the ones damaged and I think we still have a cause of action. I understand your point, but we hired a bum contractor to take care of it and they obviously didn't.

Mr. Miller: That's my concern. Do we chase the bum contractor or we do we chase Taylor Morrison? Do we have a standing to go after Taylor Morrison?

Chairperson Stamp: It was still our property which was damaged. I understand your point.

Ms. Tolin: That goes back to the owner of the property. Depending on which property you are referring to it may be the CDD that's better suited to bring that claim, or it may be the HOA that's better to bring that claim, just depending on what particular item it is.

Mr. Miller: Lake bank maintenance. The HOA contracted to do that and didn't, so who's our beef with?

Ms. Tolin: Well, at the time, Taylor Morrison was also in charge of the HOA, so that's where – I think our initial thought with a lot of these items was that it's the developer that the claim would be against, which is why the 558 notice was sent out.

476 *Mr. Miller: We can look through the HOA because of the developer board members and go after*
477 *the developer?*

478
479 *Ms. Tolin: From a practical standpoint you would want to think about suing and the effects of*
480 *what a lawsuit against the HOA would look like. Because you both have the same constituents. I*
481 *think that if there are particular items that you are contemplating bringing suit against Taylor*
482 *Morrison for, that involve the HOA, I would say to give Greg or I a call so that we can discuss, and*
483 *we would likely want to bring in the HOA's attorneys as well to discuss with them what the best*
484 *way to proceed is on those.*

485
486 *Mr. Miller: I think that would be a good idea, getting together and deciding. I'd hate to get this*
487 *thing up to the court and the court just throws it out because we are chasing the wrong person.*

488
489 *Ms. Tolin: There are no construction defects as part of this current lawsuit that you have against*
490 *Taylor Morrison. We attempted to bring a claim for that, and the court basically said no, you can't*
491 *do that, it needs to be brought as a separate suit as it's based on a separate set of underlying*
492 *facts. That's where the HOA was also sending out a 558 notice to Taylor Morrison for their*
493 *particular items, and as I understand it, they are still in that process.*

494
495 *Chairperson Stamp: We have been having talks about this. This has been an ongoing discussion.*
496 *Keep in mind that if we sued the HOA and won, the HOA would have to assess the members to pay*
497 *us, so that's why we are cutting through the corporate veil to go to Taylor Morrison.*

498
499 *Mr. Boguslawski: The HOA board can meet in confidence with the attorneys. We don't have to*
500 *have public meetings and then go into executive session, which is the preferred way to do this.*
501 *There is coordination going on between the attorneys and to the extent you all have ideas in public*
502 *session here, your attorney is taking them all in, which then can feed into a process attorney to*
503 *attorney and evaluate them. We as the HOA are going through the experts, making rounds, golf*
504 *course, the audit and the audit is coming, we are then going to package it all up and see what*
505 *we've got and then we would go through the process with Taylor Morrison per the law. There are*
506 *regular conversations going on behind the scenes. We have HOA counsel. We have litigation*
507 *counsel.*

508
509 *Mr. Bhatla: It seems to be, at least, that the lead in the lawsuit should be HOA. We are essentially*
510 *supporting them. The impression I got from the counsel last time, we are the lead agency, and the*
511 *HOA also has issues to resolve. It appears to me that the HOA was the owner, so they have all the*
512 *issues. They have the primary, and we got it because we had no choice, so we would be the*
513 *secondary. It's an issue of who is taking the lead.*

514
515 *Chairperson Stamp: I understand your point and don't disagree. I think what Greg was referring*
516 *to the last time was the underlying suit; we are definitely the lead on that, and we actually named*
517 *the HOA as a defendant. They will be switching, I assume, sides to join us. We only sued them*
518 *because we thought that they were an indispensable party that had rights that might need to be*
519 *litigated. On the 558 action I think we are at least equal partners, and you may be right on who*
520 *we call the lead on that because definitely the damages that I assume the HOA will be seeking are*
521 *probably a lot bigger than the damages we will be seeking, so you may be right on that, but the*
522 *judge wouldn't let us put them together, so there are going to be two different lawsuits at least*
523 *out there.*

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Mr. Bhatla: I had also gotten the impression that the HOA was more deliberate and slower in this action, and it was a concern. That's another piece of input.

Chairperson Stamp: Their turnover was several months after our turnover. We turned over in November; the residents took control and didn't take control until May 31 of the HOA. So, they are definitely behind and catching up in putting things together. The ETF, the Esplanade Transition Fund, was helpful for both us and for the HOA, but if it had been 3 or 4 times bigger it might have helped a lot too. They are in the process of catching up, but they haven't had the time like we've had.

Mr. Winters: Is the solution just to name the HOA as a named party, just like we named the Army Corps of Engineers.

Chairperson Stamp: They are not a named party in the lawsuit, the Corps is not. We could not name them as a defendant and then be co-plaintiffs with them. Our intention is, at this point, that we will join them in the 558 lawsuit, both of us together. I understand they will be at the table at this point with us. Now, Taylor Morrison might file a cross claim saying no, it's those guys sitting next to you who ought to be paying. That could happen, but I don't think we would initiate it.

Ms. Tolin: Yes, we would be filing the lawsuit together.

Mr. Miller: Do we have a forecasted date for that?

Ms. Tolin: Not at this time. I believe we are waiting to hear more from the HOA.

Chairperson Stamp: I think we pretty much have our 558 claims T'd out, but again they haven't been able to put things in motion as quickly as we could.

Mr. Boguslawski: Our deadline is 3 years from now for our claims. We are going to beat that by a mile. We are in the stage – Taylor Morrison's financial audit through May 31 is still not done. The auditor is still telling us to make entries we don't agree with for our books. So, we are asking for clarification of that. Until that happens, and there's lots of back and forth on that now, until that happens, our auditor can't get going. That's going to be the trailing issue. The other issues are proceeding along. This is not an issue about rushing into it. This is an issue of entering the fray when you are ready to enter the fray. Make sure your witnesses have done their homework and make sure you put together the best case you can. There is enormous coordination going on and you need the agreed party being the lead. That's part of the reason why we've got the attorneys we've got collectively working on this thing. A lot of the coordination is between them. At the right time, fortunately it is a public process in your setting, and at the right time there's going to be talking to do. In the meantime, what I would advise is you keep raising your questions because you have Jessica soaking things up like a sponge and that's a good thing. Let's allow them to be the lawyers and us be the businesspeople.

Mr. Winters: Are we able to move forward with our construction defects claim before the HOA is ready or are we supposed to wait until the HOA is ready?

571 *Chairperson Stamp: We could, but it's the advice of counsel that we would be better off with more*
572 *leverage, going in together. We could file ours today, in essence. But then again, keep in mind,*
573 *that would also entail us hiring a bunch of experts with money that we don't have, to get ready for*
574 *that lawsuit once we get started down that road. So, it could be a while.*

575
576 *Mr. Boguslawski: One more thing. You've filed your 558 with Taylor Morrison which caused us,*
577 *the HOA, to take a part of our 558 and file it early.*

578
579 *Mr. Miller: What's a 558?*

580
581 *Ms. Tolin: 558 is a chapter in the Florida Statutes and it particularly pertains to construction*
582 *defects where you have to give the contractor, in this case the developer, notice of what the*
583 *defects are, and it's a prerequisite that you have to do before you can file a suit against them.*
584 *There's a particular time frame that has to be met, and so when we say our claims are ready to be*
585 *filed if we wanted to, it means the deadlines under that process have since passed for us. So, we*
586 *could theoretically file a claim early, but for all the reasons we have been discussing, it would be*
587 *our advice to wait so we can coordinate further with the HOA.*

588
589 *Mr. Miller: I'm hearing the joint lawsuit seems to be in the distant future, but I say, let's do it now.*

590
591 *Mr. Bhatla: We had better be prepared to beef up the fees in the budget and the assessments*
592 *because we won't see any money coming in soon. I think be prepared for increase of fees.*

593
594 *Chairperson Stamp: Best case scenario for the one lawsuit that has been filed, we go to trial in*
595 *June, which I don't think will go in June.*

596
597 *Ms. Tolin: It could be July or August.*

598
599 *Chairperson Stamp: Then nothing prohibits Taylor Morrison from appealing any adverse decision,*
600 *so we could be several months before we see anything, even if we are successful at every stage.*
601 *You are right, this is not going to be quick cash. And Ron, part of the 558 is you give them a period*
602 *to cure in case they say "hey, you're right, we did miss that." That's why there is a time period*
603 *built into it.*

604
605 *Mr. Miller: Has that period expired for us?*

606
607 *Chairperson Stamp: For the 558 claims we have made, it has expired.*

608
609 Discussion ensued regarding whether to move to file the 558 lawsuit immediately.

610
611 *Ms. Tolin: I would advise against that.*

612
613 *Mr. Miller: I will withdraw the motion.*

614
615 **II. District Engineer - Calvin, Giordano & Associates**

- 616
617 **a. Preserve Tree Removal**
618 **b. Strategic Operational Plan**

- 619 c. SFWMD Water Use Permit Transfer
- 620 d. Preserve Area Fire
- 621 e. 20-year Stormwater Needs Analysis

622

623 *Mr. James Messick: I have put together an engineer's report for February. It's got four items on it.*
624 *Three are just updates with one new one at the end. The first item is a little update on the*
625 *preserve tree removal. As you know, we met with the District last month. They agreed about half*
626 *of the trees were acceptable. We went ahead and resubmitted our plan and since I've prepared*
627 *this engineer's report, I've found out that the District approved our plan to remove about half of*
628 *the originally proposed 30 trees. We've sent out plan approval to a contractor just to confirm*
629 *prices and we will start addressing these items in the future when we have the budget for it. The*
630 *second item is just a Strategic Operational Plan update. Basically, we have investigated all of the*
631 *CDD assets. We've completed our investigations. We are now in the process of wrapping up our*
632 *reports which I'm day to day working with Jim to get these drafts completed. We are really close*
633 *on a lot of them. We just finished investigations on the littoral plantings, so now we can finalize*
634 *different segments of different portions of each report. I hope to have those done in the next*
635 *couple of weeks. The asset vendors list was updated so the Everglades Pine Straw mulching p.o. is*
636 *scheduled for the next fiscal year. They won't have to do anything this year. The third item is the*
637 *SFWMD water use permit transfer. Supervisor Bhatla and myself attended a preapplication*
638 *meeting on February 9th with the Water Management District where we spoke with a gentleman*
639 *who went over the process with us. We had several questions for him. I think it went pretty well.*
640 *We learned a little bit about the overall consumptive use individual permit that's part of the*
641 *District, but we also learned a little bit about the general permit that's on the Hatcher parcel and*
642 *as Supervisor Bhatla mentioned, we could modify the permit to bring both permits together, but if*
643 *we do that then there's a reporting requirement that gets added onto the current individual permit*
644 *reporting, so there is additional cost that's really not necessary since it's a small amount for the*
645 *Hatcher property. There's a transfer. It typically takes 1 to 2 months to do that transfer. We did*
646 *have a question about what the recorded copy of documents effectuates in transfer of ownership*
647 *would be allowed, and we've reached out to another Staff member at the District to try to inquire*
648 *about that and we are waiting to hear back from them.*

649

650 *Mr. Bhatla: Jimmy, it was a very good meeting. I think you did extensive preparation, and we got*
651 *a great deal of very good input and I think the most significant thing we learned was we were not*
652 *using the well water. That set alarms because it's the only source of water we have. The lakes*
653 *have been going down very much and we need to pump the amount of water we have allocated so*
654 *that we have enough water. In addition, if we don't pump, the wells could get silted and it costs a*
655 *lot of money to develop them and in extreme cases to drill new wells. We don't want to be in that*
656 *position. As I understand, I talked to Jim, and he took the action to start pumping the wells. I think*
657 *it is a good thing for HOA and us. We had a good meeting and they expressly indicated that they*
658 *were glad we came in. He says it is a very useful thing to do, so that the application process is*
659 *smooth and also, they can clarify any doubts and so forth.*

660

661 *Mr. Messick: It was a good meeting. You bring up a good point. I did speak with my Staff and the*
662 *District believes we are not using the recharge pumping at all to balance out the lakes, and that*
663 *that's natural flow from the water table into the lakes, it's not necessarily true. Apparently, the*
664 *flow meters on those pumps are just not being read and working, so that's something we've*
665 *addressed and will have to replace in the future, but they are not exceeding any kind of permit*
666 *allowance for the recharge pumping requirements.*

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Mr. Bhatla: But the concern is the water.

Mr. Messick: We are exceeding the annual allocation over several months in 2021 and that's something we will have to address with the HOA and sit down and talk to them. My understanding is, based on Mr. Bhatla's description to me, is that each homeowner has a controller, but the HOA has access to those controllers, so if we can look at the numbers of what we are exceeding and what we're allowed, especially at final buildout once these carriage homes are completed, then we will have to make sure we don't overirrigate based on this permit. If we are going to transfer it to our name, then obviously they can come to us and request we meet permit conditions. The last item is a new item, Golf and Country Club Staff was retrieving golf balls from the southeastern corner of the aqua lake driving range when their golf cart caught on fire in the path that separates the preserve from the lake. No one was hurt and the fire department was called out to extinguish the fire. I did include some pictures that were provided and an email chain between the Board and the District Manager. No remedial efforts are necessary. The tarnished area should be overgrown with new ground cover in the next several months. You can see in appendix C the pictures of the golf cart on fire, and some of the aftermath, and cleanup that had to be done in that area. The fire did create a line of communication on what may be able to be done in the future and I reached out to the District about what would be allowed. Similarly, to the tree removal, there is debris cleaning in the preserve areas, and we can certainly request from the District any type of removal of downed trees or debris. We can put together a report for you and submit that for approval, and with the certain amount of money which would have to be allocated, which I am not sure we have anything in our budget for, we can start cleaning up debris and trees in the preserves. It is something we can do should you want us to pursue that.

Mr. Bhatla: Jimmy, our concern is all our assets are properly insured to the extent that we want to have risk mitigation.

Chairperson Stamp: Jim is going to cover that with the District Manager's report.

Mr. Martinn Winters: When do you think you will have your report on the assessment of all the work that needs to be done on the front entrance HOA property?

Mr. Messick: I'm planning to have my draft reports to the District Manager for his review by the end of this month. Maybe the first week of the next month. I'm really trying to get those done next week and the week after. When you all will be able to see it, Jim can answer that.

Mr. Ward: Contextually, Jimmy's reports are going to feed into the preparation of the 2023 budget, so once I have his initial draft of the documents, he and I will review them. To the extent there are any changes that we need before it comes to you, we will go through that. I will then take that information and include it in your 2023 budget and your longer term capital plan, and the entire thing will come to you at the next meeting. At the very latest it will be your April meeting. There is a short window between the time he will give it to me and the time I will have to produce an agenda for you, so with luck it will be in March, but more likely it will be your April meeting.

Mr. Boguslawski: I'm under the impression that we went through the process of smashing everything together and handing it to you in part to help sort things out. What it is that the CDD

715 *should maintain, should own, should have the permits for, and what should be HOA owned,*
716 *maintained, etc. Ideally there would be a nice separation. I'm under the impression we are going*
717 *through that process before both of our 2023 budgets happen so that you can budget for the right*
718 *things, we can budget for the right things, and at least I'm hearing a couple of things in this*
719 *meeting that cause me to think you are putting budgets ahead of the separation.*

720
721 *Mr. Ward: Our budget process is way ahead of your HOA process. We have to get a budget*
722 *adopted basically and approved by the Board probably in April or May in order to go through and*
723 *do a public hearing in June or July. At the very end of the day, the Board has to adopt a budget at*
724 *the latest at their July Board meeting in order to hit the November tax rolls. My assumption, and I*
725 *understand what you're saying, is that the delineation of the assets, who does what to who, in my*
726 *head I'm relatively clear on what we are doing right now. If we decide to put it back in the HOA,*
727 *we do it in 2023 or 2024, it doesn't really matter, but they are pretty clear at the moment that it*
728 *doesn't matter if we keep all of the stuff that we've already taken over to me. It's a very clear*
729 *delineation of the assets themselves. If for some reason you want it back, you can have it, but at*
730 *the moment I don't think it's a problem moving forward the way I'm moving forward unless you*
731 *decide you want to change it somehow.*

732
733 *Mr. Boguslawski: I'm not trying to force anything, I'm just hearing about the pressure you're going*
734 *to have, and we know that there is going to be some ongoing movement followed by changing*
735 *who owns things, like the bridge and the pumps and I just think the sooner we can get to*
736 *straightening all that out, and having a planning basis together, I think that's going to be a good*
737 *thing. If that is not doable before your April timeframe, I would hope we could be at the final*
738 *budget that you all have so that maybe you could knock some parts out and we could put some*
739 *parts in.*

740
741 *Mr. Ward: That, we can do.*

742
743 *Chairperson Stamp: We are going to leave a lot of things unfunded, so if we are able to pass some*
744 *costs back to you, we can pick up stuff that we are going to leave on the table right now. Jim has*
745 *to present to the Board a budget proposal by the 15th of June, so we won't adopt it at that point,*
746 *but –*

747
748 *Mr. Ward: That's my statutory deadline, but in Collier County, because I have to certify tax rolls in*
749 *August, and I know we have to do mailed notice this year to all residents of our public hearing,*
750 *that's a 45 day process to get those mailed notices out. I need 60 days before that in order to at*
751 *least get the budget and go through at least one workshop board meeting in order to get it*
752 *approved to go to the public hearing, so we are on a very tight time schedule. July would be an*
753 *unbreathable time for me to get assessments on the rolls. I really want to get this done before*
754 *then.*

755
756 *Mr. Miller: One of the things you did on the map, Jimmy, was to show where the littorals are*
757 *permit required and that's very good, thank you. Does that mean that those are required in each*
758 *lake? You can have more, but you can't have less than that?*

759
760 *Mr. Messick: Correct.*

761

762 *Mr. Miller: With respect to where the littorals are shown, does the permit require they be in that*
763 *exact spot, or could we move them?*

764

765 *Mr. Messick: Yes, you can move them around as long as they meet the minimum length of littorals*
766 *on the lake bank per lake, not overall. You can see on lake 22, there are no required littorals.*

767

768 *Chairperson Stamp: We are hoping to get the maps up on the CDD website soon.*

769

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

771

772 **a. Internal Preserve – Golf Cart Fire (Insurance and Liability)**

773 **b. Financial Statements for period ending January 31, 2022 (unaudited)**

774

775 *Mr. Ward: The only thing I had for you is I wanted to address the insurance issue with respect to*
776 *the fire that happened. The District is fully insured with liability insurance for the fire that*
777 *occurred, and we would have been fully protected including any physical damage to property that*
778 *would have been done as a result of that. I can tell you, irrespective of this, we are going to be*
779 *updating our insurance going forward to deal with some issues that are coming into our realm this*
780 *year. For example, the pump station, the bridge, that all needs to be insured, but at the moment,*
781 *with respect to the entire water management system, you are fully insured, including the preserves*
782 *from a liability perspective.*

783

784 *Chairperson Stamp: Don't we have a cap on liability for sovereign immunity?*

785

786 *Mr. Ward: We do have sovereign immunity limits. The legislature has loosened those limits to the*
787 *benefit of other parties, not the governmental agency. We do have some limits with how you sue*
788 *a District and what that is, but generally speaking our insurance covers any of the sovereign*
789 *immunity issues that we may experience.*

790

791 **SEVENTH ORDER OF BUSINESS**

Audience Comments

792

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

797

798 *Chairperson Stamp asked if there were any additional comments or questions from the Board Members*
799 *or audience members.*

800

801 *A conversation lead by Ed Staley was held regarding the success criteria of the preserves which was*
802 *largely (indecipherable).*

803

804 *Mr. Staley: -- doing something to determine the status of 1, 2, 3, because if I remember success criteria,*
805 *it's not precise, but it's not totally imprecise either. A certain percentage of the good stuff and a certain*
806 *percentage of (indecipherable), so is somebody looking at where we are on the preserves? We were told*
807 *in an email by Tim Hall that not that long ago only the internal preserves had met success criteria. None*
808 *of the external preserves had met the success criteria even though they had been there for years.*

809 *(Indecipherable). We need to know as precisely as we can where we are on all of the preserves, on that*
810 *continuing basis. (Indecipherable).*

811

812 *Mr. Miller: With respect to the success criteria, if you have to meet it for three consecutive years, if you*
813 *were to miss a year it would start over for three years if some part of it failed.*

814

815 *Chairperson Stamp: The answer is, we will be doing it. Like you saw, we just pulled all the money from*
816 *the preserves, so we are probably not going to get to it until the next fiscal year, but it's certainly going*
817 *to be: one, part of the lawsuit, and two, part of what we are going to be doing moving forward.*

818

819 *Mr. Staley: (Indecipherable).*

820

821 *Chairperson Stamp: Keep in mind, our damages are what we have spent. If they fund the trust, it will be*
822 *going forward. It all plays into the damages. Does anyone have anything else? If not, my intentions*
823 *going forward on the budget is that Jim will present it when it's ready. He called it a workshop, where*
824 *we will go through the budget line by line, what it is, why it's there, what it does, and then we will vote*
825 *on the budget or adjust the line items. Ron tried to do that back when it was a Taylor Morrison*
826 *controlled board and they wouldn't let him. Everybody is going to get that opportunity. Keep in mind*
827 *that if we add, we are adding to the assessment. The budget that will be presented will have an*
828 *assessment increase based on what is presented. You will get an idea what it is.*

829

830 *Mr. Bhatla: When are we going to have the workshop?*

831

832 *Chairperson Stamp: When Jim presents it.*

833

834 *Mr. Ward: Based upon when I get this budget out to you, I will put a schedule in there of what it will*
835 *take in order to get to the public hearing and the timing to do that. Within the context of what that*
836 *open period is, I planned on recommending a couple of dates to you, but I don't have them as of this*
837 *moment. I haven't written that part of it, but I do know the general outline. At the very latest we will*
838 *start the budget process in April. With any luck at all, it will be March, and then April and May we will*
839 *have time for at least one or two meetings. It will have to be approved either before that, or at the very*
840 *latest in May, in order to make a public hearing.*

841

842 *Chairperson Stamp: Keep in mind, at the public hearing we can still take the amount down, but not up.*

843

844 *Mr. Ward: I will counsel you, however, to calculate an assessment rate at a public hearing, to change*
845 *numbers, is virtually impossible for me to do, because we are doing notice to residents. By the time we*
846 *finish the budget process we should be in a position ready to go, unless something extraordinary*
847 *happens between the 60 days intervening the notice date and the public hearing date for you. My point*
848 *is, try to think now versus later in the process.*

849

850 **EIGHTH ORDER OF BUSINESS**

Announcement of Next Meeting

851

852 **Announcement of Next Meeting – March 17, 2022**

853

854 **NINTH ORDER OF BUSINESS**

Adjournment

855

856 Chairperson Stamp adjourned the meeting at approximately 2:30 p.m.

857
858
859
860
861
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863
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865
866

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

DRAFT

RESOLUTION NO. 2022-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION AND DELIVERY OF AN APPLICATION TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUESTING A TRANSFER OF THE EXISTING WATER USE PERMITS FROM TAYLOR MORRISON TO THE DISTRICT; AUTHORIZING THE DISTRICT MANAGER TO SIGN OR EXECUTE SUCH ADDITIONAL APPLICATION DOCUMENTS AS ARE NECESSARY OR REQUIRED IN CONNECTION WITH OBTAINING FURTHER APPROVALS OF ANY MODIFICATIONS TO THE WATER USE PERMIT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is organized for the purposes of providing community development services and facilities benefiting the development known as Esplanade Golf and Country Club (the "Community"); and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting, conservation areas, mitigation areas, and wildlife habitat, and other public improvements; and

WHEREAS, Taylor Morrison of Florida, Inc., a Florida corporation ("Taylor Morrison") is the master developer of the Community and: has issued Water Use Permits: (i) No. 11-02032-W, issued under Application No. 200330-4 ("Esplanade Golf and Country Club WUP") by the South Florida Water Management District ("SFWMD"); and (ii) No. 11-04066-W, issued under Application No. 190829-9 ("Hatcher WUP") by the SFWMD; and

WHEREAS, the District is currently the owner of certain lands and facilities that are, part of the District's Irrigation System within the District; and

WHEREAS, because the District is the operating entity for the on-site Irrigation System, it is necessary for the District to receive and become the owner of the Esplanade Golf and Country Club WUP and Hatcher WUP through a Water Use Permit Transfer Application (the "WUP Transfer Application") to SFWMD for each of the Esplanade Golf and Country Club WUP and Hatcher WUP; and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to approve the execution and delivery of two WUP Transfer Applications to SFWMD, a copy of each which is attached hereto as Exhibit "A", and to further authorize the District Manager to sign or execute such additional application documents as are necessary or required in connection with obtaining further approvals by the SFWMD's related to the WUP.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. RATIFICATION. The execution and delivery of the WUP Transfer Application is hereby approved and ratified.

SECTION 3. ADDITIONAL DELEGATION OF AUTHORITY. The District Manager is hereby further authorized to sign or execute such additional application documents as are necessary or required in connection with the submittal of the WUP Transfer Applications and obtaining SFWMD's approval of the WUP Transfer Applications; provided, however, that nothing herein shall authorize the District Manager to sign or approve any documentation that would modify the Esplanade Golf and Country Club WUP and Hatcher WUP or any existing portion of surface water management system owned by the District or modify or the proposed surface water management system except as show in the WUP Transfer Applications without further approval of the Board. A copy of any further documents executed pursuant to this Section shall be made available to the Board of Supervisors for informational purposes only at its next regularly scheduled meeting following execution by the District Manager; provided, however, that any failure to present said executed documents shall not affect the validity or implementation of this Resolution.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Flow Way Community Development District this 17th day of March 2022.

Attest:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

Exhibit "A"
Water Use Permit Transfer Applications

Request for Surface Water Management, Water Use or Wetland Resource Permit Transfer

(To be completed, executed and submitted by the new owner)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division
3301 Gun Club Road
West Palm Beach, FL 33406
www.sfwmd.gov/ePermitting

It is hereby requested that District Permit No.(s) 11-02032-W, issued under Application No.(s) 200330-4 be transferred as follows:

FROM: Name TAYLOR MORRISON ESPLANADE NAPLES, LLC
Address 28100 BONITA GRANDE DRIVE
City BONITA SPRINGS State FL ZIP 34135
Project Name ESPLANADE GOLF AND COUNTRY CLUB
Permitted Acreage 204.2

TO: Name FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
Address 2301 NE 37th Street
City Fort Lauderdale State FL ZIP 33308
E-mail Address jimward@jpwardassociates.com Acreage to be transferred 204.2
Project Name ESPLANADE GOLF AND COUNTRY CLUB

Enclosed are the following documents:

- Recorded copy of documents effectuating transfer of ownership
 Permit Application Processing fee(s)
 Project or boundary map

Pursuant to Rule 40E-1.6107 and Rule 40E-2.351 (Water Use), Florida Administrative Code, **the undersigned agrees to be bound by all terms and conditions of the permit, including any subsequent modifications thereto.** Authorization for any proposed modification to the project shall be applied for and obtained prior to conducting such modification.

(Deviation from the permitted acreage, such as the purchase of less acreage than permitted, or from any activities authorized by a District Permit shall require a Permit modification prior to consideration of Permit transfer).

Jim Ward

Print Name of New Permittee

Authorized Signature

District Manager

(954) 658-4900

Title

Telephone Number

Date

Water Use Permits

Individual Permit, except Mining/Dewatering

- Max Month Allocation \leq 3 MGM\$ 350
- Max Month Allocation $>$ 3 MGM \leq 15 MGM \$ 1,000

Individual Irrigation $<$ 20 years

- Max Month Allocation $>$ 15 MGM \$ 1,000

Individual Irrigation \geq 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 1,600
- Max Month Allocation $>$ 30 MGM \leq 300 MGM \$ 3,400
- Max Month Allocation $>$ 300 MGM \$ 5,600

Individual Public Water Supply $<$ 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 2,700
- Max Month Allocation $>$ 30 MGM \leq 300 MGM \$ 5,500
- Max Month Allocation $>$ 300 MGM \$ 7,000

Individual Public Water Supply \geq 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 4,200
- Max Month Allocation $>$ 30 MGM \leq 300 MGM \$ 8,500
- Max Month Allocation $>$ 300 MGM \$11,500

Individual Mining/Dewatering

- Standard Individual Permit \leq 1 year..... \$ 500
- Standard Individual Permit $>$ 1 year..... \$ 1,800
- Master Individual Permit \$ 4,000

Individual Industrial $<$ 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 1,400
- Max Month Allocation $>$ 30 MGM \leq 300 MGM \$ 2,750
- Max Month Allocation $>$ 300 MGM \$ 3,500

Individual Industrial \geq 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 2,000
- Max Month Allocation $>$ 30 MGM \leq 300 MGM \$ 3,650
- Max Month Allocation $>$ 300 MGM \$ 5,600

Individual Diversion/Impoundment $<$ 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 1,400
- Max Month Allocation $>$ 30 MGM \leq 300 MGM \$ 2,750
- Max Month Allocation $>$ 300 MGM \$ 3,500

Individual Diversion/Impoundment \geq 20 years

- Max Month Allocation $>$ 15 MGM \leq 30 MGM \$ 2,000

- Max Month Allocation > 30 MGM <= 300 MGM \$ 3,950
- Max Month Allocation > 300 MGM \$ 6,200

Independent Secondary User Diversion/Impoundment

- Max Month Allocation > 15 MGM <= 30 MGM \$ 1,000
- Max Month Allocation > 30 MGM <= 300 MGM \$ 2,000
- Max Month Allocation > 300 MGM \$ 3,200

Noticed General Water Use Permit

- Application filed electronically via ePermitting (www.sfwmd.gov/ePermitting) \$ 100
- Application filed by other means \$ 350

Permit Transfer of Ownership..... \$ 300

General Permit by Rule No Fee

Letter Modification No Fee

Aquifer Storage and Recovery (*cost added to applicable use type listed above*)..... \$ 1,000

Water Well Construction \$ 100

Water Well Abandonment..... No Fee

Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Capital Improvements Program
FY2023-2027

CGA Project No. 21-4271

March 2022

Prepared by:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

James Messick, P.E.
Florida Professional Registration No. 70870
March 2022

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EXECUTIVE SUMMARY

The Flow Way Community Development District's (CDD) Capital Improvement Program (CIP) establishes, prioritizes, and plans funding for programs to improve existing infrastructure and facilities. A CIP promotes better use of the CDD's limited financial resources, reduces costs, and assists in the coordination of community asset maintenance. The CDD's CIP is a five-year plan, which identifies the major expenses over and above routine annual operating expenses. While the CIP services as a long-range plan, it is reviewed and revised annually. Priorities may be changed due the funding opportunities or circumstances that cause more rapid deterioration of the community's assets. To better cover anticipated capital costs, the erosion restoration projects include a "Contingencies" and "Construction Engineering", in addition to the budgeted project's construction costs.

Capital Improvements Projects are described separately following the CIP budget worksheet and Flow Way CDD Maps are referred to in this report and included in the Appendix. Additional Reports have been prepared to support the project descriptions, which help identify the needs throughout the Esplanade Golf and Country Club of Naples community. These reports can be made available at the Flow Way District Manager's office. Furthermore, all maps and reports are anticipated to be provided on the Flow Way CDD website in the future.

CAPITAL IMPROVEMENTS PROGRAM WORKSHEET

Flow Way Community Development District
Proposed Budget - General Fund - DRAFT
Fiscal Year 2023
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Stormwater Management Services					
Improvements to Water Quality					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Sub-Total:	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Erosion Restoration					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (8%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,184	\$ 5,470
Sub-Total:	\$ 183,128	\$ 172,298	\$ 106,449	\$ 97,345	\$ 85,397
Drainage Pipes					
Video Drainage System				\$ 36,000	\$ 36,000
Stormwater Pipe Repairs	\$ 31,000				\$ 24,000
Sub-Total:	\$ 31,000	\$ -	\$ -	\$ 36,000	\$ 60,000
Total - Stormwater Management System					
	\$ 218,128	\$ 182,298	\$ 116,449	\$ 143,345	\$ 155,397
Internal and External Preserves					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
Total - External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Irrigation Pump Station					
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Total - Irrigation Pump Station	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
Total - Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
Total - All Capital					
	\$ 289,128	\$ 257,298	\$ 240,449	\$ 160,345	\$ 163,397
Cost Per Residentl Unit	\$ 253.96	\$ 226.00	\$ 211.21	\$ 140.84	\$ 143.52

CAPITAL IMPROVEMENT PROJECTS

The following projects are defined asset improvements projects located in the Flow Way Community Development District (CDD), which encompasses portions of the Esplanade Golf and Country Club of Naples community. Flow Way CDD owns and maintains several assets and this list of projects has been prepared to protect these assets from deterioration and disrepair. Review of these assets and associated replacement should be included in Flow Way Estates CDD's plan and budgeted for the years identified in this Capital Improvements Program. Projects are broken down into separate Initiative Title categories and match the District's Capital Improvements budget worksheet.

Stormwater Management Services – Improvements to Water Quality

Littoral Shelf Plantings FY 2023-2027

Initiative Title: Stormwater Management Services - Improvements to Water Quality

Lead Department: District Engineer - Environmental Services & CEI

Description and Rationale: Littoral shelf plantings have the potential to serve as the “first line of defense” against polluted water reaching our Gulf Coast. Wet detention areas or lakes are the primary stormwater treatment method within Flow Way CDD due to the high ground water table and existing surrounding wetlands. If not properly cared for, they could become the most widespread source of pollution to the downstream receiving body, the Cocohatchee Canal located along Immokalee Road. As our ponds age, the maintenance costs incurred to keep them healthy is expected to increase unless proper steps are taken early in their life to maintain shape and functionality.

The Flow Way CDD will select ponds for the Capital Improvements Projects per fiscal year based on needs identified in the Stormwater Erosion Report (March 2022). These needs are based on erosion to lake bank, algae concerns, fish kills, and public complaints. The ponds will be accessed for these littoral shelf planting improvements through existing Lake Maintenance Easements and improvements based on criteria established in the South Florida Water Management District Environmental Resources Permit. Continuous monitoring and reporting will be conducted which includes photos, vegetation surveys and water quality monitoring per existing permit conditions.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum littoral planting shelf requirements. Stormwater Erosion Report – Section 4 identifies littoral planting shelf conditions and recommended improvements. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix A.

Support Services: District Engineer Environmental Services will provide littoral planting improvements recommendations and obtain contractor for improvements and Construction Engineering and Inspection (CEI) will monitor contractor’s progress. District Engineer will provide ongoing environmental services to monitor lake littoral shelf plantings per SFWMD ERP No. 11-02031-P permit requirements.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect lake bank erosion and provide water quality for the lake drainage system.

Line Item	2023	2024	2025	2026	2027
Littoral Shelf Plantings	\$4,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00

Stormwater Management Services – Erosion Restoration

Lake 1
FY (N/A)

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 1	-	-	-	-	-

**Lake 2
FY 2024**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 2	-	\$33,165.00	-	-	-

**Lake 3
FY 2025**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 3	-	-	\$19,058.00	-	-

Lake 4
FY (N/A)

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 4	-	-	-	-	-

**Lake 5A
FY 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 5A	-	-	-	-	\$3,465.00

**Lake 5B
FY (N/A)**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 5B	-	-	-	-	-

**Lake 6
FY 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 6	-	-	-	-	\$1,485.00

**Lake 7
FY 2024**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 7	-	\$30,443.00	-	-	-

**Lake 8
FY 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 8	-	-	-	-	\$1,485.00

**Lake 9
FY 2024**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 9	-	\$20,790.00	-	-	-

**Lake 10
FY (N/A)**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 10	-	-	-	-	-

**Lake 11
FY 2025**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 11	-	-	\$5,198.00	-	-

**Lake 12
FY 2023**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 12	\$48,461.00	-	-	-	-

**Lake 13
FY 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 13	-	-	-	-	\$15,098.00

**Lake 14
FY 2025**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 14	-	-	\$21,780.00	-	-

**Lake 15A
FY 2025**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 15A	-	-	\$22,770.00	-	-

Lake 15B
FY (N/A)

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 15B	-	-	-	-	-

**Lake 16
FY 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 16	-	-	-	-	\$8,910.00

**Lake 17
FY 2024**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

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Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 17		\$62,865.00	-	-	-

Lake 18-19
FY (N/A)

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 18-19	-	-	-	-	-

**Lake 20-21
FY 2023, 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

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Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 20-21	\$108,059.00	-	-	-	\$11,385.00

**Lake 22
FY 2026**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 22	-	-	-	\$53,213.00	-

**Lake 23
FY 2026**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 23	-	-	-	\$16,830.00	-

**Lake 24
FY (N/A)**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 24	-	-	-	-	-

**Lake 25
FY 2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 25	-	-	-	-	\$12,870.00

Lake 26
FY (N/A)

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 26	-	-	-	-	-

Lake 27
FY (N/A)

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: N/A

Line Item	2023	2024	2025	2026	2027
Lake 27	-	-	-	-	-

Flow Way FY 2026

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Flow-Way	-	-	-	\$11,800.00	-

Miscellaneous Repairs FY 2026-2027

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting to both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

Miscellaneous repairs are anticipated to come up during construction and this separate Capital Improvements Program project captures these additional repairs.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf plantings improvements coordination required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Miscellaneous Repairs	-	-	-	\$1,485.00	\$20,000.00

**Contingencies (7%)
FY 2023-2027**

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting to both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

Contingencies have been included for the erosion restoration project and are covered during this separate Capital Improvements Program project which captures these additional costs. Seven percent (7%) of construction costs are included to cover these additional expenses.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf plantings improvements coordination required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Contingencies (7%)	\$10,956.00	\$10,308.00	\$4,816.00	\$5,833.00	\$5,229.00

Construction Engineering (8%) FY 2023-2027

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting to both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

Construction Engineering and Inspection will be required as part of the erosion and restoration projects and have been included in this separate Capital Improvements Program project which captures these additional repairs. Eight percent (8%) of construction costs are included to cover these additional expenses.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf plantings improvements coordination required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

Outputs: This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Construction Eng. (8%)	\$15,652.00	\$14,726.00	\$6,881.00	\$8,184.00	\$5,229.00

Drainage Pipes

Video Drainage System FY 2025-2026

Initiative Title: Drainage Pipes

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: The existing stormwater management system is considered a balanced or equalizer drainage system. This means that all of the subbasins are interconnected via storm drainage piping and the stormwater stage-storage curve is based on each subbasin holding their share of the rainwater during high intensity storm events. If heavier rains are seen in segments of the stormwater management system, then the storm drainage pipes will balance the runoff equally throughout the system. The most important criteria for a properly working stormwater management system is that there are no pipes blocked or sediment which prevents flow between subbasins. In conjunction with erosion prevention measures, maintenance of the system is required to prevent sediment buildup and address any pipe failure or construction deficiencies from inadequate performance.

The Flow Way CDD recommends televising existing piping to identify sediment buildup and structural damage to the existing piping network. The piping network will be accessed through existing catch basins within the existing drainage system and a report with video will document areas of additional maintenance or failure of existing drainage network. Permitted minimum pipe diameter and percent slopes have been established in the South Florida Water Management District Environmental Resources Permit.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum drainage system criteria. Drainage piping and structures identified in the Flow Way CDD – Assets Map in Appendix.

Support Services: District Engineer – Civil Engineering will coordinate with 3rd party contractor to investigate and provide televised report and recommendation and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

Outputs: This initiative will maintain the performance of the Stormwater Management System piping network.

Line Item	2023	2024	2025	2026	2027
Video Drainage Systems	-	-	-	\$36,000.00	\$36,000.00

Stormwater Pipe Repairs FY 2027

Initiative Title: Drainage Pipes

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: The existing stormwater management system has been investigated by a 3rd party contractor and cleared of sediment and debris to address critical and immediate needs to the drainage piping system. Three individual areas were identified as needing additional work to meet the original design for the permitted system. The Flow Way CDD recommends addressing these three areas immediately, to maintain a properly functioning system. These improvements include repairing portions of reinforced concrete pipe (RCP), replacing portion of reinforced concrete pipe and removing substantial amounts of debris which would need to be cleared.

Additional budget is included in years 2026 and 2027 to address future Stormwater Pipe Repairs. Pipe repairs can be as simple as clearing debris or replacing a broken catch basin grate or manhole cover.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum drainage system criteria. Drainage piping and structures identified in the Flow Way CDD – Assets Map in Appendix.

Support Services: District Engineer – Civil Engineering will coordinate with 3rd party contractor to perform pipe repairs and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

Outputs: This initiative will maintain the performance of the Stormwater Management System piping network.

Line Item	2023	2024	2025	2026	2027
Stormwater Pipe Repair	\$31,000.00	-	-	\$36,000.00	\$12,000.00

External Preserve Perimeter

Fencing and Gates FY 2023-2027

Initiative Title: External Preserve Perimeter

Lead Department: District Engineer – Civil Engineering

Description and Rationale: Flow Way Community Development District (CDD) staff has performed an investigation of the existing perimeter fencing conditions of the external preserves. A field investigation was conducted to document these existing conditions and determined that perimeter fencing and access gates need repair and/or replacement. Improvements are recommended to bring the external preserve’s security to a satisfactory level with regards to the perimeter and ingress/egress points of access. Recommended Improvements are in three (3) main areas: Northern Area, Collier Boulevard Access and Eastern Private Property Areas, and Western Property Limits. This report provided to Board of Supervisors in 2021 which includes an exhibit showing the recommended improvements.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum requirements for restrict encroachment into protected wetland/buffer zones/upland preservation areas/conversation areas. Complete Preserves Perimeter Investigations report can be obtained from the Flow Way Community Development District Manager’s office.

Support Services: District Engineer will monitor contractor’s progress.

Outputs: This initiative will maintain functionality and meet permit conditions established in the South Florida Water Management District (SFWMD) Environmental Resources Permit.

Line Item	2023	2024	2025	2026	2027
Fencing and Gates	\$25,000.00	\$60,000.00	\$115,000.00	-	-

Internal: Hazardous Tree Removal FY 2023-2027

Initiative Title: Internal Preserve Perimeter – Hazardous Tree Removal

Lead Department: District Engineer – Landscape Architecture & Environmental Services

Description and Rationale: The Flow Way CDD Board of Directors often receive complaints and concerns from residents regarding dead trees that are in close proximity to their homes, property, or sidewalks within the community. As a result, the Flow Way CDD Board of Directors directed the District Engineer to perform an inspection of the trees located along the perimeter of the internal preserve areas to determine if they pose a hazard to the residents and the public. This inspection was performed by District Engineer- Landscape Architecture & Environmental Services staff and identified thirty (30) trees which could be considered potentially hazardous due to their close proximity to property, sidewalks, or the golf cart path within the community. These trees were considered as being the highest priority because they are located where they could fall and damage physical property (i.e., pools, screen enclosures, etc.), or fall on more highly pedestrian trafficked areas, such as public sidewalks and the golf cart paths, within the community. After meeting on site with staff from the SFWMD, permission was granted to remove fourteen (14) of these dead or hazardous trees within the internal preserve areas. This work is scheduled to be done in FY 2023. The perimeters of the internal preserve areas shall be re-inspected on an annual basis, and any additional trees that have identified as potentially hazardous since the previous inspection will be documented in a report and submitted to the SFWMD for review and approval, and then removed.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the maintenance of the trees and vegetation contained in the internal preserve areas. Selective removal or topping of dead trees is allowed with prior permission from SFWMD staff. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

Support Services: District Engineer, Landscape Architect & Environmental Services will provide annual inspections, reports, coordination with SFWMD staff, and monitor contractor’s progress. Also, procedures will be established to deal with any urgent resident’s complaints or emergency situations.

Outputs: This initiative will minimize the risk of damage from falling trees during hurricanes, storm events, and other natural disasters, and enhance the aesthetic appearance of the internal preserves.

Line Item	2023	2024	2025	2026	2027
Internal: Hazardous Tree Removal	\$5,000.00	\$4,000.00	\$3,000.00	\$2,000.00	&2,000.00

External: Hazardous Tree Removal FY 2023-2027

Initiative Title: External Preserve Perimeter – Hazardous Tree Removal

Lead Department: District Engineer – Landscape Architecture & Environmental Services

Description and Rationale: The Flow Way CDD Board of Directors sometimes receives concerns from residents regarding dead trees along the perimeter of the external preserves that are in close proximity to the walking/nature trail that goes along the perimeter of the community adjacent to the preserve areas. As a result, the Flow Way CDD Board of Directors directed the District Engineer to perform an inspection of the trees located along the perimeter of the external preserve areas to determine if they pose a hazard to the residents and the public that may use this pathway. This inspection was performed by District Engineer- Landscape Architecture & Environmental Services staff and identified ninety-eight (98) trees which could be considered potentially hazardous due to their close proximity to the perimeter pathway within the community. These trees are considered to pose only a low to moderate risk since there is only periodic pedestrian/bicycle traffic on this trail. Nonetheless, these trees do pose a risk and should be addressed through a phased removal program. With permission from SFWMD staff, most of this removal work is scheduled to be done in FY 2023 and 2024. Then, the amount budgeted for this work in subsequent years will be significantly reduced. The perimeters of the external preserve areas shall be re-inspected on an annual basis, and any additional trees that have identified as potentially hazardous since the previous inspection will be documented in a report and submitted to the SFWMD for review and approval, and then scheduled for removal.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the maintenance of the trees and vegetation contained in the external preserve areas. Selective removal or topping of dead trees is allowed with prior permission from SFWMD staff. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

Support Services: District Engineer, Landscape Architect & Environmental Services will provide annual inspections, reports, coordination with SFWMD staff, and monitor contractor’s progress.

Outputs: This initiative will minimize the risk of damage from falling trees during hurricanes, storm events, and other natural disasters, and enhance the aesthetic appearance of the external preserves.

Line Item	2023	2024	2025	2026	2027
External: Hazardous Tree Removal	\$7,500.00	\$7,500.00	\$2,500.00	\$2,500.00	&2,500.00

Internal: Cleaning Out – Fire Prevention FY 2023-2027

Initiative Title: Internal Preserve – Cleaning Out and Fire Prevention Measures

Lead Department: District Engineer – Landscape Architecture, Environmental Services, & CEI

Description and Rationale: The Flow Way CDD Board of Directors has received concerns from residents regarding the risk of fire from dead and fallen trees, dried brush, and natural debris located within the internal preserves that are in close proximity to their homes and property. As a result, the Flow Way CDD Board of Directors has directed the District Engineer to look into the approvals necessary to be able to periodically clear out some of the dried brush and dead trees lying on the ground in order to reduce the risk from wildfires. The District Engineer, Landscape Architect & Environmental Services staff have inquired with the SFWMD staff about obtaining permission to do this type of maintenance work in the internal preserve areas. The SFWMD staff allow for, and encourage, all Community Development Districts to develop a Long Term Management Plan for these preserve areas once they have been released from the agency's monitoring requirements (typically after 5 years). At Flow Way, all the internal preserve areas have already been released. The District Engineer, Landscape Architect & Environmental Services staff will prepare a Long Term Management Plan for these areas, and once approved by SFWMD staff, shall oversee the implementation of this plan. The acceptable methods to reduce the risk from fire is through periodic cleaning out of fallen logs and dried brush, especially in those areas close to homes and property. However, in some cases the use of prescribed burns is also allowed, which would need to be coordinated with the Florida Division of Forestry. This work would be started in FY 2023 and would be comprehensive, and then the next two years would be less comprehensive, followed by another comprehensive effort in FY 2026. Then, the amount budgeted for this work in subsequent years would follow the same pattern.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the management of the internal preserve areas. The establishment of a Long Term Management Plan which also addresses Fire Prevention measures is encouraged by the SFWMD. After approval of this plan, the selective removal of downed trees, dried brush and natural debris to reduce the risk from wildfires will be scheduled on an annual basis. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

Support Services: District Engineer, Landscape Architect, Environmental Services, and CEI staff will provide annual inspections, coordination with SFWMD staff, and oversee the implementation of the work outlined in the Long Term Management Plan for the internal preserve areas.

Outputs: This initiative will minimize the risk of property damage from wildfires and enhance the aesthetic appearance of the internal preserves.

Line Item	2023	2024	2025	2026	2027
Internal: Cleaning Out – Fire Prevention	\$2,500.00	\$1,000.00	\$1,000.00	\$2,500.00	\$1,000.00

External: Cleaning Out – Fire Prevention FY 2023-2027

Initiative Title: External Preserve – Cleaning Out and Fire Prevention Measures

Lead Department: District Engineer – Landscape Architecture, Environmental Services, & CEI

Description and Rationale: The Flow Way CDD Board of Directors has received concerns from residents regarding the risk of fire from dead and fallen trees, dried brush, and natural debris located within the external preserves that are in proximity to their homes and property. As a result, the Flow Way CDD Board of Directors has directed the District Engineer to look into the approvals necessary to be able to periodically clear out some of the dried brush and dead trees lying on the ground in order to reduce the risk from wildfires. The District Engineer, Landscape Architect & Environmental Services staff have inquired with the SFWMD staff about obtaining permission to do this type of maintenance work in the external preserve areas. The SFWMD staff allow for, and encourage, all Community Development Districts to develop a Long Term Management Plan for these preserve areas once they have been released from the agency’s monitoring requirements (typically after 5 years). At Flow Way, some, but not all, of the external preserve areas have been released. The District Engineer, Landscape Architect & Environmental Services staff will prepare a Long Term Management Plan for these areas, and once approved by SFWMD staff, shall oversee the implementation of this plan. The acceptable methods to reduce the risk from fire is through periodic cleaning out of fallen logs and dried brush, especially in those areas close to homes and property. However, in some cases the use of prescribed burns is also allowed, which would need to be coordinated with the Florida Division of Forestry. This work would be started in FY 2023 and would be comprehensive, and then the next two years would be less comprehensive, followed by another fairly comprehensive effort in FY 2026. Then, the amount budgeted for this work in subsequent years would follow the same pattern.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the management of the external preserve areas. The establishment of a Long Term Management Plan which also addresses Fire Prevention measures is encouraged by the SFWMD. After approval of this plan, the selective removal of downed trees, dried brush and natural debris to reduce the risk from wildfires will be scheduled on an annual basis. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

Support Services: District Engineer, Landscape Architect, Environmental Services, and CEI staff will provide annual inspections, coordination with SFWMD staff, and oversee the implementation of the work outlined in the Long Term Management Plan for the external preserve areas.

Outputs: This initiative will minimize the risk of property damage from wildfires and enhance the aesthetic appearance of the external preserves.

Line Item	2023	2024	2025	2026	2027
External: Cleaning Out Fire Prevention	\$2,500.00	\$1,000.00	\$1,000.00	\$2,500.00	\$1,000.00

Irrigation Pump Station

Recharge Wells (2 New Meters) FY 2023

Initiative Title: Irrigation Pump Station

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: Existing Consumptive Use Permit establishes irrigation water use criteria by the use of surface water from the on-site lakes that are recharged with groundwater from the Lower Tamiami aquifer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turf using a sprinkler irrigation system with an annual allocation of 374.3 million gallons. Permit conditions require reporting of various components of the sprinkler irrigation system. Of the components which need to be reported to the South Florida Water Management District (SFWMD), the recharge well meters are currently broken and need replacing for permit reporting. If not replaced, SFWMD may levy fines to Permittee for not meeting permit conditions for reporting requirements. Permit transfer is anticipated to be completed and permit in Flow Way Community Development District' name by Summer of 2022.

Linkage: SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum littoral planting shelf requirements. Stormwater Erosion Report – Section 4 identifies littoral planting shelf conditions and recommended improvements. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

Support Services: District Engineer – Environmental Services will provide littoral planting improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor's progress. Existing reporting services for the SFWMD ERP No. 11-02031-P will monitor lake littoral shelf conditions per permit reporting requirements.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect lake bank erosion and provide water quality for the lake drainage system.

Line Item	2023	2024	2025	2026	2027
Recharge Wells (2 New Meters)	\$6,000.00	-	-	-	-

Community Entrance

**Bridge (Painting)
FY 2026**

Initiative Title: Community Entrance

Lead Department: District Engineer - Environmental Services & CEI

Description and Rationale: Esplanade Golf and Country Club of Naples’ main entrance to Immokalee Road is highlighted by the bridge crossing at the Cocohatchee Canal. While the canal is owned and maintained by the South Florida Water Management District, the bridge spanning the canal is the responsibility of the Flow Way Community Development District (CDD). The existing bridge consists of two faux and one actual bridge span of approximately 40’ long and 55’ wide. The entire bridge is asymmetrical and varies in both length and width. This concrete structure was originally painted to protect the bridge from the corrosive conditions of both the natural (canal) and unnatural (vehicular exhausts) environments.

This capital improvements project will maintain bridge structural integrity by painting and keeping the aesthetic look of the main entrance in the pristine shape that the residents have become accustomed to. Paint colors will match existing colors and minimal interruption will be seen by the bridge painting activity.

Linkage: Flow Way CDD is responsible for main entrance and neighborhood components such as the bridge is dedicated to owner for maintenance responsibilities.

Support Services: District Engineer – Construction Engineering and Inspection (CEI) will coordinate with 3rd party contractor to perform bridge painting and monitor contractor’s progress.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect bridge from corrosive south Florida environment.

Line Item	2023	2024	2025	2026	2027
Bridge (Painting)	-	-	-	\$31,000.00	-

**Monuments (Painting)
FY 2027**

Initiative Title: Community Entrance

Lead Department: District Engineer - Environmental Services & CEI

Lead Department: District Engineer - Environmental Services & CEI

Description and Rationale: Esplanade Golf and Country Club of Naples’ main entrance to Immokalee Road is showcased by the monument signs and fountain attracting residents and visitors alike. Maintenance of the monument signs and fountains are responsibility of the Flow Way Community Development District (CDD). The existing monument signs are located just east of the main entrance along Immokalee Road and include stem walls, columns and monument signs which will painted to match the existing color pallet of the community. The entire monument sign is asymmetrical and varies in both length and width. This concrete structure was originally painted to protect the sign from the sun and water that south Florida typically is accustomed to.

This capital improvements project will maintain structure’s aesthetic in the pristine shape that the residents have become accustomed to. Paint colors will match existing colors and minimal interruption will be seen by the monument sign painting activity.

Linkage: Flow Way CDD is responsible for main entrance and neighborhood components such as the bridge is dedicated to owner for maintenance responsibilities.

Support Services: District Engineer – Construction Engineering and Inspection (CEI) will coordinate with 3rd party contractor to perform bridge painting and monitor contractor’s progress.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect monument sign from corrosive south Florida environment.

Line Item	2023	2024	2025	2026	2027
Monuments (Painting)	-	-	-	-	\$31,000.00

Landscaping FY 2023-2027

Initiative Title: Community Entrance and East Buffers

Lead Department: District Engineer – Landscape Architecture, Environmental Services, & CEI

Description and Rationale: The Esplanade Golf and Country Club of Naples’ main entrance from Immokalee Road is showcased by lush landscaping on both sides leading up to the security gates, as well as extensive landscaping surrounding the monument signs and fountains, and on the large berms and landscape buffers along Immokalee Road. Maintenance of these landscape areas shall become the responsibility of the Flow Way Community Development District (CDD). The existing landscape design and plant material in these areas consists of mostly Live Oak trees, Ligustrum trees, ‘Medjool’ Date Palms, Sabal Palms, and Silver Saw Palmetto, as well as a colorful variety of shrubs and ground covers. In addition, the CDD is also responsible for the maintenance of the landscaping along some of the buffers on the east side of the community. These landscape strips often provide visual screening as well as a physical buffer (wall) for some of the residential neighborhoods from the main roadway (Esplanade Blvd.) and other common areas. The existing landscape design and plant material in these areas consists mostly of Slash Pines, Live Oak trees, Seagrape trees, and Sabal Palms, as well as a variety of hedges and ground covers.

This capital improvements project will provide for the enhancements of some of the landscape areas in certain locations where it is needed most. This work will be in addition to the routine maintenance of these areas and the replacement of dead or missing plant materials. The District Engineer – Landscape Architecture staff will evaluate the landscaping on an annual basis and prepare a plan for the enhancement of the areas most in need. Then, the work will be scheduled accordingly. It is anticipated that the extent of the enhancements will gradually increase over the next 3 to 4 years and then level off.

Linkage: Flow Way CDD is responsible for the maintenance and any enhancements to the existing landscaping at the main entrance and some of the landscape buffers on the east side of the community.

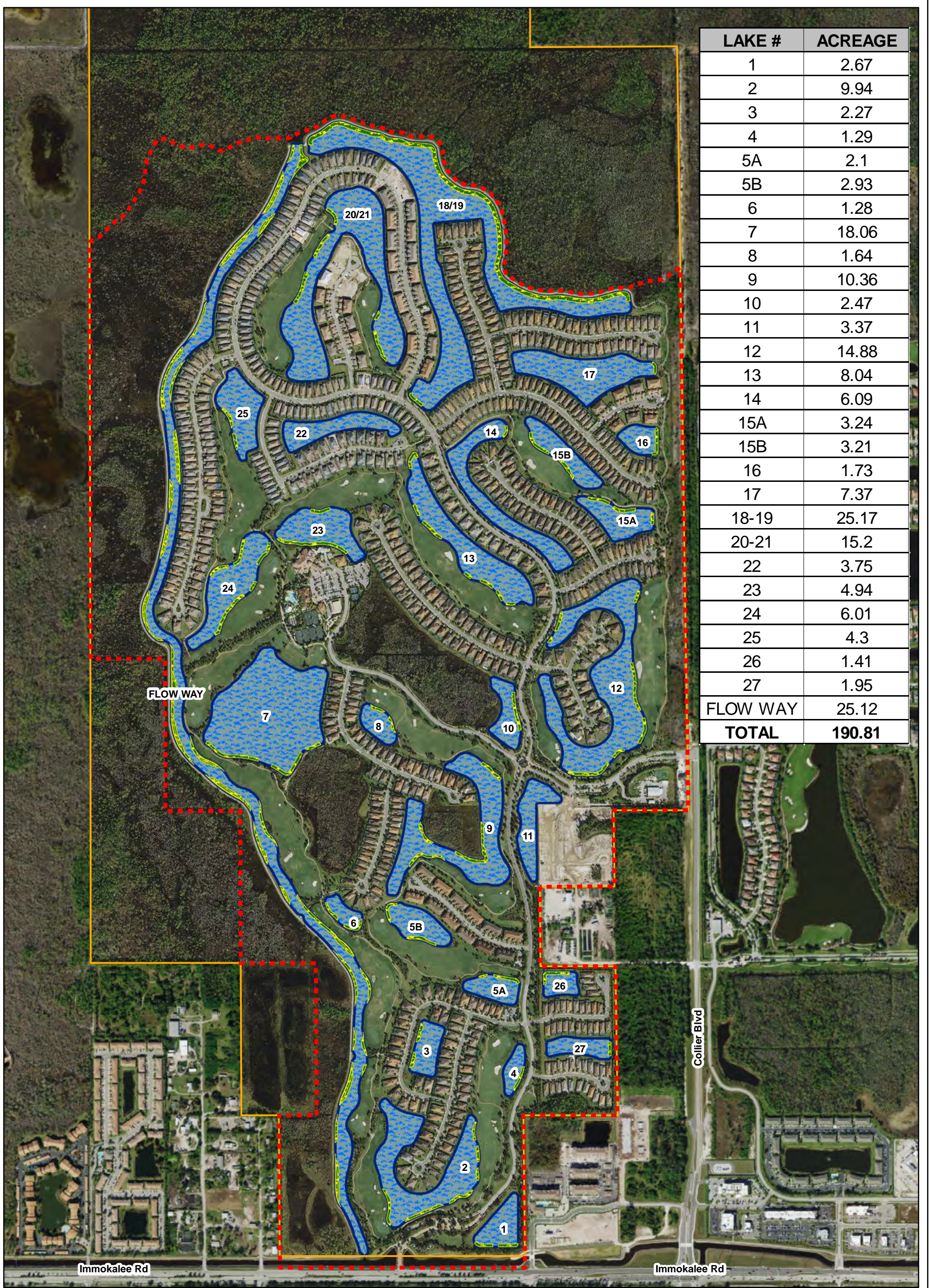
Support Services: District Engineer – Landscape Architecture, Environmental Services, and Construction Engineering and Inspection (CEI) will coordinate with 3rd party contractor to provide maintenance and enhancements of these landscape areas on an annual basis.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and the main entrance into the community from Immokalee Road.

Line Item	2023	2024	2025	2026	2027
Landscaping	\$10,000.00	\$15,000.00	\$20,000.00	\$25,000.00	\$25,000.00

APPENDIX

Appendix A – Flow Way CDD Lakes Map



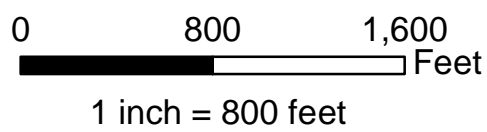
LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
TOTAL	190.81

Flow Way CDD Lakes

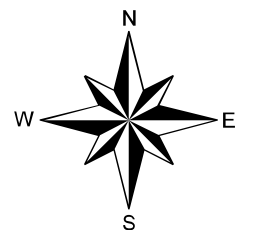
Date: 3/7/2022

Legend

- - - CDD Boundary
- Property Boundary
- Lakes
- Permitted Littoral Shelf



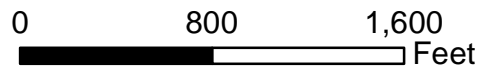
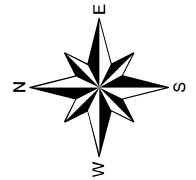
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM



Appendix B – Flow Way CDD Drainage Maps



Flow Way CDD Drainage Key Sheet

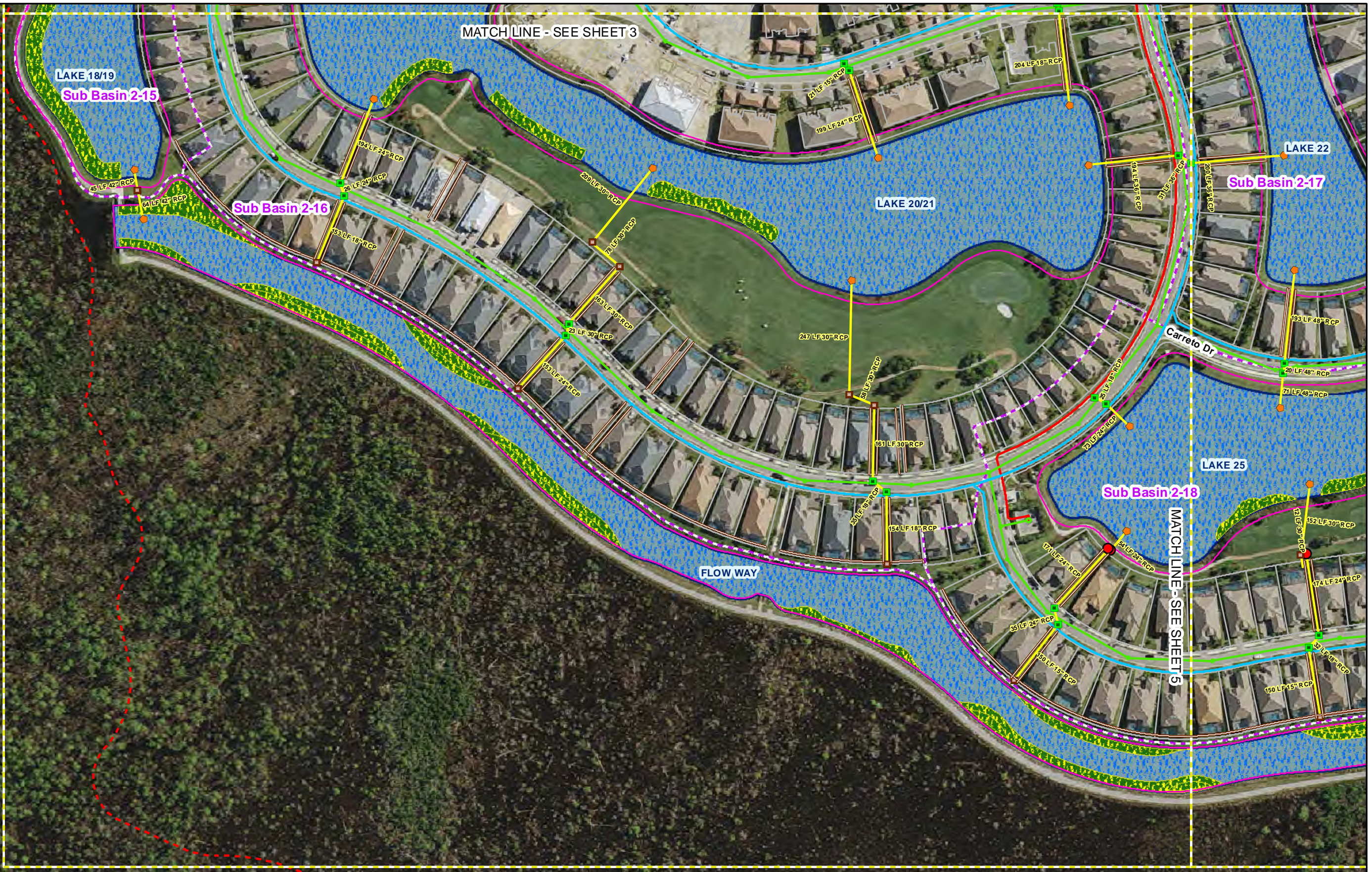


1 inch = 800 feet

SHEET 1

Legend

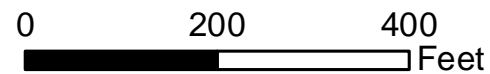
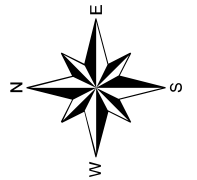
- Map Grid Line
- CDD Boundary
- Lakes
- Property Boundary



Flow Way CDD Drainage Map - SHEET #2



Date: 2/24/2022



1 inch = 200 feet

SHEET 2

Legend

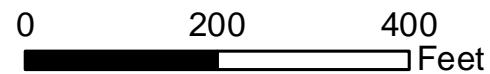
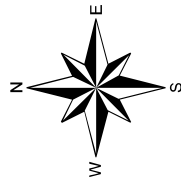
- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |



Flow Way CDD Drainage Map - SHEET #3



Date: 2/24/2022

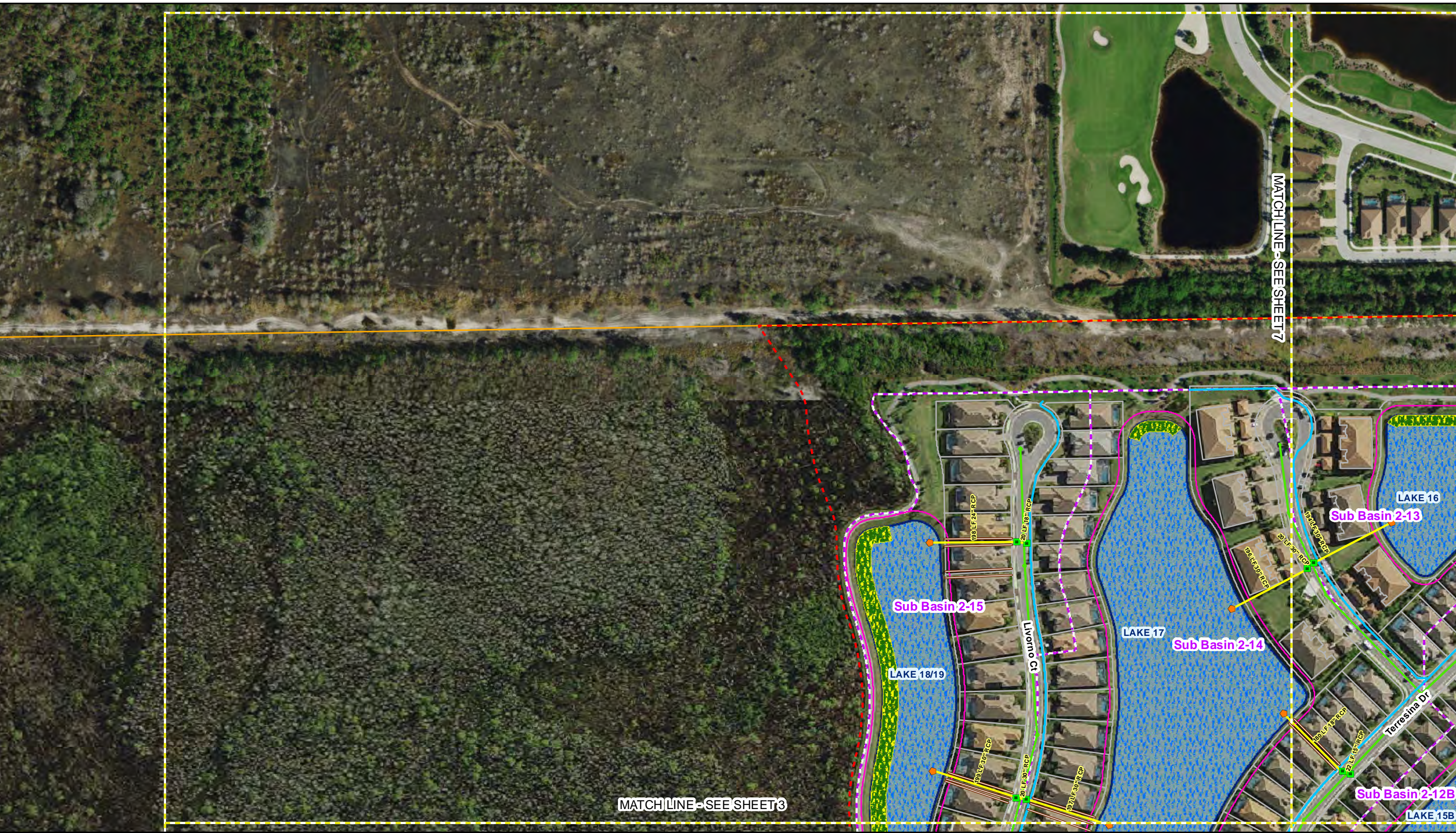


1 inch = 200 feet

SHEET 3

Legend

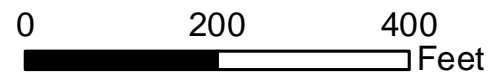
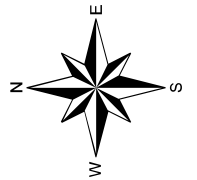
- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |



Flow Way CDD Drainage Map - SHEET #4



Date: 2/24/2022



1 inch = 200 feet

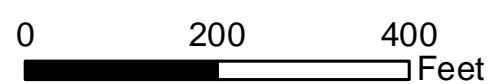
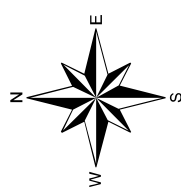
SHEET 4

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |



Flow Way CDD Drainage Map - SHEET #5



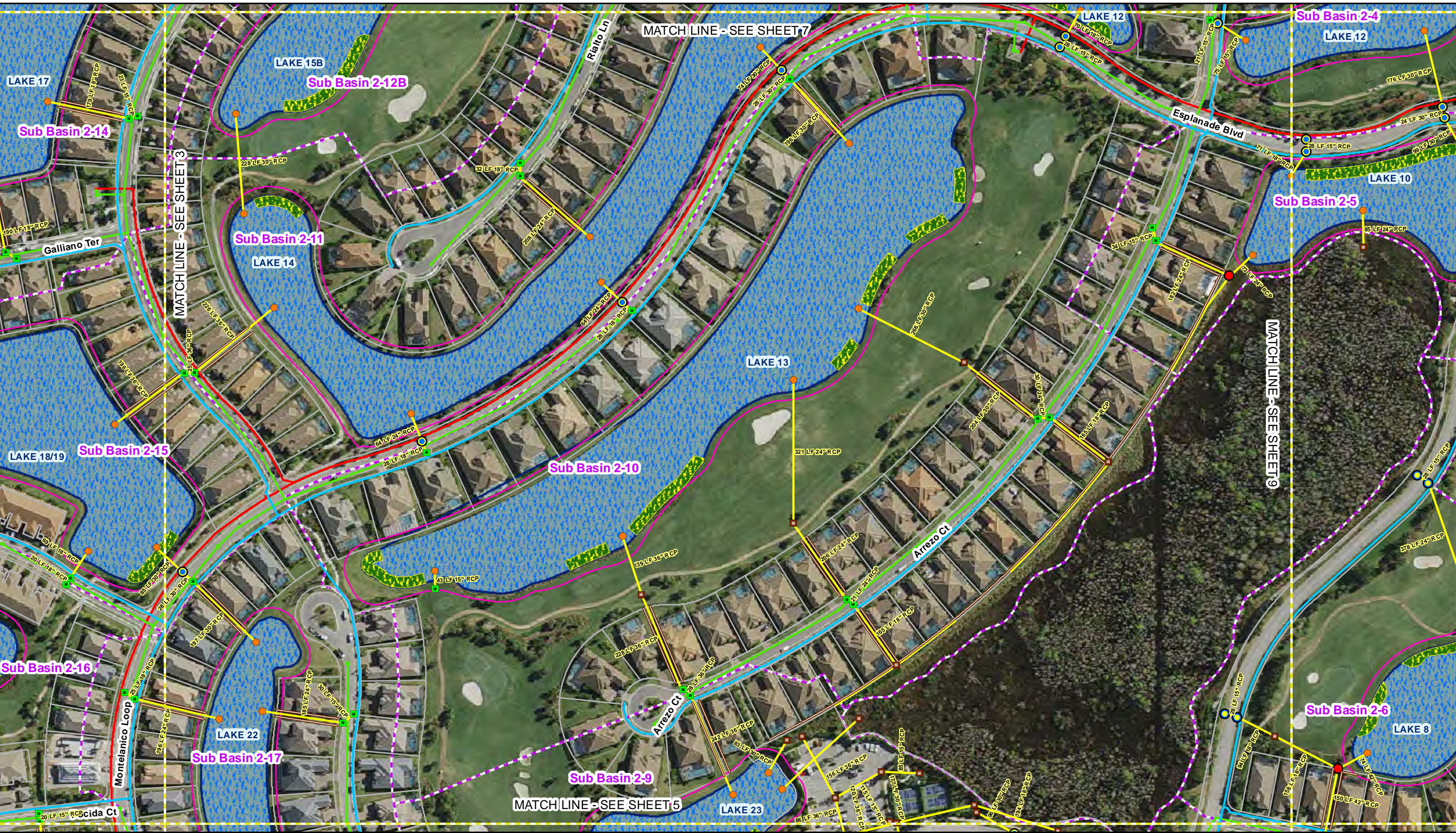
1 inch = 200 feet

SHEET 5

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |

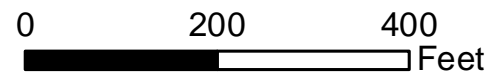
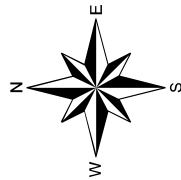
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Flow Way CDD Drainage Map - SHEET #6



Date: 2/24/2022



1 inch = 200 feet

SHEET 6

Legend

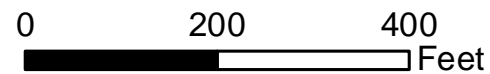
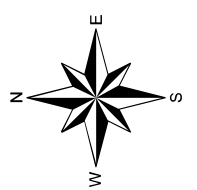
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| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |



Flow Way CDD Drainage Map - SHEET #10



Date: 2/24/2022



1 inch = 200 feet

SHEET 10

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |

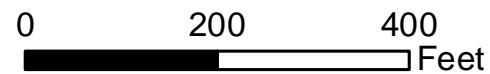
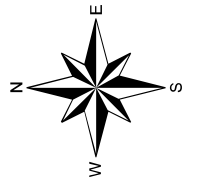
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Flow Way CDD Drainage Map - SHEET #11



Date: 2/24/2022

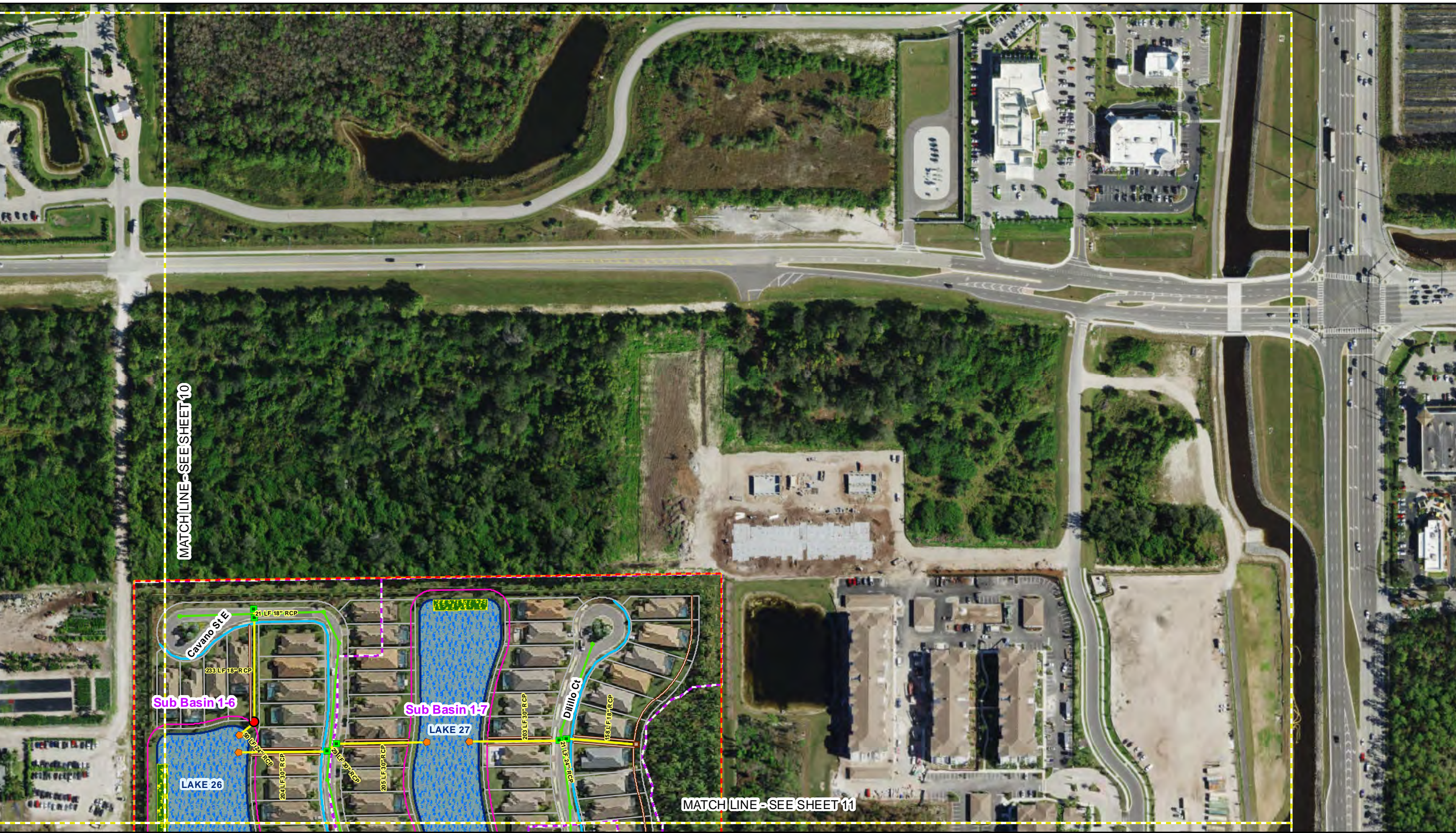


1 inch = 200 feet

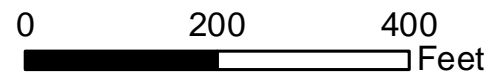
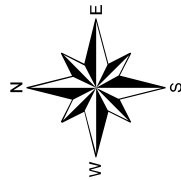
SHEET 11

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |



Flow Way CDD Drainage Map - SHEET #12



1 inch = 200 feet

SHEET 12

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |

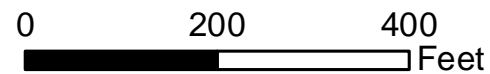
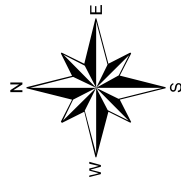
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Flow Way CDD Drainage Map - SHEET #9



Date: 2/24/2022



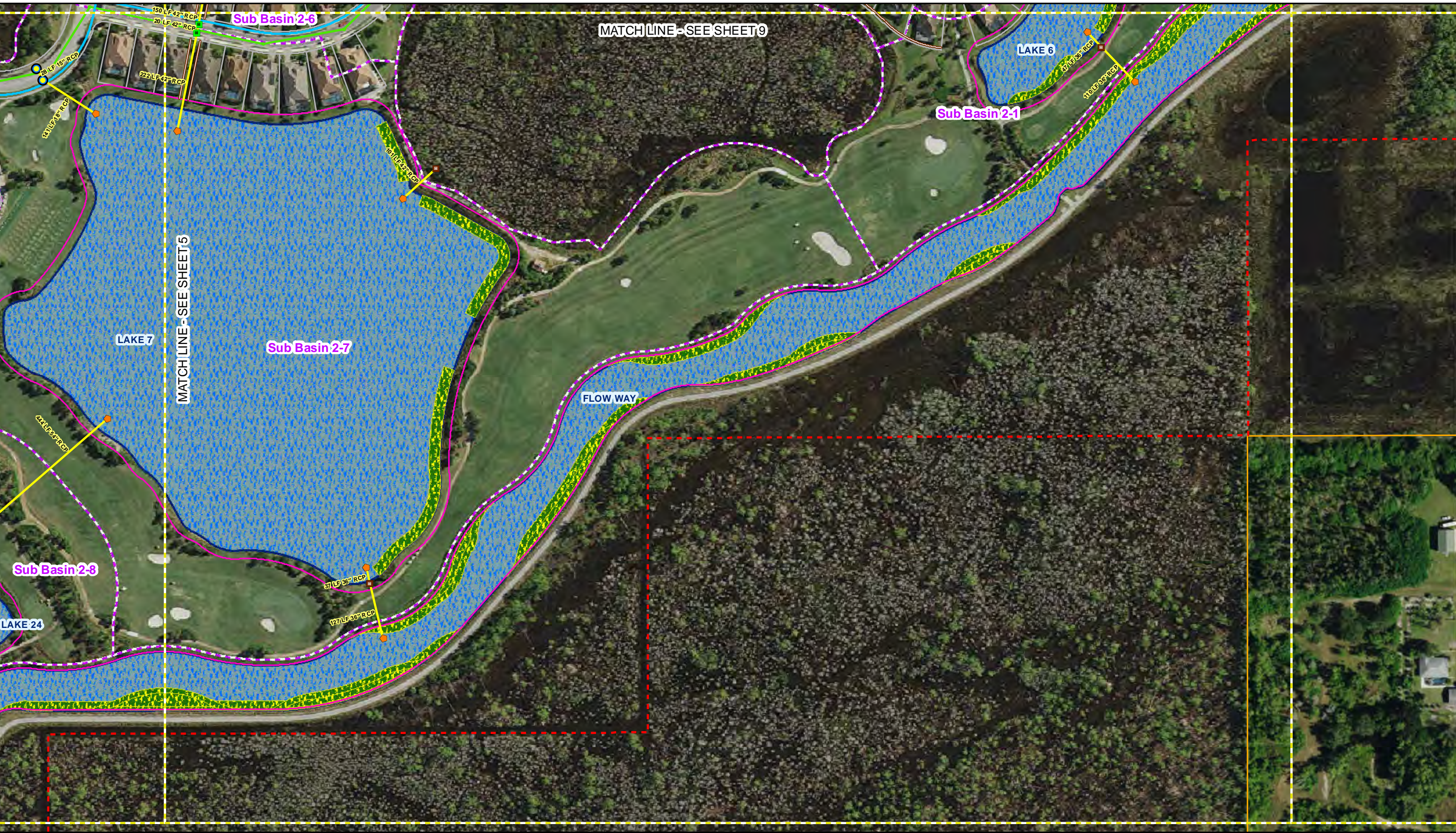
1 inch = 200 feet

SHEET 9

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |

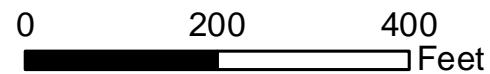
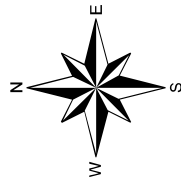
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Flow Way CDD Drainage Map - SHEET #8



Date: 2/24/2022

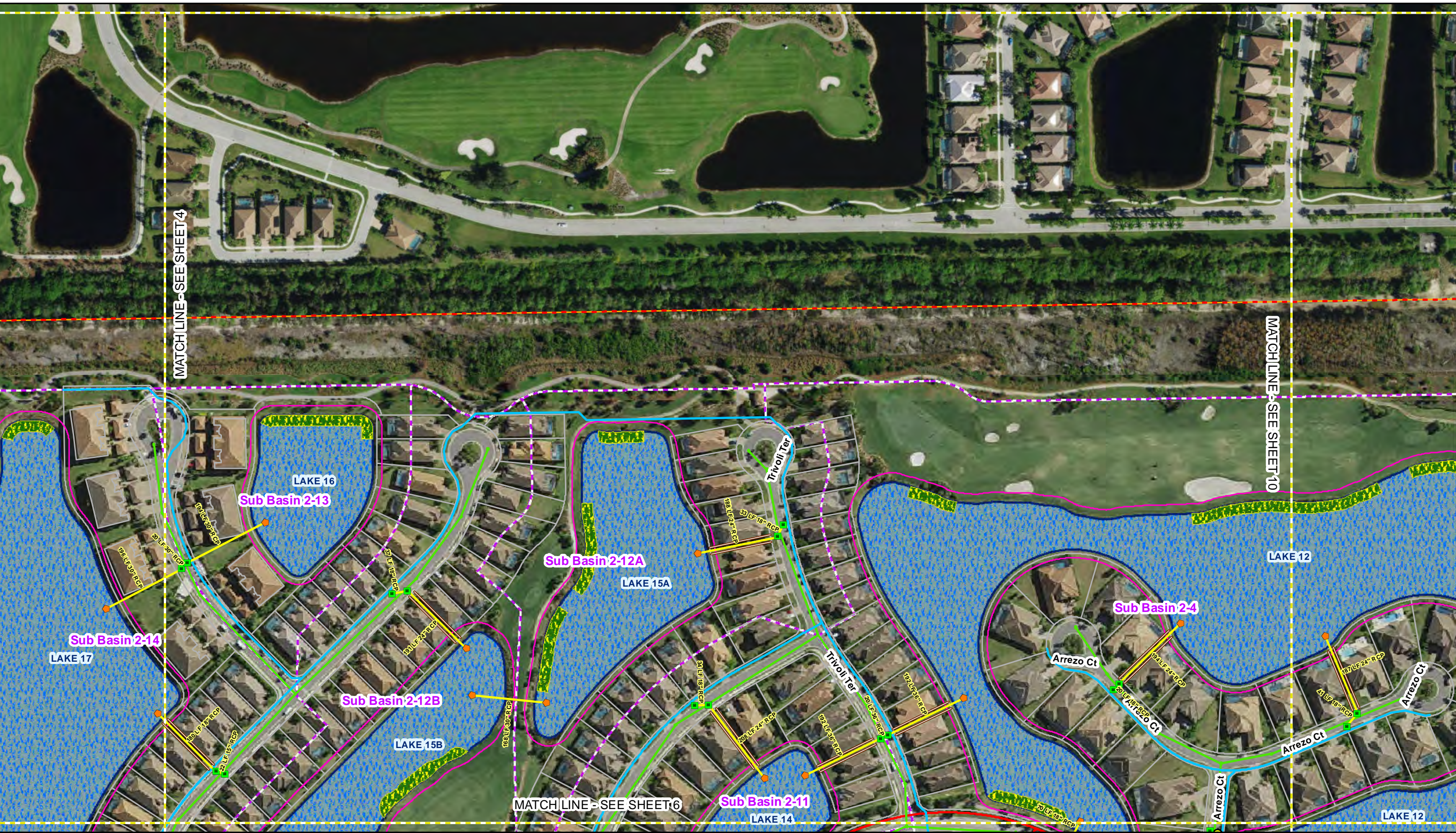


1 inch = 200 feet

SHEET 8

Legend

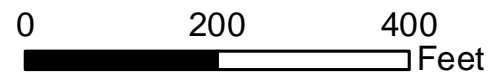
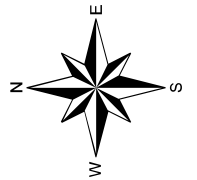
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|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |



Flow Way CDD Drainage Map - SHEET #7



Date: 2/24/2022



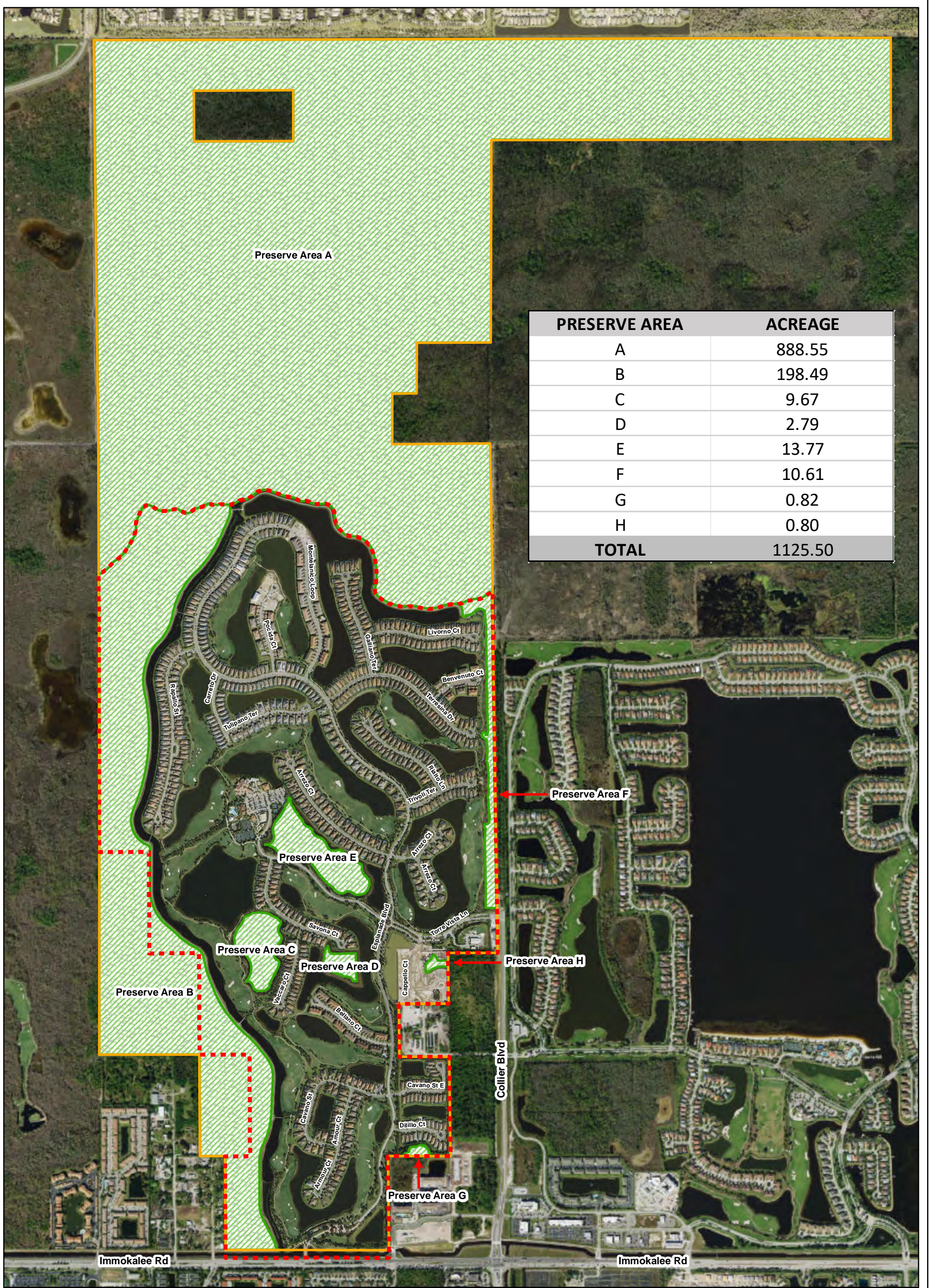
1 inch = 200 feet

SHEET 7

Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main | Lake Maintenance Easement | Lots |
| Type 5 Curb Inlet R | Junction Boxes | Sewer Line | Permitted Littoral Shelf | Map Grid Line |
| Outfall | Force Main | | | |

Appendix C – Flow Way CDD Preserves Map

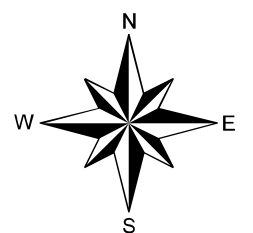
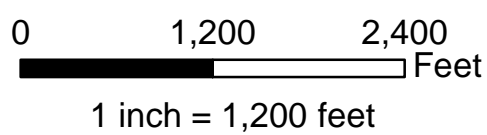


Flow Way CDD Preserves

Date: 2/24/2022

Legend

-  Roads
-  CDD Boundary
-  Property Boundary
-  Preserve Areas



Appendix D – Flow Way CDD Irrigation Map



Flow Way CDD Irrigation Map

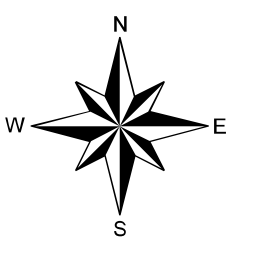
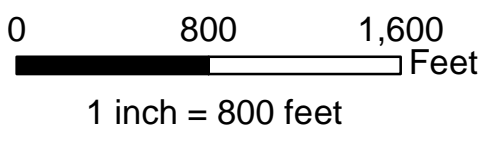
Date: 2/28/2022



Legend

- AREA**
- Pump House
 - CDD Boundary
 - Property Boundary
 - Recharge Wells

- IRRIGATION MAIN DIAMETER**
- 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 16"



Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Asset Replacement Costs

CGA Project No. 21-4271

March 2022

Prepared by:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

James Messick, P.E.
Florida Professional Registration No. 70870
March 2022

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 Irrigation Pump House and System 6

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 Entry Features 7

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 Exhibit A – Asset Replacement Costs Table 11

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EXECUTIVE SUMMARY

Based on the field investigations and data collection, the total restoration costs for Flow Way CDD owned Assets are projected at \$12,265,378.00. These costs should be updated annually to account for construction industry changes due to inflation, labor rates, material availability, taxes and insurance. When preparation of a Reserve Study is completed, it should take into account the costs for reconstruction of the assets such as irrigation house and system, stormwater management (pipe, structures), entry features (roadway, landscaping, curbing, signage, entry fountains) and landscaping buffers and internal common elements as described in this report. Reference can be made to the Exhibit A – Asset Replacement Costs Table (located in Section One – Flow Way CDD Assets).

ABSTRACT

Flow Way Community Development District (CDD) has retained Calvin, Giordano & Associates, Inc. (CGA) to quantify replacement costs for CDD owned assets in the Esplanade Golf & Country Club community located in Naples, Florida. Following an emergency event, these CDD owned and maintained assets could potentially be impacted and subsequently could need immediate repair. The review of these assets and costs associated with replacement are included to assist Flow Way Community Development District plan and budget for future similar emergencies. Quantities included have been provided by the CDD's Asset Manager and replacement does not guaranty permit compliance. No other assets other than those listed in this document were analyzed or included in the overall replacement costs. Further evaluation of these assets and costs associated with replacement will need to be completed to verify permit compliance to safely estimate these unforeseen costs. Furthermore, it is recommended that these costs are updated every 5 years to accurately estimate and budget for these future needs.

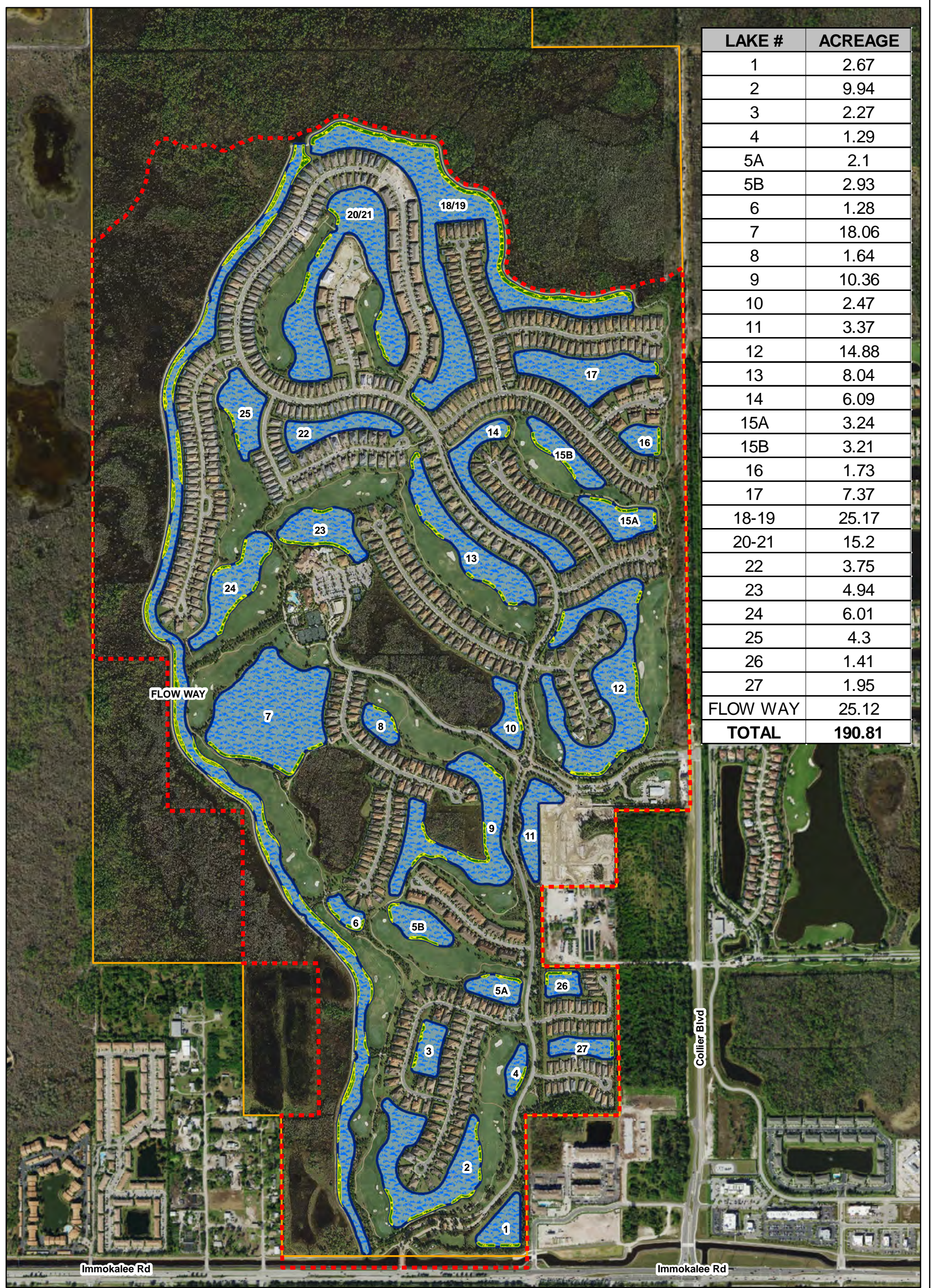
BACKGROUND, PURPOSE, AND OBJECTIVE

The purpose of this report is to provide Flow Way Estates Community Development District with asset replacement construction costs necessary to establish a capital reserves program for the future. The process of preparing this report began with an on-site inspection by the District Engineer's staff to quantify replacement costs to be used in the future. Items were identified by the District Engineer and are included in this report as described in subsequent sections below. It should be noted that this report may need to be modified if additional assets are to be incorporated. Using the list of takeoffs that were provided by the staff, confirmation of quantities was completed and verified by the review of available permit drawings, development plat drawings, maintenance records and discussion with various personnel. Investigation of the existing lake banks and associated assets were completed, and a value assigned for an overall construction replacement cost. Significant lengths of existing lake banks were quantified and assigned a value for replacement, which should be considered during potential future emergency events. These values are considered as complete restoration costs and certain emergency events may only require partial reconstruction. Pictures documenting various assets are included in Appendix A of this report. A Reserve Study shall be completed with these replacement costs in mind, as fiscal year budgets are being developed.

The following items were analysed and replacement cost included, as part of this report:

- Irrigation pump house and system
- Stormwater drainage system pipes and structures
- Entry Features
- Landscaping

Below is a discussion of each portion of the analysis and recommendations for future reserve study replacement costs.



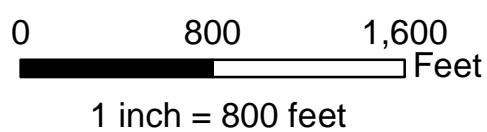
LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
TOTAL	190.81

Flow Way CDD Lake Acreages

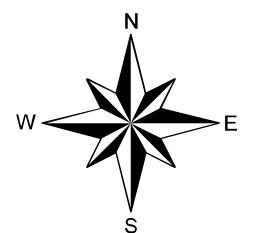
Date: 2/23/2022

Legend

- - - CDD Boundary
- Property Boundary
- Lakes
- Permitted Littoral Shelf



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS



FLOW WAY CDD ASSETS

General Assessment

Evaluation of the existing assets was the focus of reconstruction costs, due to the likelihood of restoration following an emergency event. Types of assets include irrigation system, drainage structures, headwalls, control structures, and entrance features were all included in the estimated replacement costs. Entrance Features include bridge, walls, entry fountains, roadway, curbing, landscaping, lighting and signage. Because of anticipated services following emergency events, the need for sediment and debris removal at various drainage components have also been considered.

The following Exhibit A – Asset Replacement Costs Table shows complete furnish and install costs for post-emergency conditions. The unit prices identified in this table were provided from past experiences with specific restorations within the Flow Way CDD community, along with comparing other CDD's experiences with similar facilities.

Irrigation Pump House and System

Flow Way Community Development District is responsible for the irrigation pump house and system. The pump house structure was built to replicate a residential building and hides the irrigation utility equipment from the public's view. The irrigation pump station building is located northeast of the Torre Vista and Esplanade Boulevard round-a-bout and is well landscaped and maintained by the CDD. In the worst-case scenario, if this building is damage or needs replacement due to an emergency event, a value has been placed on its replacement cost, which is the responsibility of the Flow Way CDD.

Flow Way Community Development District is also responsible for the overall irrigation reuse system that utilizes surface lakes for withdraw for irrigation system use throughout the community. The originally permitted irrigation system is one of the main responsibilities of the District and the maintenance of this system is considered a critical responsibility. The irrigation system includes a pump house and recharge pumps, motors, building structure, electrical, filters, along with the associated piping and valves. Additionally, the irrigation system piping includes 46,730 linear foot of irrigation main varying in diameter between 2" and 12". The irrigation mains also include valves, fittings and appertencences which supports the system's function of providing irrigation reuse water. With the addition of the Hatcher Parcel, the separate irrigation system is also included in the CDD's responsibility. This includes pump station, valves, motor with electrical and filter for the separate system. The Hatcher Parcel's irrigation mains also incllude 1,280 linear feet of irrigation main varying in diameter from 2" to 4" for irrigation mains.

Stormwater Drainage System Pipes and Structures

The above-mentioned lakes are all interconnected with drainage structures located in roadways or nearby subbasins, which drain via pipe into the lake system. Assets include control structures, weirs and culverts, drainage structures, littoral plants, and pipes are included in the asset replacement cost estimate. The overall Flow Way CDD has six (6) outfalls or control structures, 284 drainage structures, 33,148 linear feet of various diameter stormwater pipe interconnecting the lakes, and 319,149 littorial plants along existing lake banks within the communicaty and along the flow way canal.

Entry Features

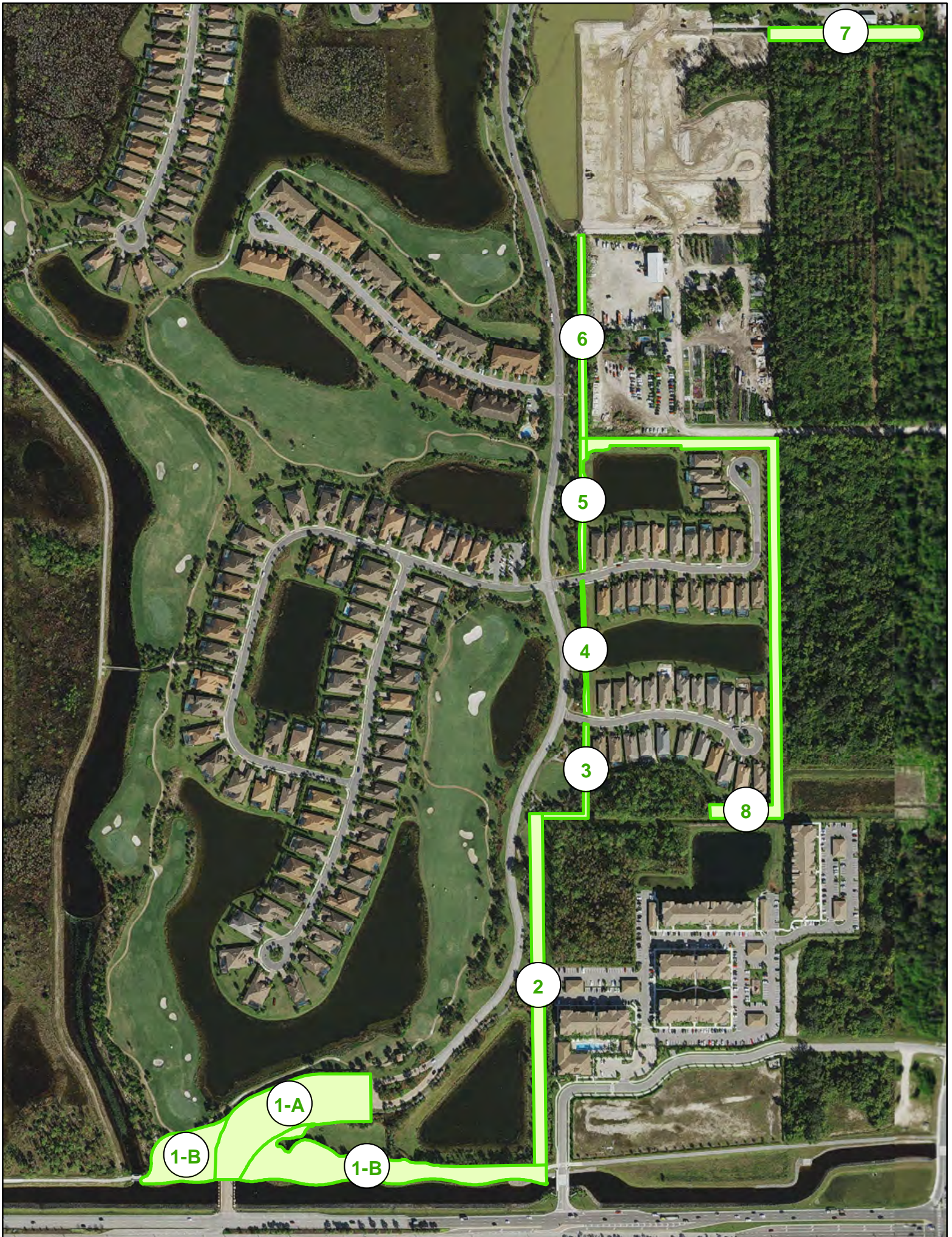
Flow Way Community Development District maintenance responsibilities begin at the Esplanade Golf and Country Club main entrance from Immokalee Road (SR-846) and end at the security gate. Main entrance is a paver brick roadway, which includes curb & gutter, pavement markings & striping. This entrance also includes visual features such as a neighborhood entry marquee signage with entrance water fountains. The water fountains include various related components such as pumps and electrical services to keep operational. Lastly the main entrance features a culvert style vehicular bridge which separates roadway connection intersection at the highway and provides privacy via interconnection over the Cocohatchee canal located along Immakalee Boulevard. The vehicular bridge includes structural and surface components which should be inspected and reported for any ongoing maintenance requirements by a qualified structural engineering firm. All entry features have associated lighting fixtures and poles to highlight the ambiance and provide safety to residents and guest which enter the neighborhood from the main entrance.

Landscaping

A review was conducted of the estimated asset values for the landscape materials located at the main entrance into Esplanade Golf and Country Club within the Flow Way Community Development District (CDD). The total restoration costs of the landscape assets are projected at \$817,600.00 It should be noted that the term "replacement" in this section means that the landscape areas will be re-planted with similar plant materials at sizes that are readily available in the industry at the time, and shall not mean that the existing trees, palms, and hedges will be replaced at the same size of their current, mature sizes. In addition, when preparation of a reserve study is completed, it should take into account the costs for debris removal and clean up activities after a storm event in addition to just the replacement costs for the materials. See Part B in this section for more information on these possible costs.

A. Existing /Current Landscape Assets

Figure 1 below shows the locations of all existing landscape assets within the Flow Way CDD.



1-B

1-A

1-B

2

3

4

5

6

7

8

Figure 1 - Location Map of Existing Landscape Assets

Area # 1 A – Landscaping along Main Entrance to Security Gates

Areas # 1 B - Landscaping in Buffers along Immokalee Road

Areas # 2 – 7 – Landscaping along East Buffers

Areas # 8 – Landscaping along East Buffers

The table below (Table A) shows the estimated asset values of all of the landscape materials within the Flow Way CDD for the current landscape assets.

Table A

Flow Way C.D.D. Landscape Areas							
Tree/ Palms and Groundcover	Area # 1 A Entrance to Gate	Area # 1 B Immokalee	Areas # 2 -7 East Buffers	Area # 8 East Buffers	Total	Unit Replacement Cost	Total Cost
Live Oak trees	17	41	17	62	137	\$1,500.00	\$ 205,500.00
Ligustrum trees	28	20	0	0	48	\$750.00	\$ 36,000.00
Italian Cypress trees	5	0	1	0	6	\$500.00	\$ 3,000.00
Pink Tabebuia trees	3	1	0	0	4	\$750.00	\$ 3,000.00
Royal Poinciana trees	0	4	0	0	4	\$750.00	\$ 3,000.00
Golden Shower trees	0	2	0	0	2	\$750.00	\$ 1,500.00
Seagrape trees	0	6	7	0	13	\$500.00	\$ 6,500.00
Slash Pines	0	0	107	0	107	\$500.00	\$ 53,500.00
Green Buttonwood trees	0	0	4	0	4	\$500.00	\$ 2,000.00
Medjool' Date Palms	17	10	0	0	27	\$5,000.00	\$ 135,000.00
Sabal (Cabbage) Palms	25	71	17	60	173	\$350.00	\$ 60,550.00
Silver Saw Palmetto	29	9	0	0	38	\$150.00	\$ 5,700.00
Veitchia Montgomery Palm	0	11	0	0	11	\$700.00	\$ 7,700.00
Shrubs/Groundcover Total Area:	8,420	14,995	3,850	2200	29,465	\$10.00	\$ 294,650.00
						Grand Total	\$ 817,600.00

The table below (Table B) – Landscape Replacement Costs shows the complete furnish and install cost for post-emergency conditions. The unit prices identified in this table were provided from CGA’s past experience with storm restoration within other communities in the area as well as current pricing for routine landscape and irrigation materials that are being installed on projects now.

It should be noted that the size replacement of the new landscape plant material will be similar in size to that of the plant materials when they were originally planted within the landscape areas. The new landscape material will not be installed at maturity or the size of the existing, mature plants. For example, Live Oaks at time of planting might be approx. 18’-20’ H.T. with a 5” DBH, instead of an existing, mature Live Oak with an 18" diameter (DBH) size.

Table B – Unit Landscape Replacement Costs:

Item/Description	Unit Cost
1. Large, 'Medjool' Date Palm - 10' to 20' clear trunk ht.	\$5,000.00
2. Medium Palm - 18' to 20' ht. Veitchia Montgomery, or similar	\$700.00
3. Small Palm -12' to 14' ht. Sabal Palm, or similar	\$350.00
4. Larger Mature Trees - 5" DBH, 18' to 20' ht. Live Oak, or similar	\$1,500.00
5. Medium Trees - 3" to 4" DBH, 14' to 16' ht. Poinciana, or similar	\$750.00
6. Small Trees - 1-1/2" to 2" DBH, 10' to 12' ht. Buttonwood, or similar	\$500.00
7. Accent Plants - 25 gallons plus, Silver Saw Palmetto, or similar	\$150.00
8. Large Hedges - 7 to 15 gallon size shrubs	\$75.00
9. Shrubs – 3 gallon size shrubs	\$10.00
10. Ground Covers - 1 gallon size ground cover plants	\$5.00
11. Zoysia Grass (SOD)	\$1.00/ S.F
12. St. Augustine (SOD)	\$.75 / S.F

Note: In addition to the replacement costs for the landscape materials listed above, the reserve study for landscape restoration should also take into account the costs for debris removal and cleanup activities. Debris removal and clean-up costs after a storm can vary widely depending on the intensity of the storm event, accessibility to the downed trees, and other factors. It is estimated that debris removal costs from a Category 1, or higher, hurricane could range from \$50,000-\$60,000 to well over \$100,000 based on the current landscape assets within the Flow Way CDD.

CONCLUSION

The following Exhibit quantifies replacement costs for the CDD owned assets in the Esplanade Golf and County Club community. Flow Way Community Development District (CDD) owns and maintains these assets, which could potentially be impacted by a hurricane or an emergency event. Review of these assets and associated replacement should be included in Flow Way Estates CDD's plan and budgeted for future emergencies.

Exhibit A – Asset Replacement Costs Table

Flow-Way Community Development District
Estimated Asset Values - Fiscal Year 2021-22

Asset	Quantity	Replacement Cost	Description
Storm Water System			
Control Structures	6	\$55,200.00	Drainage structures
Weirs and Culverts	3	\$277,200.00	Drainage structures
Drainage Structures	284	\$1,293,400.00	Catch Basins,Curb Inlets,Valley Inlets,P-tops,Manholes, Yard Drains
Littoral Plants	319,149	\$399,246.00	
Drainage pipe	33,148 ft	\$4,217,505.00	Reinforced Concrete Pipe in Numerous Sizes (15" to 54")
Total - Storm Water:		\$6,242,551.00	
Irrigation Pump House and System			
Pump House & Recharge Pumps		\$588,800.00	Building Structures, Pumps, Motors, Electrical, Filters,Piping/Valves
Irrigation System Piping	46,730 ft	\$2,247,067.00	Electical, Valves, Fittings, and Irrigation Piping (2" to 12")
Hatcher Parcel Irrigation Pump		\$71,500.00	Hoover Pump Station, Valves, Motor, Filters, Electrical
Hatcher Parcel Irrigation Piping	1280 ft	\$39,760.00	Electical, Valves, Fittings, and Irrigation Piping (2' to 4")
Total- Irrigation:		\$2,947,127.00	
Main Entrance Features			
Entrance Water Fountains		\$287,100.00	East and West Main Entrance Fountains, Pump Houses, Electical
Perimiter Landscape Plantings		\$817,600.00	Trees, Hedges, Groundcover, Sod
Entrance Amenities		\$1,971,000.00	Bridge \$862K ,Entrance Feature Structure and Monuments \$253K, Roadway/Pavers Curbing \$368K, Lighting /Signage/ Electrical \$173K
Subtotal- Main Entrance		\$3,075,700.00	Perimeter Fencing(concrete,metal, vinyl covered chainlink) \$315K
TOTAL ASSETS:		\$12,265,378.00	

APPENDIX – PICTURES OF CDD ASSETS



Entrance - Bridge



Entrance - Landscape Buffer



Entrance - Landscape Buffer (2)



Entrance - Landscaping & Roadway



Entrance - Landscaping (2)



Entrance - Roadway & Lighting



Entrance - Signage and Fountains



Irrigation - Pump House (External)



Irrigation - Pump House (Internal)



Irrigation - Pumps - Hatcher Parcel



Irrigation - Recharge Well - Hole 11



Irrigation - Recharge Well - Hole 12



SWM - Drainage Structure



SWM - Flow Way Canal



SWM - Flow Way Weir (North)



SWM - Flow Way Weir (South)



SWM - Lake & Littoral Plantings



SWM - Lake Bank Slope (Aqua Range)



SWM - Lake Bank Slope



SWM - Lake Littoral Shelf



SWM – Bubble-Up Structure



Esplanade Golf & Country Club
Flow Way Community Development District

STORMWATER EROSION REPORT

March 2022

Prepared By:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

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SECTION 2 – FLOW WAY CDD LAKE BANK EROSION FINANCIAL IMPACTS
SPREADSHEET, AND CORRECTIVE MODIFACATIONS

SECTION 3 – FLOW WAY CDD LAKE MAPS AND PHOTOS

SECTION 4 – LITTORAL SHELF PLANTINGS AND LAKE BARRIERS

Introduction

Flow Way Community Development District

The following report contains information pertaining to related subjects of the Flow Way Community Development District (CDD) Surface Water Management System:

1. Flow Way CDD South Florida Water Management District Permits
2. Flow Way CDD Subdivision Lake Bank Erosion, HOA Drainage Installations and Corrective Modifications, and Financial Impacts Spreadsheet
3. Flow Way CDD Subdivision Photos and Maps

Flow Way Community Development District (CDD) professional staff have performed an assessment of current lake bank conditions, abutting residential / non-residential units / properties, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance with the CDD permits issued by the South Florida Water Management District.

In Staff's investigation of the erosion of the existing lake banks, it is evident that both that Homeowner Associations' (HOA'S) Lake Maintenance Easement (LME) maintenance responsibilities are recommended to be addressed over a 5-year period, beginning in fiscal year 2023, to comply with the various water management permits issued by the South Florida Water Management District (SFWMD).

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, storm, or disaster events, along with drainage and rainwater leader installations within the lakes and ponds. The lake maintenance easement slopes within many of the communities have deteriorated and have been compromised in many instances by the installation of yard drains installed by various contractor(s) as these installations are located at the top or within the lake bank slopes or terminated at waters the edge. The significance of this lake bank erosion is evident primarily in Lake 12 where the majority of the residents' rainwater leaders discharge roof gutters directly to the ground surface. Over time this condition leads to significant amounts of lake bank erosion. Rip Rap has been installed, to prevent further erosion, but this condition has not been permitted by the Flow Way CDD. It is the CDD's recommendation to not allow any future rainwater leader discharges directly to ground surface, and the homes or their affiliated association, will be responsible for rectifying these conditions by making direct connections to lakes (via underground piping or other district approved means) prior to associated lake bank restoration projects commence.

The report provides the linear footage of the amount of lake bank (residential or non-residential shoreline) that will require corrective action or reconstruction, an explanation as to the material required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slopes to comply with current SFWMD permits. The report also contains the estimated fiscal impact to provide these community improvements.

**Esplanade Golf and
Country Club
South Florida Water
Management Permits**



FORM #0157
Rev. 07/09

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
PERMIT MODIFICATION NO. 11-02031-P
DATE ISSUED: NOVEMBER 5, 2012**

PERMITTEE: I M COLLIER JOINT VENTURE
(MIRASOL)
6080 CYPRESS HOLLOW WAY,
NAPLES, FL 34109

ORIGINAL PERMIT ISSUED: FEBRUARY 14, 2002

ORIGINAL PROJECT DESCRIPTION: AN ERP TO AUTHORIZE THE CONSTRUCTION AND OPERATION OF A SWM SYSTEM WHICH SERVES A 1713.7 ACRE RESIDENTIAL AND GOLF COURSE DEVELOPMENT AND THE CONSTRUCTION OF A 52.76 ACRE CONVEYANCE CHANNEL WHICH EXTENDS OFF-SITE THROUGH THE ADJACENT WILDEWOOD LAKES AND OLDE CYPRESS DEVELOPMENTS. THE SYSTEM DISCHARGES TO THE COCOHATCHEE CANAL.

APPROVED MODIFICATION: MODIFICATION OF AN ENVIRONMENTAL RESOURCE PERMIT AUTHORIZING CONSTRUCTION AND OPERATION OF A SWM SYSTEM SERVING 1,790.38 ACRES OF RESIDENTIAL AND GOLF COURSE DEVELOPMENT AND 7.97 ACRES OF CONCEPTUAL DEVELOPMENT, WITH DISCHARGE INTO THE COCOHATCHEE CANAL.

PROJECT LOCATION: COLLIER COUNTY, SECTION 10, 15, 22 TWP 48S RGE 26E

PERMIT DURATION: See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Permit Application No. 120425-8, dated April 25, 2012. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statutes (F.S.), and the Operation Agreement Concerning Regulation Under Part IV, Chapter 373 F.S., between South Florida Water Management District and the Department of Environmental Protection.

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit Modification is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569, or request a judicial review pursuant Section 120.68, Florida Statutes.
2. The attached 19 General Conditions.
3. The attached 34 Special Conditions.
4. The attached 3 Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition, please provide written objections, petitions and/or waivers to:

Elizabeth Veguilla, Deputy Clerk, MSC2440
South Florida Water Management District
Post Office Box 24680
West Palm Beach, FL 33416-4680

Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that the Staff Report, Conditions and Notice of Rights have been mailed to the Permittee (and the persons listed on the attached staff report distribution list) no later than 5:00 p.m. on this 6th day of November, 2012, in accordance with Section 120.60(3), Florida Statutes, and a copy has been filed and acknowledged with the Deputy District Clerk.

By Elizabeth Veguilla
DEPUTY CLERK
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments

SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on November 5, 2017.
The construction phase of this permit shall expire on November 5, 2017.
2. Operation of the surface water management system shall be the responsibility of the Homeowner's Association.
3. Discharge Facilities:

Basin: Basin 1-1, Structure: CS-DC

1-24" W X 36" H DROP INLET weir with crest at elev. 18.4' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.4' NGVD 29.

Receiving body : Lake #1

Control elev : 13.4 feet NGVD 29.

Basin: Basin 1-2, Structure: DS1-2

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.2' NGVD 29.

1-12" W X 7.1" H RECTANGULAR ORIFICE with invert at elev. ' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.4 feet NGVD 29.

Basin: Basin 2-1, Structure: DS2-1

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-10.2" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-16" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-2, Structure: CS2-2 / PA2

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve D

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-4b, Structure: CS-MF

1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.

Receiving body : Lake #11

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-5, Structure: CS 2-5 / PA3

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve E

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: CS 2-7 / PRES C

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve C

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: DS 2-7

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-14.1" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-19.5" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-9, Structure: CS 2-9 / PRES3
1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.
Receiving body : Preserve C
Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-9, Structure: CS CH
1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.
1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.
Receiving body : Lake #23
Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-16, Structure: DS 2-16
1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.
1-12" W X 10" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.
Receiving body : ON-SITE FLOW WAY
Control elev : 13.5 feet NGVD 29.

Basin: Flowway, Structure: Intake Weir
1-100' W RECTANGULAR weir with crest at elev. 14.95' NGVD 29.
2-3.5' W X 0.95' H RECTANGULAR ORIFICE with invert at elev. 14.0' NGVD 29.
Receiving body : ON-SITE FLOW WAY
Control elev : 14.0 feet NGVD 29.

Basin: Flowway, Structure: Outfall Weir
1-175' W RECTANGULAR weir with crest at elev. 13.4' NGVD 29.
Receiving body : COCOHATCHEE CANAL
Control elev : 13.4 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water

resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
13. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
14. Minimum building floor elevation:

BASIN: Basin 1 - 16.70 feet NGVD 29.
BASIN: Basin 2 - 16.70 feet NGVD 29.
15. Minimum road crown elevation:
Basin: Basin 1 - 16.20 feet NGVD 29.
Basin: Basin 2 - 16.20 feet NGVD 29.
16. Minimum parking lot elevation:
Basin: Basin 1 - 15.4 feet NGVD 29.
Basin: Basin 2 - 15.5 feet NGVD 29.
17. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, and endangered species protection with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
18. Success of the mitigation activities proposed herein is heavily dependent on proper grading to achieve the design ground elevations necessary to recruit the expected vegetation or to sustain the proper hydrology for the targeted vegetation communities. The permittee shall submit as-built topography of the proposed created marsh areas prior to planting (31.86-acre woodstork habitat creation areas). The permittee shall correct any deficiencies in the project grade within 14 days of being notified of such deficiencies by District staff.
19. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
20. A mitigation program for Mirasol shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The permittee shall preserve and enhance 127.92 acres of uplands and 995.96 acres of wetlands (1 123.88 acres total).

21. A maintenance program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6 for the preserved/enhanced wetlands and uplands on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 and Category 2 exotic vegetation immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 4% total cover in the internal preserves and 5% of total cover in the external preserves between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
22. Prior to the commencement of construction, the perimeter of protected wetland/buffer zones/upland preservation areas/conservation areas shall be staked/roped/fenced to prevent encroachment into the protected areas. Using Global Positioning System (GPS) technology, the perimeter of the preserve area(s) shall be identified for future reference. The data shall be differentially corrected and accurate to less than a meter (+/- one meter or better). Electronic copies of the GPS data shall be provided to the District's Environmental Resource Compliance staff in accordance with Exhibit 3.7. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of staking/roping/fencing and schedule an inspection of this work. The staking/roping/fencing shall be subject to District staff approval. The permittee shall modify the staking/roping/fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Staking/roping/fencing shall remain in place until all adjacent construction activities are complete.
23. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species. Please see Exhibits 3.9 and 3.10 for endangered species management plans.
24. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 3.7. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
25. Prior to the commencement of construction and in conformance with the work schedule in Exhibit 3.7, the permittee shall provide original bonds in the amount of \$612,112, \$117,513, \$310,635, \$1,229,911, and \$343,816 to ensure the permittee's financial ability and commitment to complete the proposed mitigation, monitoring and maintenance plan as shown on Exhibit Nos. 3.5 and 3.6. The financial assurance shall be in substantial conformance with Exhibit No. 3.12. The financial assurance shall be in effect for the entire period of the mitigation and monitoring program. Notification to the District by the financial institution or surety that the financial assurance will not be renewed or is no longer in effect shall constitute non-compliance with the permit.

Should the permit be transferred from the construction to operational phase prior to the completion of the mitigation and monitoring program, it will be incumbent upon the original permittee to either keep the existing financial assurance in force or provide replacement financial assurance in the name of the operational entity. The existing financial assurance cannot be released until a replacement document is received and accepted by the District.

26. A monitoring program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff.

For the Internal Preserves, the replanting plan is as follows:

The internal preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if supplemental planting is necessary. If no immediate seed source is available, replanting will help to re-establish any

denuded areas more rapidly and contributes to the restoration success. The preserve areas will be evaluated once the initial exotic removal activities are completed and any plantings that are necessary will be coordinated with District staff as part of the Time Zero Monitoring Report.

Replanting will also be considered one year after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after two years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.5 for details.

For the External Preserves, the replanting plan is as follows:

The supplemental planting plan for the external preserve areas differs from that of the internal preserve areas. The preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if complete replanting is necessary. In areas that are more than 75% melaleuca and that have no suitable groundcover vegetation present, replanting may be done immediately following the exotic eradication activities. If no immediate seed sources are available in these areas, immediate replanting will re-establish the denuded areas more rapidly and contributes to the success of the enhancement. The entire preserve area will be evaluated once the initial exotic removal activities are completed and any planting that is necessary will be proposed and coordinated with District staff as a part of the Time Zero Report.

Replanting will also be considered two years after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after three years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.6 for details.

Replanting will occur immediately after any mechanical removal of exotic vegetation. Areas disturbed by the removal will be re-graded to match adjacent elevations and remove any rutting, then planted with the appropriate plant palette.

Target Success Criteria:

All exotic vegetation will be killed within the preserve areas. The hydric flatwood and pine/cypress target condition is a very open canopy with little to no shrub layer, prairie-type groundcover, and widely spaced trees. Trees will be a mix of slash pine and cypress depending on site specific hydrology. Tree density in the open flatwood and pine cypress areas should be between 10 to 50 trees per acre. Cypress dome target conditions are as a more closed canopy (110 to 175 trees per acre) with more sparse ground cover. A minimum of 80% appropriate vegetative coverage will be maintained in all strata. Mesic pine areas will contain tree densities in the 50 to 100 trees per acre range with midstory vegetation of saw palmetto, wax myrtle, and other appropriate plantings. Ground cover densities may vary depending on canopy coverage.

Forested and Prairie Habitats:

After two years, all preserve areas will contain a minimum of 50% coverage by appropriate vegetation in all three strata combined. After three years, all preserve areas will contain a minimum of 75% coverage by appropriate vegetation in all three strata combined. After five years, preserves will contain a minimum of 80% coverage by appropriate vegetation in all three strata combined. Any areas not meeting the minimum appropriate vegetative coverage will be subject to supplemental planting plans as outlined in Exhibit 3.6.

Created Marsh Habitats:

Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season in these freshwater marsh areas. More vegetation may grow in the depressional areas during the dry season, but should die off or substantially thin out as water levels rise. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

27. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.7, the permittee shall submit the following in an electronic or hard copy version for review and approval. Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The applicant shall submit a:

- 1) Project map identifying conservation area(s)
- 2) Legal description of conservation area(s)
- 3) Signed conservation easement
- 4) Sealed boundary survey of conservation area(s) by professional Land surveyor
- 5) Title insurance commitment for conservation easement naming District as beneficiary using approved valuation.
- 6) Formatting in accordance with paragraph F (below) if available.

The above information shall be submitted to the Environmental Resource Compliance staff in the District service center where the application was submitted or via the District's ePermitting website.

B) The real estate information referenced in paragraph (A) above shall be reviewed by the District in accordance with the District's real estate review requirements described in the attached Exhibit 3.7. The easement shall not be recorded until such approval is received.

C) The permittee shall record a conservation easement(s) over the real property designated as a conservation / preservation / mitigation area(s) on attached Exhibit 3.5 and 3.6. The easement shall be granted free of encumbrances or interests which the District determines are contrary to the intent of the easement. The conservation easement shall be granted to the District utilizing the form attached as Exhibit 3.11. Any proposed modifications to the approved form must receive prior written consent from the district.

D) The permittee shall record the conservation easement in the public records within 14 days of receiving the District's approval of the real estate information. Upon recordation, the permittee shall submit two certified copies of the recorded conservation easement for the mitigation area and associated buffers and title insurance policy, to the Environmental Resource Compliance staff in the District service center where the application was submitted.

E) In the event the conservation easement real estate information reveals encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests. If such are not obtained, permittee shall be required to apply for a modification to the permit for alternative acceptable mitigation.

F) The permittee shall submit an electronic or hard copy version of the recorded conservation easement for the mitigation area(s) and associated buffer(s). Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted. The data should also be supplied in a digital CAD (.dxf) or GIS (ESRI Coverage) format. The files should be in the Florida State Plane coordinate system, East Zone (3601) with a data datum of NAD83, HARN with the map units in feet.

28. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.1.

29. The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.2) and on

the applicable approved construction drawings for the duration of the project's construction activities.

30. In order to maintain adequate conveyance capacity during construction, the flowway shall be constructed concurrently with the filling of the site. The flowway shall be constructed starting from the southern property boundary and fill material may only be placed as far north as the location of the northern extent of the flowway.
31. The following exhibits for the permit are incorporated by reference herein and are located in the permit file. In addition, these exhibits can be viewed on the District's ePermitting website under this application number.

Exhibit No. 2.1- Stormwater Pollution Prevention Plan

Exhibit No. 2.2- Urban Stormwater Management Program

Exhibit No. 3.10- Listed Species Management Plans

Exhibit No. 3.11- Conservation Easements

Exhibit No. 3.12- Cost Estimate, Performance Bonds, Standby Trust Fund Agreements (financial assurances documents)

32. If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydroperiod resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan within 30 days of notification by the District's Environmental Resource Compliance staff of such conditions. The remediation plan may include onsite or offsite mitigation as necessary to address any deficiencies.
33. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
34. The internal preserve areas include 8.19 acres of 100% secondarily impacted habitat. This includes a total of 7.57 acres of wetland and 0.62 acres of upland within Preserve Areas C, D, E and F. While these areas have been mitigated in full, the applicant has proposed to preserve these areas in the onsite conservation easements. Temporary wetland impacts to these areas during construction are allowed, but any such areas that are temporarily impacted must be restored to natural conditions, consistent with the proposed mitigation, monitoring, and maintenance plan.

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved

responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date For Agency Action: November 20, 2012

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Mirasol

Permit No.: 11-02031-P

Application No.: 120425-8

Associated File: 120525-17 WU Concurrent
120525-16 WU Concurrent

Application Type: Environmental Resource (Conceptual Approval And Construction/Operation Modification)

Location: Collier County, S10, 15, 22/T48S/R26E

Permittee : I M Collier Joint Venture

Operating Entity : Property Owners Association

Project Area: 1,798.35 acres

Project Land Use: Residential

Special Drainage District: NA

Total Acres Wetland Onsite: 1495.82

Total Acres Wetland Preserved Onsite: 967.02

Total Acres Impacted Onsite : 506.84

Total Acres Presv/Mit Compensation Onsite: 1109.49

Mitigation Previously Permitted: Yes

Conservation Easement To District : Yes

Sovereign Submerged Lands: No

**FINAL APPROVED BY
EXECUTIVE DIRECTOR
NOVEMBER 5, 2012**

PROJECT PURPOSE:

This application is a request for modification of an Environmental Resource Permit authorizing construction and operation of a surface water management system serving 1,790.38 acres of residential and golf course development and 7.97 acres of conceptual development, with discharge to the Cocohatchee Canal.

PROJECT EVALUATION:**PROJECT SITE DESCRIPTION:**

The site is located on the north side of the Cocohatchee Canal, just west of the intersection of Immokalee Road and Collier Boulevard in Naples, Collier County, Florida. A location map is attached as Exhibit 1.0.

The site currently consists of undeveloped lands which were previously permitted (Permit No. 11-02031-P) for residential and golf course development in February 2002 under Application No. 000518-10 and substantially modified in September 2007 under Application No. 060524-2. The majority of the site has been infested to varying degrees by exotic vegetation such as melaleuca and Brazilian pepper. Large portions of the site have been used in the past as forested cattle pasture and continue to be used as such presently. This modification proposes to add 84.95 acres of land to the project area. The 84.95 acres includes 15.64 acres of uplands and 69.31 acres of wetlands and is located primarily in the southwestern portion of the property, with a small addition in the northeastern portion of the project. The total project area contains approximately 302.53 acres of uplands and 1,495.82 acres of wetlands. Please see the wetlands sections for additional information.

PROJECT BACKGROUND:

In February 2002, the District authorized Application No. 000518-10 / Permit No. 11-02031-P for the construction and operation of two 18 hole golf courses, single family residential areas, a golf course clubhouse and parking area, golf course maintenance facilities, a sales facility and parking area, and a surface water management system. As part of the surface water management system, the February 2002 permit also included a conveyance channel and flowway along the northern and western development boundaries. This flowway and conveyance channel was part of the project's surface water management system, to address floodplain compensation criteria and the conveyance of off-site flows. The flowway consisted of a shallow meandering conveyance channel with control structures. The channel continued off-site onto the Wildewood Lakes development (Permit #11-02055-P / Application No. 970923-12) and Olde Cypress development (Permit #11-01232-S / Application No. 010419-6). Special Condition 36 of the February 2002 Permit required construction of the flowway and associated control structures to be completed prior to construction of impervious surface within the development site. The flowway and associated control structures and surface water management system were never constructed.

In September of 2007, the permit was modified under Application No. 060524-2 to include the removal of the previously authorized flow-way and associated control structures and proposed revisions to the previously permitted surface water management system. The revisions to the surface water management system included replacing the previously permitted flowway with a series of interconnected lakes within the development. The interconnected lakes were proposed to allow for the passage of flows from the north of the development site to the Cocohatchee Canal on the south side of the development site. The flowway and its associated weir structure was designed to ensure that there would be no increase in stage elevation upstream of the project. Application No. 060524-2 also proposed the modification of the original permit by revising the wetland preservation, wetland impacts, and wetland mitigation areas contained within the internal preserve areas within the development site and the modification of the proposed flow-way within the external preserve areas. Please see Application No. 060524-2 for additional details.

PROPOSED PROJECT:

The previously approved landplan included 799 single and multifamily residential units, 36 golf holes, clubhouses, and the required lakes and infrastructure to support the development. This modification proposes to add approximately 84.95 acres to the project (primarily in the southwestern portion of the project), to revise the project landplan to include additional residential units, reduce the number of golf

holes from 36 to 18, revise the project's surface water management system, and to revise the project's development footprint. The development footprint will be decreased in size, resulting in a net reduction in wetland impacts.

As noted above, the surface water management system is proposed to be modified in this application to accommodate the proposed landplan changes. The modifications include a relocation of the previously permitted flowway; the flowway is designed to convey flows from areas upstream of the project site to the Cocohatchee Canal. The previously permitted flowway was located in the center of the development and consisted of a series of lakes interconnected with culverts. This application proposes to relocate the flowway to the western side of the development footprint and to modify the flowway design from a series of interconnected lakes to a continuous open conveyance. The modified flowway design is consistent with the upstream peak stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates that were included in the previous permit authorizations. The upstream stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates used in the design of the flowway were modeled in the South Lee County Watershed Plan and the Big Cypress Basin Cocohatchee Canal Study. The rate of flow into the flowway will be regulated by an intake weir at the upstream end of the flowway and discharge into the Cocohatchee Canal will be controlled by the outfall weir at the southern end of the proposed flowway. The flowway will be operated and maintained by the project's Homeowners Association.

The modified surface water management system for the project is proposed to encompass 682.26 acres. The 682.26 acres proposed to encompass the surface water management system includes 619.73 acres of development area, 26.24 acres of conservation area that is incorporated into the surface water management system, and the 36.29 acre flowway.

The 619.73 acres of development area have been divided into Basin 1 (104.64 acres) and Basin 2 (515.09 acres). Basin 1 includes the southern portion of the proposed development and consists of six sub-basins containing roadways, surface water management facilities (wet and dry detention), golf course, single family residential areas, multifamily residential areas, and a sales center (the sales center will provide one-half inch of dry-pretreatment volume on-site prior to outfall into wet-detention areas). Outfall from Basin 1 will be from Lake #2 to the flowway through control structure DS 1-2. Basin 2 includes the northern portion of the proposed development and consists of 23 sub-basins containing roadways, surface water management facilities (wet and dry detention), golf course, single family residential areas, multifamily residential areas, the golf course maintenance facility, a clubhouse, and a passive park. The golf course maintenance facility and the clubhouse site will provide one-half inch of dry-pretreatment prior to outfall into wet-detention areas. The passive park and a portion of the clubhouse site are requested for conceptual authorization in this application and will require modification of the permit prior to the commencement of construction within the conceptually approved areas. Outfall from Basin 2 will be to the internal preserve areas (Preserve Areas C, D, and E) following water quality treatment in the wet and dry detention areas of Basin 2 and to the flowway. Discharge to the flowway from Basin 2 will be from Lake #6 (through DS 2-1), Lake #7 (through DS 2-7) and Lake #19 (through DS 2-16).

LAND USE:

The land use categorized below as "Impervious" is associated with impervious surfaces within the future conceptual areas. The land use categorized as "Other" includes the flowway, the portions of the Cocohatchee Canal within the project ownership, and berm backslopes outside of the project's controlled basin area.

Conceptual

		Area (ac)
Basin 2	Impervious	5.58
	Pervious	2.39
Total:		7.97

Construction

Project:

Total Project

Building Coverage	91.28	acres
Golf Course	86.41	acres
Impervious	5.57	acres
Lake	144.64	acres
Other	54.74	acres
Pavement	92.10	acres
Pervious	199.73	acres
Preserved	1123.88	acres
Total:	1798.35	

Basin : Basin 1

	This Phase	Total Basin	
Building Coverage	11.72	11.72	acres
Golf Course	20.28	20.28	acres
Lake	21.05	21.05	acres
Pavement	14.86	14.86	acres
Pervious	36.73	36.73	acres
Total:	104.64	104.64	

Basin : Basin 2

	This Phase	Total Basin	
Building Coverage	79.53	79.53	acres
Golf Course	66.13	66.13	acres
Impervious		5.58	acres
Lake	123.59	123.59	acres
Pavement	77.52	77.25	acres
Pervious	160.62	163.01	acres
Total:	507.39	515.09	

Basin : Flowway

Basin : Flowway

	This Phase	Total Basin	
Open Water	24.92	24.92	acres
Pavement	2.01	2.01	acres
Pervious	9.36	9.36	acres
Total:	36.29	36.29	

WATER QUANTITY :

Discharge Rate :

The project site is located within the Cocohatchee Canal watershed. An allowable discharge rate of 0.04 cfs / acre for the Cocohatchee Canal watershed has been established per Collier County Ordinance 2001-27 and the Cocohatchee Canal Plan. The peak allowable discharge in the 25 Year - 3 Day Storm Event for the 645.96 acres of controlled basin area is 25.8 cfs; the proposed peak discharge from the surface water management system to the flowway is 24.8 cfs.

As shown in the table below, the proposed discharge from the surface water management system to the flowway is within the allowable limit for the area.

As discussed in the Proposed Project Section, this application includes modification of the proposed flowway. The information used in the modified flowway design is consistent with the upstream peak stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates included in the previous permit authorizations. The upstream stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates used in the design of the flowway were modeled in the South Lee County Watershed Plan and the Big Cypress Basin Cocohatchee Canal Study.

Flows from the north of the development site will enter the flowway through the intake weir at the north end of the flowway. The intake weir will receive flows from the intake spreader swale located between the weir and the conservation areas north of the development footprint. The intake weir will consist of a concrete wall with two rectangular notches (3.5 feet wide by 0.95 feet high) at elevation 14.0 ft-NGVD and a 100 foot wide weir crest at elevation 14.95 ft-NGVD. The design of the weir allows for approximately 185 cfs to enter the flowway in the 25 Year - 3 Day Storm Event with a corresponding upstream peak stage of 15.6 ft-NGVD. In the 100 Year - 3 Day Storm Event, the design of the weir allows for approximately 286 cfs to enter the flowway based on an upstream peak stage of 15.89 ft-NGVD.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 11.28 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)
Basin 1	4.19	Conveyance Limitation	4.17	16.18
Basin 2	21.65	Conveyance Limitation	20.59	16.13

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14.27 inches

Basin

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Basin 1	16.67	16.7	14.73
Basin 2	16.69	16.7	14.73

Road Design :

Road Storm Frequency : 25 YEAR-3 DAY

Design Rainfall: 11.28 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Road Crown (ft, NGVD 29)
Basin 1	16.18	16.2
Basin 2	16.13	16.2

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Basin 1-1	8.33	13.4	13.40	Previously Permitted
Basin 1-2	37.90	13.4	13.40	Previously Permitted
Basin 1-3	11.40	13.4	13.40	Previously Permitted
Basin 1-4	16.10	13.4	13.40	Previously Permitted
Basin 1-5a	15.95	13.4	13.40	Previously Permitted
Basin 1-5b	14.95	13.4	13.40	Previously Permitted
Basin 2-1	7.69	13.5	13.50	Previously Permitted
Basin 2-2	42.20	13.5	13.50	Previously Permitted
Basin 2-3	11.17	13.5	13.50	Previously Permitted
Basin 2-4a	15.95	13.5	13.50	Previously Permitted
Basin 2-4b	30.77	13.5	13.50	Previously Permitted
Basin 2-5	9.56	13.5	13.50	Previously Permitted
Basin 2-6	15.07	13.5	13.50	Previously Permitted
Basin 2-7	40.10	13.5	13.50	Previously Permitted
Basin 2-8	31.31	13.5	13.50	Previously Permitted
Basin 2-9	27.81	13.5	13.50	Previously Permitted
Basin 2-10a	23.16	13.5	13.50	Previously Permitted
Basin 2-10b	11.70	13.5	13.50	Previously Permitted
Basin 2-11	31.22	13.5	13.50	Previously Permitted
Basin 2-12a	11.41	13.5	13.50	Previously Permitted
Basin 2-12b	14.22	13.5	13.50	Previously Permitted
Basin 2-13	6.46	13.5	13.50	Previously Permitted
Basin 2-14	21.97	13.5	13.50	Previously Permitted
Basin 2-15	46.63	13.5	13.50	Previously Permitted
Basin 2-16	11.55	13.5	13.50	Previously Permitted
Basin 2-17	12.76	13.5	13.50	Previously Permitted
Basin 2-18	17.92	13.5	13.50	Previously Permitted
Basin 2-19	51.38	13.5	13.50	Previously Permitted
Basin 2-20	23.07	13.5	13.50	Previously Permitted
Preserve C	9.67	13.5	13.50	Previously Permitted
Preserve D	2.79	13.5	13.50	Previously Permitted
Preserve E	13.78	13.5	13.50	Previously Permitted
Basin 1	104.64	13.4	13.40	Previously Permitted
Basin 2	515.09	13.5	13.50	Previously Permitted
Flowway	36.29	13.4	13.40	Previously Permitted

Receiving Body :

Basin	Str.#	Receiving Body
Basin 1-1	CS DC	Lake #1

Receiving Body :

Basin	Str.#	Receiving Body
Basin 1-2	DS 1-2	ON-SITE FLOW WAY
Basin 2-1	DS 2-1	ON-SITE FLOW WAY
Basin 2-2	CS 2-2 / PR	Preserve D
Basin 2-4b	CS-MF	Lake #11
Basin 2-5	CS 2-5 / PR	Preserve E
Basin 2-7	CS 2-7 / PR	Preserve C
Basin 2-7	DS 2-7	ON-SITE FLOW WAY
Basin 2-9	CS 2-9 / PR	Preserve C
Basin 2-9	CS CH	Lake #23
Basin 2-16	DS 2-16	ON-SITE FLOW WAY
Flowway	Intake Weir	Flowway
Flowway	Outfall Weir	Cocohatchee Canal

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Basin 1-1	CS DC	1	Circular Orifice				3"		13.4
Basin 1-2	DS 1-2	1	Rectangular Orifice	12"	7.1"				
Basin 2-1	DS 2-1	1	Rectangular Orifice	10.2"	6"				13.5
Basin 2-1	DS 2-1	1	Rectangular Orifice	16"	5"				14
Basin 2-16	DS 2-16	1	Rectangular Orifice	12"	10"				13.5
Basin 2-4b	CS-MF	1	Circular Orifice				3"		13.5
Basin 2-7	DS 2-7	1	Rectangular Orifice	14.1"	6"				13.5
Basin 2-7	DS 2-7	1	Rectangular Orifice	19.5"	5"				14
Basin 2-9	CS CH	1	Circular Orifice				3"		13.5
Flowway	Intake Weir	2	Rectangular Notch	3.5'	.95'				14

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Basin 1-1	CS DC	1	Drop Inlet	24"	36"			18.4 (crest)
Basin 1-2	DS 1-2	1	Rectangular	49"	8"			16.2 (crest)
Basin 2-1	DS 2-1	1	Rectangular	49"	8"			16.1 (crest)
Basin 2-16	DS 2-16	1	Rectangular	49"	8"			16.1 (crest)
Basin 2-2	CS 2-2 / PRES D	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-4b	CS-MF	1	Drop Inlet	24"	36"			15.5 (crest)
Basin 2-5	CS 2-5 / PRES E	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-7	CS 2-7 / PRES C	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-7	DS 2-7	1	Rectangular	49"	8"			16.1 (crest)
Basin 2-9	CS 2-9 / PRES3	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-9	CS CH	1	Drop Inlet	24"	36"			15.5 (crest)
Flowway	Intake Weir	1	Rectangular	100'				14.95 (crest)
Flowway	Outfall Weir	1	Rectangular	175'				13.4 (crest)

WATER QUALITY :

The proposed surface water management system provides the required 51.64 ac-ft of water quality treatment volume based on one inch over the 619.73 acre area included in Basin 1 and 2. The surface water management system provides an additional 50% water quality treatment volume above the amount required per Section 5.2 of the Basis of Review. The additional water quality treatment volume is provided to provide reasonable assurances that the proposed project will not contribute to impairments of downstream receiving bodies. The project is located within the Cocohatchee (Inland Segment) watershed (FDEP WBID No. 3278D); the Cocohatchee (Inland Segment) is considered to be impaired for Dissolved Oxygen.

In addition to the required water quality treatment volume, the applicant has provided an analysis demonstrating that the post-development nutrient loadings are less than the pre-development nutrient loadings. A Construction Pollution Prevention Plan and Urban Stormwater Management Program specifications and guidelines are part of the water quality requirements. Construction and daily operation of the project shall be conducted in accordance with Special Condition Nos. 29 and 30. No adverse water quality impacts are anticipated as a result of the proposed project.

Basin	Treatment Method		Vol Req.d (ac-ft)	Vol Prov'd
Basin 1	Treatment	Wet Detention	8.72	13.08
Basin 2	Treatment	Wet Detention	42.92	64.39

WETLANDS:

This modification proposes to add 84.95 acres of land to the previously permitted project area of 1713.4 acres. The 84.95 acres consists of 15.64 acres of uplands and 69.31 acres of wetlands making the total project area 1,798.35 acres (302.53 acres of uplands and 1,495.82 acres of wetlands). The majority of the newly added lands are located in Preserve B and include 14.55 acres of uplands that will be converted into wetland habitat, and 17.31 acres of hydric farm field that will be restored to native wetland habitat.

The newly added on-site uplands consist of pine flatwoods with less than 25% exotic coverage, pine flatwoods with less than 50% exotic coverage, and a commercial services area.

The newly added on-site wetlands consist of cypress with less than 25% exotic coverage, melaleuca dominant habitat, pine/cypress/cabbage palm with less than 25% exotic coverage, hydric pine flatwoods with less than 25% exotic coverage, pine/cypress with less than 50% exotic coverage, and hydric pasture. The other existing wetland habitat types on-site, as discussed in the previous permit authorizations, include cypress, hydric pine, wet prairie, and pine/cypress. A FLUCCS Map is attached as Exhibit 3.0.

Wetland Impacts:

The following discussion includes a comparison of the previous authorizations (Application Nos. 000518-10 and 060524-2) with the currently proposed site plan and associated wetland impacts. The internal preserves described below (Preserve Areas C, D, E and F) are conservation areas to be maintained internal to the development boundary and are part of the project's surface water management system, with the exception of Preserve F. External preserve areas (Preserve Areas A and B) are contiguous preserve areas located outside of the development boundary, and are outside of the project's surface

water management system.

Application No. 000518-10:

The permit authorized 568.66 acres of direct wetland impacts. An additional area of 39.5 acres of narrow, linear wetlands within the Development Site were considered to be secondarily impacted due to their proximity to adjacent development. Although these internal wetland areas were considered to have reduced functions, they were not reflected in the wetland impact total for direct impacts, because the wetlands were not physically impacted. The permitted flow-way construction was not considered a wetland impact and was not included in the total wetland impact acreage.

Application No. 060524-2:

The permit included a proposal to impact 595.52 acres of wetlands. The areas that were previously considered secondarily impacted were then proposed to be directly impacted (filled). At the same time, some of the linear internal preserve areas and wetlands adjacent to the offsite preserve areas were expanded to incorporate 13.32 acres of wetlands that were previously authorized to be filled. In addition, the area previously designated as a flow-way was not be constructed and remained part of the external preserve area outside of the Development Site. Overall the modified site plan resulted in an increase of 26.86 acres of direct wetland impacts in the controlled (internal) basin, of which 28.16 acres were previously considered to be secondarily impacted and 0.68 acres resulted from slight changes in the internal site design.

Proposed Modification:

The development plan proposes to directly impact approximately 506.84 acres of wetlands and 100% secondarily impact approximately 7.57 acres of wetlands within the internal preserves. The 100% secondarily impacted wetlands comprise the outer edge of the internal preserve areas that are immediately adjacent to the development boundary. While these areas have been fully mitigated for, they will be preserved and maintained within the proposed conservation easements. Potential temporary impacts to these areas during construction are outlined in Special Condition 34. The combined direct and 100% secondary wetland impacts total 514.41 acres.

A total of 14.39 acres of wetlands are also considered partially secondarily impacted under the proposed project. These secondary impacts comprise the portion of Preserve Areas A and B that are located within the first 50 feet of the development boundary, and therefore are located along the western edge of the proposed flowway and the northern boundary of the development. Approximately 4.02 acres of Preserve A and 10.37 acres of Preserve B will be secondarily impacted, totaling 14.39 acres. Reductions to wildlife, groundcover, buffer, hydrology, and water quality components are reflected in the Wetland Rapid Assessment Procedure (WRAP) analysis. Wetland Impact Maps are attached as Exhibit 3.1.

The direct impacts proposed under this permit modification result in a decrease of approximately 80.8 acres of direct wetland impacts from the previously authorized project (Application No. 060524-2). Some of this reduction will occur due to the elimination of one of the proposed golf courses in the revised site design. The wetlands proposed to be directly impacted are all degraded to some extent by exotic vegetation and hydrological impacts and have already been assessed under the previous applications. There are no new direct wetland impacts associated with this modification.

Mitigation Proposal:

The applicant proposes to preserve a total of 995.96 acres of wetlands and 127.92 acres of uplands for a total mitigation area of 1123.88 acres (please see Exhibit 3.2). The 1123.88 acres includes 14.39 acres of partially secondarily impacted wetlands in Preserves A and B. An additional 7.57 acres of wetlands and

0.62 acres of uplands will be physically preserved within the Internal Preserves, adjacent to the development boundary, but are considered 100% secondarily impacted. The following discussion will provide a comparison between the previous authorizations (Application Nos. 000518-10 and 060524-2) and the currently proposed site plan and associated wetland mitigation.

Application No. 000518-10:

The staff report indicated that 860.59 acres of wetlands and 111.91 acres of uplands (972.50 total acres) would be preserved and enhanced as compensation for the permitted direct and secondary wetland impacts. Of the area designated as wetland preserve, a total of 39.5 acres of wetlands were also considered secondarily impacted due to their proximity to development. As a result, these areas were not anticipated to provide the same amount of wetland functions as in their undeveloped state. The acreages are as follows:

External Preserve (Wetlands) - 780.37 acres
 External Preserve (Uplands) - 103.53 acres
 Total External Preserve - 883.90 acres

Internal Preserve (Wetlands) - 80.22 acres (includes 39.5 acres of secondarily impacted wetlands)
 Internal Preserve (Uplands) - 8.38 acres
 Total Internal Preserve - 88.60 acres

Total External & Internal Preserve Areas: 972.50 acres

Application No. 060524-2:

The staff report indicated that a total of 940.47 acres of wetlands and uplands would be preserved. This included a proposal for larger, contiguous mitigation areas within the Development Site to offset the direct impacts to previously preserved, but secondarily-impacted wetlands and the preservation/ enhancement of the External Preserve Area. In addition, the applicant proposed to purchase a total of 5.68 credits from the Panther Island Mitigation Bank.

External Preserve (Wetlands) - 776.83 acres
 External Preserve (Uplands) - 106.88 acres
 Total External Preserve - 883.71 acres*

Internal Preserve (Wetlands) - 54.06 acres
 Internal Preserve (Uplands) - 2.70 acres
 Total Internal Preserve - 56.76 acres

Total External & Internal Preserve Areas: 940.47 acres

* There was a slight (0.19 acre) decrease in the total External Preserve Area acreage due to a previous survey error corrected in that application.

Current Modification:

Since the majority of the project's proposed wetland impacts were reviewed and approved by the District under the previous permits, an assessment of only the proposed changes was conducted for this permit modification application. The assessment of the changes to the permitted wetland impacts and mitigation was conducted using the Wetland Rapid Assessment Method (WRAP), as described further in the Wetland Inventory section below. The applicant is proposing to preserve a total of 1123.88 acres of wetlands and uplands to offset the proposed wetland impacts.

External Preserve (Wetlands) - 961.21 acres

External Preserve (Uplands) - 125.83 acres

Total External Preserve - 1087.04 acres

(This mitigation acreage includes the 84.95 acre property addition, and the 14.39 acres of secondarily impacted wetlands within Preserve Areas A and B.)

Internal Preserve (Wetlands) - 34.75 acres*

Internal Preserve (Uplands) - 2.09 acres

Total Internal Preserve - 36.84 acres

(This mitigation total does not include the 0.62 acres of uplands and 7.57 acres of wetlands, totaling 8.19 acres, that will be preserved in conservation easements but are considered 100% secondarily impacted)

*Please note that there is a decrease of 19.31 acres within the internal wetland preserves from Application No. 060524-2 to the newly proposed project. This is because this 19.31 acres is now within the external preserve area (Preserves A and B).

Total External and Internal Mitigation Areas: 1123.88 acres (see Exhibit 3.2)

Total External and Internal Preserve Areas: 1132.07 acres (see Exhibits 3.5 and 3.6. Includes the 8.19 acres of 100% secondarily impacted areas)

Total Conservation Easement Area: 1119.19 acres (please see the Legal Section for further discussion)

Current Wetland Mitigation Evaluation:

The current modification proposes to reduce the development footprint by 117.59 acres. This reduction in acreage is comprised of 80.80 acres of direct wetlands impacts, 19.76 acres of secondary wetland impacts, 16.41 acres of upland impacts and 0.62 acres of right-of-way along Immokalee Road. A WRAP analysis of the formerly impacted wetlands (80.80 acres of direct and 19.76 acres of secondary) results in a functional gain of 27.48 WRAP functional units.

The applicant also proposes to increase the amount of preserved land by incorporating a total of 84.95 acres of land located primarily west of the flow-way into the project area. This 84.95 acres is comprised of 69.31 acres of wetlands and 15.64 acres of uplands. A WRAP analysis of the newly added lands results in a functional gain of 8.8 WRAP functional units. Therefore, the total wetland functional gain associated with this application is 36.28 WRAP functional units. The WRAP analysis for the 14.39 acres of secondarily impacted wetlands resulted in a functional loss of 3.60 functional units, resulting in a net functional gain of 32.68 WRAP units.

Maps depicting the newly added lands are attached as Exhibit 3.3.

The 2007 permit authorization required the purchase of 5.68 wetland credits, in addition to on-site mitigation efforts to offset the permitted impacts. Since this application will result in a net increase in wetland functional values (with the addition of the new lands and the reduction in impact area) that exceeds the wetland functional values that will be lost as a result of the project's wetland impacts, the proposed on-site wetland mitigation will fully compensate for the proposed project wetland impacts and off-site credits are no longer required.

The on-site mitigation will involve conducting wetland enhancement and creation activities and the enhancement of uplands within the preserves. The wetland mitigation areas total approximately 1123.88 acres, 995.96 acres of which are wetlands (includes 14.55 acres of created wetlands). Major components of the anticipated mitigation activities include:

- Eradication and control of Category 1 and Category 2 invasive exotics identified in the Florida Exotic Pest Plant Council's (EPPC) List of Invasive Species.

- Eradication and control of nuisance plant species as necessary (target control less than 5% cover by nuisance species).
- Grading (mainly excavating) and contouring the areas listed on Exhibit 3.4 as wetland creation and enhancement areas for woodstork foraging improvements. This will include a total of 31.86 acres of farm land/uplands that will be used to create/restore wetlands. This plan also involves the removal or breaching of the existing perimeter berm along the northern and eastern border of the farm field during the grading process, to ensure a more natural hydrologic connection to adjacent preserve areas.

Mitigation Within the Internal Preserves:

There are four distinct areas that will be preserved within the project's development footprint. These are labeled as Preserve C, Preserve D, Preserve E, and Preserve F on Exhibit 3.5 and total 36.84 acres (34.7 acres of wetlands and 2.09 acres of upland buffers). All of the exotic vegetation will be cut by hand and removed from these areas, and all of these areas will be placed under a conservation easement. These areas, except for Preserve F, are all part of the master surface water management system and will receive treated surface water from the adjacent lakes, once the water quality elevation has been reached.

Preserve C totals 9.67 acres of wetlands which are predominantly cypress with an infestation of melaleuca. A portion of the wetland contains hydric pine habitat. Preserve C contains 1.73 acres of buffer (1.69 acres of wetlands and 0.04 acres of uplands) that is included within the conservation easement that is considered 100% secondarily impacted.

Preserve D totals 2.79 acres of wetlands and is located immediately east of Preserve C. It contains cypress with an infestation of melaleuca and also some hydric pine, similar to Preserve C. Preserve D contains 0.99 acres of buffer (0.95 acres of wetlands and 0.04 acres of uplands) that is included within the conservation easement that is considered 100% secondarily impacted.

Preserve E totals 13.77 acres of cypress and hydric pine wetlands with a heavy infestation of melaleuca. A combination of hand and mechanical exotic vegetation removal is proposed for this preserve as exotic vegetation levels are high. All exotic vegetation will be removed from the preserve area once it has been felled by hand or mechanical means. If any mechanical clearing is done, the cleared portion will be immediately planted according to the planting plan outlined in Exhibit 3.5. The permittee may later explore the possibility of constructing an elevated, hand-railed boardwalk into this preserve. Any such proposal would require District authorization via a permit modification. Preserve E contains 2.48 acres of wetland buffer that is included within the conservation easement that is considered 100% secondarily impacted.

Preserve F totals 10.61 acres and is comprised of 8.52 acres of wetlands (cypress and hydric pine wetlands with varying degrees of infestation of melaleuca) and 2.09 acres of uplands. All exotic vegetation will be removed from this preserve area either by hand or by mechanical means. If any mechanical clearing is done, the cleared portion will be immediately replanted according to the planting plan outlined in Exhibit 3.5. Preserve F contains 2.99 acres of buffer (2.45 acres of wetlands and 0.54 acres of uplands) that is included within the conservation easement that is considered 100% secondarily impacted. In addition, 1.43 acres of Preserve F is excluded from the conservation easement due to overlap with the county right-of-way along the eastern property line. The 1.43 acres comprises 1.20 acres of wetlands and 0.23 acres of uplands.

Replanting Plan:

The internal preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if supplemental planting is necessary. If no immediate seed source is available, replanting will help to re-establish any denuded areas more rapidly and contribute to the restoration success. The

preserve areas will be evaluated once the initial exotic removal activities are completed and any plantings that are necessary will be coordinated with District staff as part of the Time Zero Monitoring Report.

Replanting will also be considered one year after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after two years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.5 for details.

Mitigation Within the External Preserves:

The external preserve (also known as the main preserve) is approximately 1087.04 acres in size and is comprised of 961.21 acres of wetlands and 125.83 acres of uplands. A total of 14.55 acres of the wetland preserve will be created from existing uplands as part of the mitigation and enhancement activities (please refer to the Wetland Creation section below). The external preserve encompasses the northern portion of the project site as well as approximately 200 acres along the western boundary of the site. There are no proposed impact areas within the external preserve. However, approximately 11.45 acres of Preserve A will be preserved but excluded from the conservation easement, due to existing access easements associated with CR 951 (Broken Back Road) along the eastern property line and an access easement along the northeastern property line. Boardwalks and at-grade pedestrian access may be considered in the future, but are not currently proposed. No vehicular or other motorized access will be allowed except for monitoring or maintenance purposes.

The external preserve is the main preserve on the site and the enhancement activities within this area generate the majority of the mitigation credit for the development. Historical vegetation communities within the preserve include cypress swamp, hydric and mesic pine flatwoods, and wet prairie. All of these habitats have been impacted by widespread exotic vegetation as well as altered hydrological regimes.

The applicant is proposing the use of hand clearing and kill-in-place methods to eradicate exotic vegetation from the external preserves. Because of the potential damage and destruction to groundcover vegetation and likely rutting of the ground by machinery, no mechanical clearing is currently proposed. Hand cleared debris will be removed from the preserve where feasible, but in areas where removal would cause additional, unwanted damage, the trees will be killed in place (if they are greater than 6 inches diameter at breast height (DBH)), or cut and stacked into piles (if they are less than 6 inches DBH). If stacked in piles, the trunks will be cut into manageable sections and stacked "teepee" or "log cabin" style and the piles will be placed no closer than 100 feet from each other. If possible, burn permits will be obtained from the local fire control district and the piles will be burned in place. If obtaining burn permits is not possible, the piles will be left to decompose.

While mechanical removal is currently not contemplated, it may be utilized in areas where exotic vegetation density is too great to achieve enhancement success within the five year monitoring time frame. If mechanical clearing is contemplated, the area to be cleared, timing, and other specifics will be coordinated with District Compliance staff. If any mechanical clearing is done, the cleared area will be immediately planted according to the planting plan outlined in Exhibit 3.6.

All Category 1 and Category 2 exotic vegetation will be brought under control before any replanting or species management techniques (i.e. fire or mowing) are employed. Once the removal efforts have been successful, annual maintenance treatments should be sufficient to control future exotic growth. The preserve areas will be exotic free immediately following a maintenance activity. At no time shall the density of exotic and nuisance plant species exceed 2% relative coverage in any vegetative strata or 4% of the relative coverage in all strata.

Wetland Creation:

Three upland areas totaling 14.55 acres in the southwest portion of the preserve will be scraped down

and contoured similarly to the woodstork foraging improvements of the farm field which is described below. Two of these areas are existing mesic pine communities (8.68 acres and 3.09 acres respectively), while the third area is a small commercial area (2.78 acre) that has been used for storage and repair work located at the south end of the farm field (see Exhibit 3.4). The existing vegetation will be removed and the fill from the contouring activities will be utilized within the development area. Random depressions and contours will concentrate prey as water levels recede and further enhance opportunities on the site for woodstork foraging. Planting for these marsh communities will be with groundcover vegetation only, and maintenance of the areas will include removal of any canopy or midstory vegetation that may recruit into the areas. Maintenance may occur through hand removal of vegetation, controlled burns, or mowing (see Exhibit 3.6 for details).

Berm Removal:

An existing berm that currently surrounds the farm field area will be removed from the northern and eastern sides of the field. If specimen trees are present on or adjacent to portions of the berm or would be adversely impacted by the berm removal, then small sections of berm may be left as long as breaches are created to allow for sufficient flows across the area. This will allow for open sheet flow of surface waters onto and across the site during periods of high water. The berm will be scraped down to the adjacent natural ground elevation and the disturbed area will be planted with appropriate plantings to match the adjacent vegetative communities.

Woodstork and Other Wading Bird Foraging Improvements:

The existing 17.31 acre farm field will be scraped down and contoured to create a series of depressional marshes of varying depths. Depths in the various pools range from -1 feet to -8 feet. As-built surveys of the created marsh areas will be required prior to planting pursuant to Special Condition 19. This work will also tie into and include the three wetland creation areas described above (see Exhibit 3.4). The depressions will serve to concentrate forage fish and provide enhanced foraging opportunities to woodstorks and other wading birds. Fill from the construction of these areas will be utilized as needed in the development portion of the project. Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

Replanting Plan:

The supplemental planting plan for the external preserve areas differs from that of the internal preserve areas. The preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if complete replanting is necessary. In areas that are more than 75% melaleuca and that have no suitable groundcover vegetation present, replanting may be done immediately following the exotic eradication activities. If no immediate seed sources are available in these areas, immediate replanting will re-establish the denuded areas more rapidly and contribute to the success of the enhancement. The entire preserve area will be evaluated once the initial exotic removal activities are completed and any planting that is necessary will be proposed and coordinated with District staff as a part of the Time Zero Report.

Replanting will also be considered two years after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after three years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.6 for details.

Replanting will occur immediately after any mechanical removal of exotic vegetation. Areas disturbed by the removal will be re-graded to match adjacent elevations and remove any rutting, then planted with the appropriate plant palette.

Target Success Criteria:

All exotic vegetation will be killed within the preserve areas. The hydric flatwood and pine/cypress target condition is a very open canopy with little to no shrub layer, prairie-type groundcover, and widely spaced trees. Trees will be a mix of slash pine and cypress depending on site specific hydrology. Tree density in the open flatwood and pine cypress areas should be between 10 to 50 trees per acre. Cypress dome target conditions are as a more closed canopy (110 to 175 trees per acre) with more sparse ground cover. A minimum of 80% appropriate vegetative coverage will be maintained in all strata. Mesic pine areas will contain tree densities in the 50 to 100 trees per acre range with midstory vegetation of saw palmetto, wax myrtle, and other appropriate plantings. Ground cover densities may vary depending on canopy coverage.

Forested and Prairie Habitats:

After two years, all preserve areas will contain a minimum of 50% coverage by appropriate vegetation in all three strata combined. After three years, all preserve areas will contain a minimum of 75% coverage by appropriate vegetation in all three strata combined. After five years, preserves will contain a minimum of 80% coverage by appropriate vegetation in all three strata combined. Any areas not meeting the minimum appropriate vegetative coverage will be subject to supplemental planting plans as outlined in Exhibit 3.6.

Created Marsh Habitats:

Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season in these freshwater marsh areas. More vegetation may grow in the depressional areas during the dry season, but should die off or substantially thin out as water levels rise. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

Cumulative Impact Assessment:

Pursuant to Section 4.2.7 and 4.2.8 of the Basis of Review, the applicant has provided reasonable assurance that the proposed project will not result in unacceptable cumulative impacts upon wetland and other surface waters within the same drainage basin. The applicant has provided sufficient mitigation to offset both the direct and secondary wetland impacts on-site and within the same drainage basin as the project (West Collier Drainage Basin).

Monitoring/Maintenance:

The proposed monitoring of the wetland and upland preserves will consist of baseline, time-zero, and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. The baseline monitoring report will document conditions in the project site as they currently exist. The time-zero monitoring report will document conditions immediately following wetland and upland enhancement (exotic/nuisance vegetation removal and replanting as appropriate). The annual monitoring reports will document conditions following enhancement activities and document the extent of success of the project. If needed, the annual reports will identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the baseline, time-zero, and annual reports will utilize identical methods of data collection. A complete description of the monitoring plans can be found on Exhibit 3.5 and 3.6.

Maintenance will be conducted in perpetuity to ensure that the enhanced and restored wetlands and uplands are free of exotic vegetation immediately following maintenance and that exotic and nuisance

species will constitute no more than five percent of total combined cover or dominate any one single area. For the external preserve areas, exotic and nuisance vegetation shall not exceed 2% relative coverage in any stratum or 4% relative coverage in all strata combined. Please note that exotic cover includes dead or felled exotic vegetation in the preserve areas.

All monitoring and maintenance activities shall be completed in accordance with the work schedule attached as Exhibit 3.7.

The monitoring and maintenance of the internal and external preserves shall be divided into five distinct areas (please see Exhibit 3.8). Separate cost estimates and performance bonds are required for each of the five mitigation areas to demonstrate financial assurance (please see the Legal Section of this staff report for additional details). The woodstork creation and enhancement areas in the southwestern portion of the project comprise Mitigation Area 1. The internal preserve areas (C, D, E and F) comprise Mitigation Area 2. External Preserve B comprises Mitigation Area 3. External Preserve A comprises Mitigation Areas 4 and 5.

Wetland Inventory:

The following is a summary of the WRAP assessment for the newly added and formerly impacted lands:

New Lands:

Pre-Development WRAP- 45.63
 Post-Development WRAP - 54.43
 Result - 8.8 units of functional gain

Formerly Impacted Land:

Pre-Development WRAP - 31.44
 Post-Development WRAP - 58.92
 Result - 27.48 units of functional gain

Secondary Impacts:

Post-Development WRAP - 3.60
 Result - 3.60 units of functional loss

TOTAL: 32.68 units of functional gain

In addition, the wetland and mitigation acreages on the first page of the staff report are described as follows:

Total Acres Wetland Onsite: 1495.82 acres of existing wetland habitat onsite

Total Acres Wetland Preserved Onsite: This includes all existing wetlands that will be preserved onsite and that are not considered secondarily impacted. The 967.02-acre total excludes the 14.39 acres of secondarily impacted wetlands in the External Preserves and the 7.57 acres of secondarily impacted wetlands in the Internal Preserves.

Total Acres Impacted Onsite: This total, 506.84 acres, includes only the direct wetland impacts proposed with this permit modification.

Total Acres Preservation/Mitigation Onsite: This total of 1109.49 acres includes the 967.02 acres of wetlands that will be preserved onsite and are not considered secondarily impacted, 127.92 acres of upland preserve onsite, and the 14.55 acres of created marsh within Preserve B.

** To calculate the total 1132.07 acres of habitat that will be physically preserved onsite, the 14.39 acres of secondarily impacted wetlands within the External Preserves and 8.19 acres of secondarily impacted wetlands and uplands within the Internal Preserves must be added to the 1109.49-acre total cited above.

Wetland Inventory :

CONSTRUCTION MOD -Mirasol

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
A - Up	ON	411	Enhancement	108.82						411		
A- Wet	ON	600	Enhancement	775.71						600		
A-SEC	ON	600	Secondary	4.02						600	.000	.000
B- Up	ON	411	Enhancement	17.01						411		
B- Wet	ON	621	Enhancement	139.25						621		
B-SEC	ON	600	Secondary	10.37							.000	.000
B-WS	ON	6AA	Restoration/Creation	17.31						641		
B-WS	ON	411	Restoration/Creation	14.55						641		
C Up Bu	ON	424	Secondary	.04						424	.000	.000
C Wet Bi	ON	600	Secondary	1.69						600	.000	.000
C- Wet	ON	621	Enhancement	9.67						621		
D Up Bu	ON	411	Secondary	.04						411	.000	.000
D Wet Bi	ON	600	Secondary	.95						600	.000	.000
D- Wet	ON	621	Enhancement	2.79						621		
E Wet Bi	ON	600	Secondary	2.48						600	.000	.000
E- Wet	ON	621	Enhancement	13.77						621		
F Up Bu	ON	411	Secondary	.54						411	.000	.000
F Wet Bi	ON	600	Secondary	2.45						600	.000	.000
F- Up	ON	411	Enhancement	2.09						411		
F- Wet	ON	621	Enhancement	8.52						621		
Previous	ON	600	Direct	506.84							.000	.000
Total:				1638.91								.00

<u>Fluc cs Code</u>	<u>Description</u>
411	Pine Flatwoods
411	Pine Flatwoods - Hydric
411	Pine Flatwoods - Upland
424	Melaleuca-Upland
424	Melaleuca-Wetland
600	Wetlands
621	Cypress
641	Freshwater Marshes
6AA	Hydric Pasture

Wildlife Issues:

The project site does contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. Wetland-dependent endangered/threatened species or species of special concern were observed onsite. Woodstorks and Big Cypress Fox Squirrels have been observed on-site, and Florida black bear tracks have been observed as well. A listed species sightings map is attached as Exhibit 3.9.

The applicant has worked with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC) regarding listed species that have been observed or may inhabit the proposed project area. Habitat management plans for Florida black bears, Eastern indigo snakes, Big Cypress fox squirrels, and listed wading birds are attached as Exhibit 3.10. The proposed preservation and enhancement of wetland and upland mitigation areas, particularly removal of exotic species and the creation of woodstork/wading bird foraging areas, is expected to provide improved habitat for these listed species. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

LEGAL ISSUES:

The applicant is proposing to place a total of 1119.19 acres of on-site preserve into passive recreational conservation easements. There will be a total of six conservation easements for the site and they include:

Preserve A - 877.10 acres
 Preserve B - 198.49 acres
 Preserve C - 11.40 acres
 Preserve D - 3.78 acres
 Preserve E - 16.25 acres
 Preserve F - 12.17 acres

The conservation easements are attached as Exhibit 3.11.

Please note that while 1132.07 acres of native habitat will be physically preserved onsite, 12.88 acres will be excluded from the conservation easement due to existing access easements along CR 951 in the eastern boundary of the project and along the northeastern property line. In Preserve F, 1.43 acres are excluded from the conservation easement (1.20 acres of wetlands and 0.23 acres of uplands). In Preserve A, 11.45 acres are excluded from the conservation easement (8.95 acres of wetlands and 2.50 acres of uplands).

In addition, while 1132.07 acres of native habitat will be physically preserved onsite, only 1123.88 acres are considered wetland mitigation. The 1123.88-acre mitigation total includes the 14.39 acres of partially secondarily impacted wetlands in the External Preserves, but excludes the 8.19 acres of 100% secondarily impacted wetland and upland areas within the Internal Preserves. The 8.19 acres (7.57 acres of wetland and 0.62 acres of upland) will be preserved and maintained within the conservation easement area. Please refer to Exhibit 3.2 for further information.

Cost estimates, performance bonds to demonstrate financial assurance, and corresponding standby trust fund agreements for the five mitigation phases (referenced in Exhibit 3.8), to demonstrate financial assurance for the proposed mitigation, are attached as Exhibit 3.12.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida

Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated surface water lakes and groundwater wells will be used as a source for irrigation water for the project. Water Use Application No. 120525-17 has been submitted and is being processed concurrently for this project.

The applicant has indicated that dewatering is required for construction of this project. Dewatering Application No. 120525-16 has been submitted and is being processed concurrently for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Collier County Utilities

Waste Water System/Supplier:

Collier County Utilities

Right-Of-Way Permit Status:

Prior to performing any construction activities within the drainage easement for the Cocohatchee Canal, a District Right-of-Way Permit must be issued.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District has received correspondence dated June 4, 2012 from the Florida Department of State, Division of Historical Resources (DHR) indicating that no significant archaeological or historical resources are recorded in the project area. However, due to environmental conditions consistent with those found at other archaeological sites in Florida and lack of professional archaeological or historical investigation, there is some potential for undiscovered archaeological sites to occur. Therefore, DHR has stipulated that if unexpected discoveries are found during ground disturbing activities on the property, that all work in the vicinity cease and the DHR should be contacted immediately. Please see Special Condition No. 13. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DEO/CZM Consistency Review:

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF RECOMMENDATION TO EXECUTIVE DIRECTOR:

The Staff recommends that the following be issued :

This application is a request for modification of an Environmental Resource Permit authorizing construction and operation of a surface water management system serving 1,790.38 acres of residential and golf course development and 7.97 acres of conceptual development, with discharge into the Ccohatchee Canal.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached General and Special Conditions.

STAFF REVIEW:

NATURAL RESOURCE MANAGEMENT APPROVAL

ENVIRONMENTAL EVALUATION

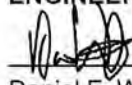

Justin M. Hojnacki

SUPERVISOR


Laura Layman

SURFACE WATER MANAGEMENT APPROVAL


ENGINEERING EVALUATION


Daniel F. Waters, P.E.

SUPERVISOR

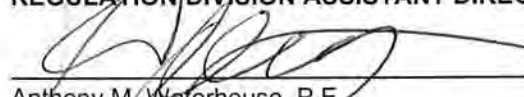

Ricardo A. Valera, P.E.

ENVIRONMENTAL RESOURCE PERMITTING BUREAU CHIEF :


Anita R. Bain

DATE: 11/2/12

REGULATION DIVISION ASSISTANT DIRECTOR :


Anthony M. Waterhouse, P.E.

DATE: 11/2/12

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental

GENERAL CONDITIONS

Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No

GENERAL CONDITIONS

Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on November 5, 2017.
The construction phase of this permit shall expire on November 5, 2017.
2. Operation of the surface water management system shall be the responsibility of the Homeowner's Association.
3. Discharge Facilities:

Basin: Basin 1-1, Structure: CS-DC

1-24" W X 36" H DROP INLET weir with crest at elev. 18.4' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.4' NGVD 29.

Receiving body : Lake #1

Control elev : 13.4 feet NGVD 29.

Basin: Basin 1-2, Structure: DS1-2

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.2' NGVD 29.

1-12" W X 7.1" H RECTANGULAR ORIFICE with invert at elev. ' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.4 feet NGVD 29.

Basin: Basin 2-1, Structure: DS2-1

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-10.2" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-16" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-2, Structure: CS2-2 / PA2

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve D

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-4b, Structure: CS-MF

1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.

Receiving body : Lake #11

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-5, Structure: CS 2-5 / PA3

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve E

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: CS 2-7 / PRES C

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve C

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: DS 2-7

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-14.1" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-19.5" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

SPECIAL CONDITIONS

Receiving body : ON-SITE FLOW WAY
Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-9, Structure: CS 2-9 / PRES3
1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.
Receiving body : Preserve C
Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-9, Structure: CS CH
1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.
1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.
Receiving body : Lake #23
Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-16, Structure: DS 2-16
1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.
1-12" W X 10" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.
Receiving body : ON-SITE FLOW WAY
Control elev : 13.5 feet NGVD 29.

Basin: Flowway, Structure: Intake Weir
1-100' W RECTANGULAR weir with crest at elev. 14.95' NGVD 29.
2-3.5' W X 0.95' H RECTANGULAR ORIFICE with invert at elev. 14.0' NGVD 29.
Receiving body : ON-SITE FLOW WAY
Control elev : 14.0 feet NGVD 29.

Basin: Flowway, Structure: Outfall Weir
1-175' W RECTANGULAR weir with crest at elev. 13.4' NGVD 29.
Receiving body : COCOHATCHEE CANAL
Control elev : 13.4 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse

SPECIAL CONDITIONS

flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
13. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
14. Minimum building floor elevation:

BASIN: Basin 1 - 16.70 feet NGVD 29.
BASIN: Basin 2 - 16.70 feet NGVD 29.
15. Minimum road crown elevation:
Basin: Basin 1 - 16.20 feet NGVD 29.
Basin: Basin 2 - 16.20 feet NGVD 29.
16. Minimum parking lot elevation:
Basin: Basin 1 - 15.4 feet NGVD 29.
Basin: Basin 2 - 15.5 feet NGVD 29.
17. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, and endangered species protection with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
18. Success of the mitigation activities proposed herein is heavily dependent on proper grading to achieve the design ground elevations necessary to recruit the expected vegetation or to sustain the proper hydrology for the targeted vegetation communities. The permittee shall submit as-built topography of the proposed created marsh areas prior to planting (31.86-acre woodstork habitat creation areas). The permittee shall correct any deficiencies in the project grade within 14 days of

SPECIAL CONDITIONS

being notified of such deficiencies by District staff.

19. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
20. A mitigation program for Mirasol shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The permittee shall preserve and enhance 127.92 acres of uplands and 995.96 acres of wetlands (1123.88 acres total).
21. A maintenance program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6 for the preserved/enhanced wetlands and uplands on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 and Category 2 exotic vegetation immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 4% total cover in the internal preserves and 5% of total cover in the external preserves between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
22. Prior to the commencement of construction, the perimeter of protected wetland/buffer zones/upland preservation areas/conservation areas shall be staked/roped/fenced to prevent encroachment into the protected areas. Using Global Positioning System (GPS) technology, the perimeter of the preserve area(s) shall be identified for future reference. The data shall be differentially corrected and accurate to less than a meter (+/- one meter or better). Electronic copies of the GPS data shall be provided to the District's Environmental Resource Compliance staff in accordance with Exhibit 3.7. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of staking/roping/fencing and schedule an inspection of this work. The staking/roping/fencing shall be subject to District staff approval. The permittee shall modify the staking/roping/fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Staking/roping/fencing shall remain in place until all adjacent construction activities are complete.
23. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species. Please see Exhibits 3.9 and 3.10 for endangered species management plans.
24. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 3.7. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
25. Prior to the commencement of construction and in conformance with the work schedule in Exhibit 3.7, the permittee shall provide original bonds in the amount of \$612,112, \$117,513, \$310,635, \$1,229,911, and \$343,816 to ensure the permittee's financial ability and commitment to complete the proposed mitigation, monitoring and maintenance plan as shown on Exhibit Nos. 3.5 and 3.6. The financial assurance shall be in substantial conformance with Exhibit No. 3.12. The financial assurance shall be in effect for the entire period of the mitigation and monitoring program. Notification to the District by the financial institution or surety that the financial assurance will not be

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renewed or is no longer in effect shall constitute non-compliance with the permit.

Should the permit be transferred from the construction to operational phase prior to the completion of the mitigation and monitoring program, it will be incumbent upon the original permittee to either keep the existing financial assurance in force or provide replacement financial assurance in the name of the operational entity. The existing financial assurance cannot be released until a replacement document is received and accepted by the District.

26. A monitoring program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff.

For the Internal Preserves, the replanting plan is as follows:

The internal preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if supplemental planting is necessary. If no immediate seed source is available, replanting will help to re-establish any denuded areas more rapidly and contributes to the restoration success. The preserve areas will be evaluated once the initial exotic removal activities are completed and any plantings that are necessary will be coordinated with District staff as part of the Time Zero Monitoring Report.

Replanting will also be considered one year after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after two years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.5 for details.

For the External Preserves, the replanting plan is as follows:

The supplemental planting plan for the external preserve areas differs from that of the internal preserve areas. The preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if complete replanting is necessary. In areas that are more than 75% melaleuca and that have no suitable groundcover vegetation present, replanting may be done immediately following the exotic eradication activities. If no immediate seed sources are available in these areas, immediate replanting will re-establish the denuded areas more rapidly and contributes to the success of the enhancement. The entire preserve area will be evaluated once the initial exotic removal activities are completed and any planting that is necessary will be proposed and coordinated with District staff as a part of the Time Zero Report.

Replanting will also be considered two years after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after three years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.6 for details.

Replanting will occur immediately after any mechanical removal of exotic vegetation. Areas disturbed by the removal will be re-graded to match adjacent elevations and remove any rutting, then planted with the appropriate plant palette.

Target Success Criteria:

All exotic vegetation will be killed within the preserve areas. The hydric flatwood and pine/cypress target condition is a very open canopy with little to no shrub layer, prairie-type groundcover, and widely spaced trees. Trees will be a mix of slash pine and cypress depending on site specific

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hydrology. Tree density in the open flatwood and pine cypress areas should be between 10 to 50 trees per acre. Cypress dome target conditions are as a more closed canopy (110 to 175 trees per acre) with more sparse ground cover. A minimum of 80% appropriate vegetative coverage will be maintained in all strata. Mesic pine areas will contain tree densities in the 50 to 100 trees per acre range with midstory vegetation of saw palmetto, wax myrtle, and other appropriate plantings. Ground cover densities may vary depending on canopy coverage.

Forested and Prairie Habitats:

After two years, all preserve areas will contain a minimum of 50% coverage by appropriate vegetation in all three strata combined. After three years, all preserve areas will contain a minimum of 75% coverage by appropriate vegetation in all three strata combined. After five years, preserves will contain a minimum of 80% coverage by appropriate vegetation in all three strata combined. Any areas not meeting the minimum appropriate vegetative coverage will be subject to supplemental planting plans as outlined in Exhibit 3.6.

Created Marsh Habitats:

Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season in these freshwater marsh areas. More vegetation may grow in the depressional areas during the dry season, but should die off or substantially thin out as water levels rise. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

27. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.7, the permittee shall submit the following in an electronic or hard copy version for review and approval. Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The applicant shall submit a:

- 1) Project map identifying conservation area(s)
- 2) Legal description of conservation area(s)
- 3) Signed conservation easement
- 4) Sealed boundary survey of conservation area(s) by professional Land surveyor
- 5) Title insurance commitment for conservation easement naming District as beneficiary using approved valuation.
- 6) Formatting in accordance with paragraph F (below) if available.

The above information shall be submitted to the Environmental Resource Compliance staff in the District service center where the application was submitted or via the District's ePermitting website.

B) The real estate information referenced in paragraph (A) above shall be reviewed by the District in accordance with the District's real estate review requirements described in the attached Exhibit 3.7. The easement shall not be recorded until such approval is received.

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- C) The permittee shall record a conservation easement(s) over the real property designated as a conservation / preservation / mitigation area(s) on attached Exhibit 3.5 and 3.6. The easement shall be granted free of encumbrances or interests which the District determines are contrary to the intent of the easement. The conservation easement shall be granted to the District utilizing the form attached as Exhibit 3.11. Any proposed modifications to the approved form must receive prior written consent from the district.
- D) The permittee shall record the conservation easement in the public records within 14 days of receiving the District's approval of the real estate information. Upon recordation, the permittee shall submit two certified copies of the recorded conservation easement for the mitigation area and associated buffers and title insurance policy, to the Environmental Resource Compliance staff in the District service center where the application was submitted.
- E) In the event the conservation easement real estate information reveals encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests. If such are not obtained, permittee shall be required to apply for a modification to the permit for alternative acceptable mitigation.
- F) The permittee shall submit an electronic or hard copy version of the recorded conservation easement for the mitigation area(s) and associated buffer(s). Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted. The data should also be supplied in a digital CAD (.dxf) or GIS (ESRI Coverage) format. The files should be in the Florida State Plane coordinate system, East Zone (3601) with a data datum of NAD83, HARN with the map units in feet.
28. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.1.
29. The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.2) and on the applicable approved construction drawings for the duration of the project's construction activities.
30. In order to maintain adequate conveyance capacity during construction, the flowway shall be constructed concurrently with the filling of the site. The flowway shall be constructed starting from the southern property boundary and fill material may only be placed as far north as the location of the northern extent of the flowway.
31. The following exhibits for the permit are incorporated by reference herein and are located in the permit file. In addition, these exhibits can be viewed on the District's ePermitting website under this application number.
- Exhibit No. 2.1- Stormwater Pollution Prevention Plan
 - Exhibit No. 2.2- Urban Stormwater Management Program
 - Exhibit No. 3.10- Listed Species Management Plans
 - Exhibit No. 3.11- Conservation Easements
 - Exhibit No. 3.12- Cost Estimate, Performance Bonds, Standby Trust Fund Agreements (financial assurances documents)
32. If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydroperiod resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan

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within 30 days of notification by the District's Environmental Resource Compliance staff of such conditions. The remediation plan may include onsite or offsite mitigation as necessary to address any deficiencies.

33. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
34. The internal preserve areas include 8.19 acres of 100% secondarily impacted habitat. This includes a total of 7.57 acres of wetland and 0.62 acres of upland within Preserve Areas C, D, E and F. While these areas have been mitigated in full, the applicant has proposed to preserve these areas in the onsite conservation easements. Temporary wetland impacts to these areas during construction are allowed, but any such areas that are temporarily impacted must be restored to natural conditions, consistent with the proposed mitigation, monitoring, and maintenance plan.

**Flow Way Community
Development District
Lake Bank Erosion,
Corrective Modifications and
Financial Impacts**

FLOW-WAY COMMUNITY DEVELOPMENT DISTRICT

The following report contains information pertaining to related subjects of the Flow-Way Surface Water Management System:

1. Esplanade Golf and Country Club Lake Bank Erosion, Corrective Modifications, and Financial Impact Spreadsheet
2. Esplanade Golf and Country Club Photos and Maps

Flow-Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting residential and non-residential development, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issued by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

In the Staff's investigation of the erosion of the existing lake banks, it's evident Homeowner Lake Maintenance Easement (LME) and the Flow-way CDD maintenance responsibilities are recommended to be addressed over a reasonable period, to be determined, to comply with the various water permits issued by the South Florida Water Management District. Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and or storm or disaster events along with drainage and rainwater leader installations within the seven years. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s) as these installations are located at the top or within the lake bank slopes or terminated the water's edge.

This report provides the linear footage per lake of the amount of lake bank (shoreline) that will require corrective action or reconstruction, an explanation as to the materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slopes to comply with current SFWMD permits. This report also contains the estimated fiscal impact to provide these lake improvements.

ERODED LAKE BANK SHORELINE RECONSTRUCTION

Lake bank shoreline erosion in numerous lakes within the community can be addressed by three alternative methods. These options include importing and adding fill and regrading; excavating fill from the lakes with heavy equipment and then regrading; and dredging (recovering) fill from the lakes and regrading. All alternatives, once completed, will then require re-sodding of all disturbed areas including adjustment and/or repair of existing irrigation systems.

The first two options will require heavy equipment to be operated on homeowners' property(s) including stockpiling of fill material, placement of fill material, final grading of material, and repair of irrigation system as required. These operations would be disruptive to residents as far as noise and inconvenience while reconstruction of the lake bank slopes occur. These two options will fulfill the re-establishment of the lake slope banks but will not ensure the present erosion condition will not recur, again over time.

The third option is dredging of the lakes to recover fill material to reconstruct the lake banks. This procedure will be the least intrusive to the residents with minor inconvenience during the final grading and sodding portion of the reconstruction. The dredging progression will also serve an additional objective which would be to re-distribute the lake bottom residue after six to eight years of sedimentation. The dredging operation would be situated within the lakes, and material pumped to the shoreline to re-establish the lake banks proper slopes both above and below the mean water level elevation. The dredged material will be pumped into woven fabric material called Geo-Tubes to establish a solid base at the mean water level. An additional Geo-Tube bag is then filled with the dredged material and is placed on top of the bottom woven Geo-Tube. The second bag is a sacrificial bag that is opened and used for fill to grade the lake bank slope. A coconut woven mat material is then installed over the graded fill to allow the sod installation to grow into the mat to secure the sod. Once the dredging activity is complete, the contractor will then complete the finish grading above the mean water level. Sodding of all disturbed areas above the water level will then be accomplished. This method will not prevent erosion but will lessen the erosion process unless additional drainage modifications are implemented.

DRAINAGE MODIFICATIONS

It is evident the certain drainage modifications have been performed previously to some of the properties / lake banks to address drainage concerns. These modifications include yard drains in front and rear yards, HDPE drain lines from rainwater gutters piped into and adjacent to lakes water edge, and yard drains installed with HDPE piping into existing lakes. Some of the HDPE piping has been installed at improper elevations/locations and are adding to the erosion difficulties that presently exist, with some pipes floating within certain lakes. The HDPE piping that is floating need to be installed lower along the lake bank slope/ and have excess piping removed that protrudes too far into lake.

There are two options that can be entertained to lessen the erosion of the lake banks caused by modifications both above and below the mean water level. These options include yard drain piping to front yards of these properties which will enable flow into the existing positive stormwater drainage systems and secondly installing/lowering HDPE piping on rainwater leaders and yard drains and connecting directly to the lake. Without installation of drainage modifications to lots where washouts from overland flow presently are causing lake bank erosion, the lake bank slope deterioration will re-occur after lake bank restoration has been completed, over time, to the Geo-Tube top bag installation.

A cost estimate for lake bank restoration options is listed below:

COST ESTIMATE FOR LAKE BANK RESTORATION OPTIONS

- | | |
|---|---|
| 1. Dredging (in-water) of lake bank/ Geo-tube installation, bank re-sloping and sodding | 5 ft. width base slope bag with 5 ft scarified top bag = \$49.50 per ft |
| 2. Dredging of lake bank with trackhoe and bobcat, regrading and sodding | Equipment \$360.00 per hr./ operator |
| 3. Importing fill, grading lake bank slopes with heavy equipment and sodding | Fill \$84.00 per cubic yd.
Equipment \$165.00 per hr./ operator |

Estimated pricing- Landshore
Enterprise, MRI Underground,
Dragonfly Pond Service

PROPOSED CAPITAL IMPROVEMENT PROJECT EXPENDITURES FROM 2023 THROUGH 2027 FOR LAKE SLOPE RESTORATION

<u>5ft. width enclosed woven Geo-Tube fabric installation with 5ft. sacrificial bag</u>	<u>\$538,436.00</u>
<u>Littoral shelf wetland planting within lakes shoreline</u>	<u>\$38,000.00</u>
<u>Capital Program administration/ CEI inspection</u>	<u>\$42,193.00</u>
<u>Total Expenditures</u>	<u>\$618,629.00</u>
<u>Lake banks adjacent to residential properties=</u>	<u>\$518,436.00</u>
<u>Lake banks adjacent to non-residential properties =</u>	<u>\$20,295.00</u>

COST ESTIMATE FOR CEI SERVICES FOR PROJECT:

Construction Administration / Inspection Services - 8 % of construction costs for each individual project

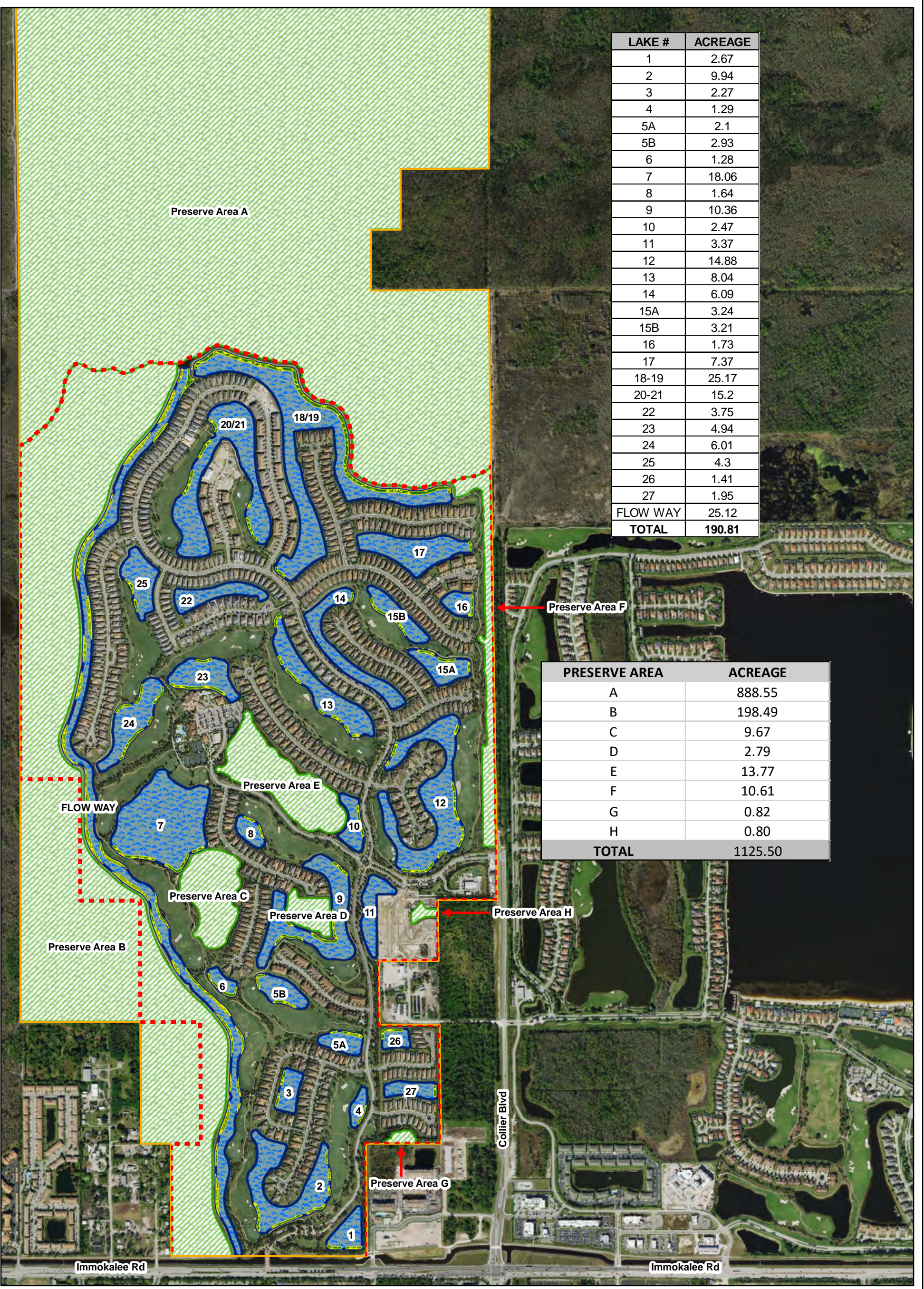
LAKE BANK EROSION CONDITIONS RATING EVALUATION

Rating	Vertical Slope Erosion / Benching
1	0" to 9" Bank Erosion
2	10" to 16" Bank Erosion
3	17" to 24" Bank Erosion
4	25" to 30" Bank Erosion
5	30" and Above Bank Erosion

FLOW-WAY CDD LAKE BANK FOOTAGE and PRIORITY LEVEL

	Residential	Non-Residential	Flow-Way
Linear Foot of Lake Bank:	37,730	39,770	20,156
Total Lake Bank Footage:	97,656		
Linear Foot of Bank Restoration:	10,475	380	30
Total Bank Restoration Footage:	10,895		

LAKES	PRIORITY LEVEL
# 12, 20-21	5
# 2, 7, 9, 17	4
# 3, 11, 14, 15A, 18-19	3
# 22, 23, 27, Flow Way	2
# 5A, 6, 8, 13, 16, 25	1
# 1, 4, 5B, 10, 15B, 24, 26	No Rating



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
TOTAL	190.81

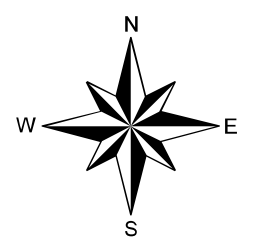
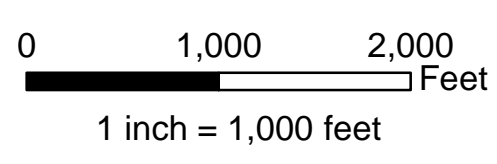
PRESERVE AREA	ACREAGE
A	888.55
B	198.49
C	9.67
D	2.79
E	13.77
F	10.61
G	0.82
H	0.80
TOTAL	1125.50

Flow Way CDD Lakes and Preserves

Date: 3/9/2022



- Legend**
- - - CDD Boundary
 - Property Boundary
 - Lakes
 - Preserve Areas
 - Permitted Littoral Shelf



LAKES AND BANK SLOPES	Lake 1	Lake 2
Lake Bank Materials (fill and sod, plantings)		
Residential		Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential		2172 FT
Non-Residential	1227 FT	2572 FT
Lake Bank Restoration Linear Footage		
Residential	NONE	670 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level		4
Method of Lake Bank Restoration		
Residential		Dredge Lake Fill for GEO-Tubes
Non-Residential		
Cost per/foot of Bank Restoration		\$49.50 per FT / with Sod
Residential		\$33,165
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration		\$33,165.00

LAKES AND BANK SLOPES	Lake 3	Lake 4
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	
Non-Residential	Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	877 FT	
Non-Residential	540 FT	985 FT
Lake Bank Restoration Linear Footage		
Residential	385 FT	NONE
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	3	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / with Sod	
Residential	\$19.058.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$19.058.00	

LAKES AND BANK SLOPES	Lake 5A	Lake 5B
Lake Bank Materials (fill and sod, plantings)		
Residential		Sod
Non-Residential		Sod , Plantings
Lake Bank Linear Footage		
Residential	781 FT	642 FT
Non-Residential	487 FT	816 FT
Lake Bank Restoration Linear Footage		
Residential	70 FT	NONE
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	
Residential	\$3,465.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$3,465.00	

LAKES AND BANK SLOPES	Lake 6	Lake 7
Lake Bank Materials (fill and sod, plantings)		
Residential		Sod
Non-Residential		Sod , Plantings
Lake Bank Linear Footage		
Residential	258 FT	688 FT
Non-Residential	706 FT	2841 FT
Lake Bank Restoration Linear Footage		
Residential	30 FT	615 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	4
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$1,485.00	\$30,443
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$1,485.00	\$30,443.00

LAKES AND BANK SLOPES	Lake 8	Lake 9
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	471 FT	1516 FT
Non-Residential	475 FT	4112 FT
Lake Bank Restoration Linear Footage		
Residential	30 FT	420 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	4
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$1,485.00	\$20,790
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$1,485.00	\$20,790.00

LAKES AND BANK SLOPES	Lake 10
Lake Bank Materials (fill and sod, plantings)	
Residential	Plantings
Non-Residential	Sod, Plantings
Lake Bank Linear Footage	
Residential	190 FT
Non-Residential	1336 FT
Lake Bank Restoration Linear Footage	
Residential	NONE
Non-Residential	NONE
Lake Bank Restoration Priority Level	
Method of Lake Bank Restoration	
Residential	
Non-Residential	
Cost per/foot of Bank Restoration	
Residential	
Non-Residential	
Lake Maint. Easement Encroachments	
HOA Drainage Installation in Easements	
Total Lake Bank Restoration	

LAKES AND BANK SLOPES	Lake 11	Lake 12
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod	Sod , Plantings
Lake Bank Linear Footage		
Residential	658 FT	3757 FT
Non-Residential	1567 FT	3424 FT
Lake Bank Restoration Linear Footage		
Residential	105 FT	979 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	3	5
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$5,198.00	\$48,461
Non-Residential		
Lake Maint. Easement Encroachments	2- Yard Drains in Easement	
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$5,198.00	\$48,461.00

LAKES AND BANK SLOPES	Lake 13	Lake 14
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	1763 FT	2380 FT
Non-Residential	1968 FT	1607 FT
Lake Bank Restoration Linear Footage		
Residential	305 FT	440 FT
Non-Residential	120 FT	NONE
Lake Bank Restoration Priority Level	1	3
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential	Dredge Lake Fill for GEO- Tubes	
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$15,098.00	\$21,80.00
Non-Residential	\$5,940.00	
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$21,038.00	\$21,780.00

LAKES AND BANK SLOPES	Lake 15A	Lake 15B
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	835 FT	863 FT
Non-Residential	853 FT	1033 FT
Lake Bank Restoration Linear Footage		
Residential	460 FT	NONE
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	3	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	
Residential	\$22,720.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$22,720.00	

LAKES AND BANK SLOPES	Lake 16	Lake 17
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	
Lake Bank Linear Footage		
Residential	794 FT	2845 FT
Non-Residential	241 FT	110 FT
Lake Bank Restoration Linear Footage		
Residential	180 FT	1270 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	4
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / SOD
Residential	\$8,910.00	\$62,865
Non-Residential		
Lake Maint. Easement Encroachments		Rain Leader Piping floating in Lake
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$8,910.00	\$62,865.00

LAKES AND BANK SLOPES	Lake 18-19
Lake Bank Materials (fill and sod, plantings)	
Residential	Sod
Non-Residential	Sod , Plantings
Lake Bank Linear Footage	
Residential	6988 FT
Non-Residential	4361 FT
Lake Bank Restoration Linear Footage	
Residential	448 FT
Non-Residential	NONE
Lake Bank Restoration Priority Level	3
Method of Lake Bank Restoration	
Residential	Dredge Lake Fill for GEO- Tubes
Non-Residential	
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD
Residential	\$22,176.00
Non-Residential	
Lake Maint. Easement Encroachments	
HOA Drainage Installation in Easements	
Total Lake Bank Restoration	\$22,176.00

LAKES AND BANK SLOPES	Lake 20-21
Lake Bank Materials (fill and sod, plantings)	
Residential	Sod
Non-Residential	Sod , Plantings
Lake Bank Linear Footage	
Residential	4309 FT
Non-Residential	2437 FT
Lake Bank Restoration Linear Footage	
Residential	2413 FT
Non-Residential	NONE
Lake Bank Restoration Priority Level	5
Method of Lake Bank Restoration	
Residential	Dredge Lake Fill for GEO- Tubes
Non-Residential	
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD
Residential	\$119,444.00
Non-Residential	
Lake Maint. Easement Encroachments	
HOA Drainage Installation in Easements	
Total Lake Bank Restoration	\$119,444.00

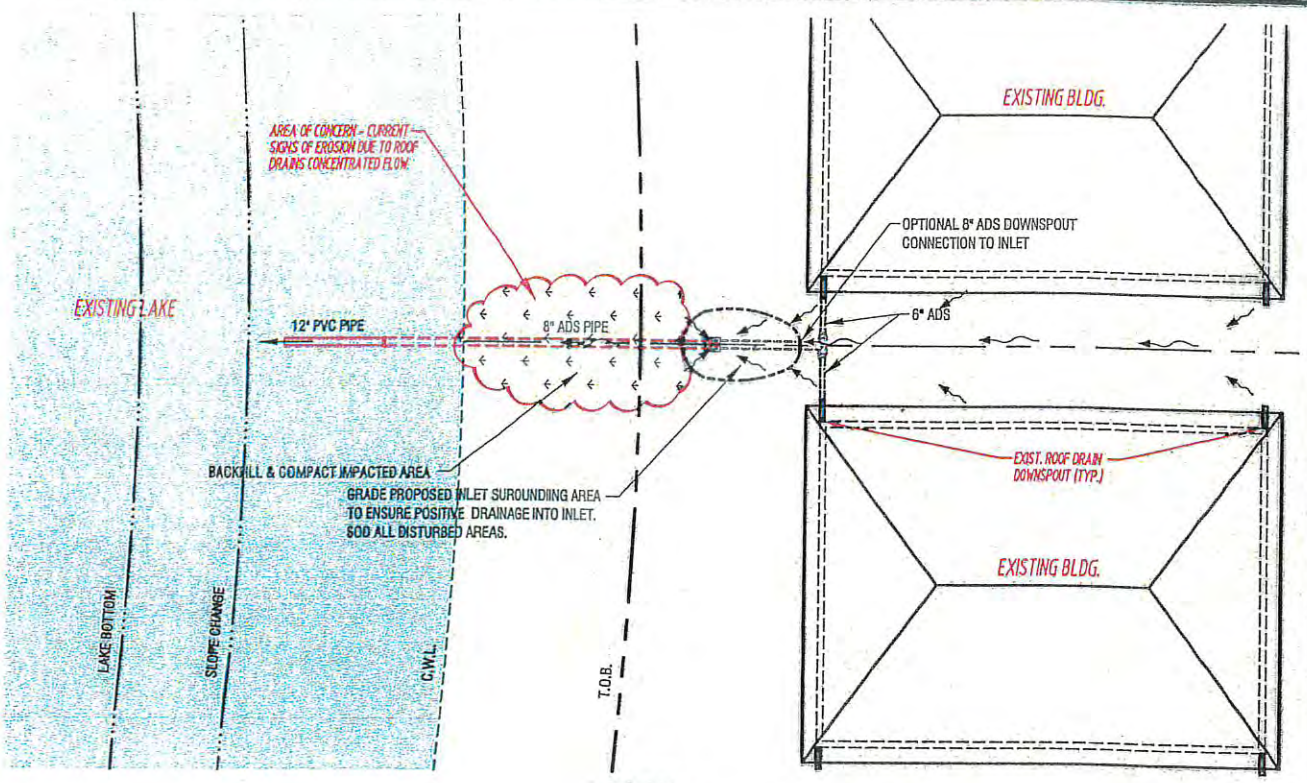
LAKES AND BANK SLOPES	Lake 22	Lake 23
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	2223 FT	368 FT
Non-Residential	105 FT	1673 FT
Lake Bank Restoration Linear Footage		
Residential	1075 FT	340 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	2	2
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / SOD
Residential	\$53,213.00	\$16,830.00
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements	Rain Leader Piping floating in Lake in 3 Locations	
Total Lake Bank Restoration	\$53,213.00	\$16,830.00

LAKES AND BANK SLOPES	Lake 24	Lake 25
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod , Plantings
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	709 FT	446 FT
Non-Residential	1946 FT	1310 FT
Lake Bank Restoration Linear Footage		
Residential	NONE	NONE
Non-Residential	NONE	260 FT
Lake Bank Restoration Priority Level		1
Method of Lake Bank Restoration		
Residential		
Non-Residential		Dredge Lake Fill for GEO- Tubes
Cost per/foot of Bank Restoration		\$49.50 per FT / Sod
Residential		\$12,870.00
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration		\$12,870.00

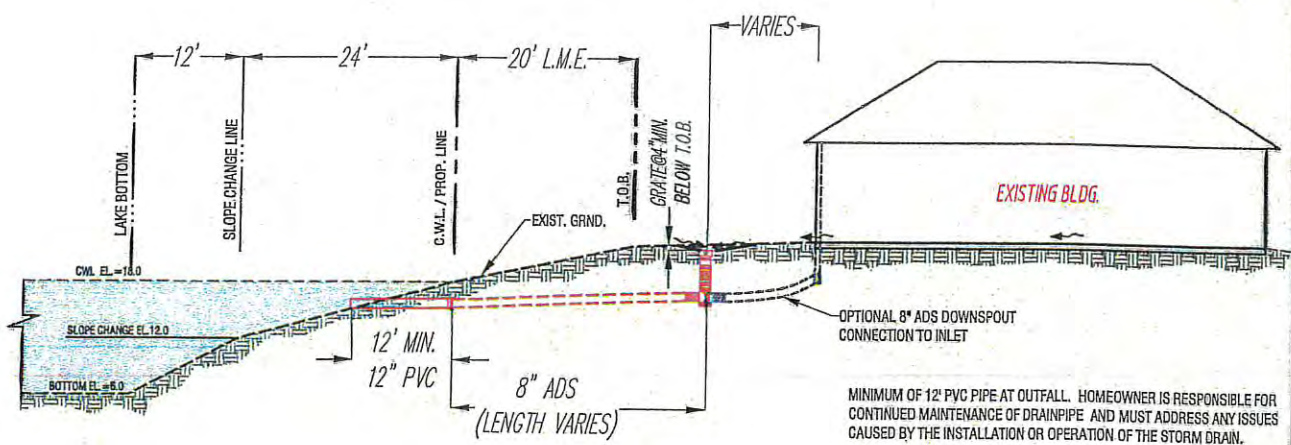
LAKES AND BANK SLOPES	Lake 26	Lake 27
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod	Sod
Lake Bank Linear Footage		
Residential	482 FT	1059 FT
Non-Residential	440 FT	304 FT
Lake Bank Restoration Linear Footage		
Residential	NONE	240 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level		2
Method of Lake Bank Restoration		
Residential		
Non-Residential		Dredge Lake Fill for GEO- Tubes
Cost per/foot of Bank Restoration		\$49.50 per FT / Sod
Residential		\$11,880
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration		\$11,880.00

LAKES AND BANK SLOPES	Lake East Flow-Way	
Lake Bank Materials (fill and sod, plantings)		
Residential	Plantings	
Non-Residential	Sod , Plantings	
Lake Bank Linear Footage		
Residential	4719 FT	
Non-Residential	15,437 FT	
Lake Bank Restoration Linear Footage		
Residential	30 FT	
Non-Residential		
Lake Bank Restoration Priority Level	2	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO - Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / Sod	
Residential	\$1,485.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$1,485.00	

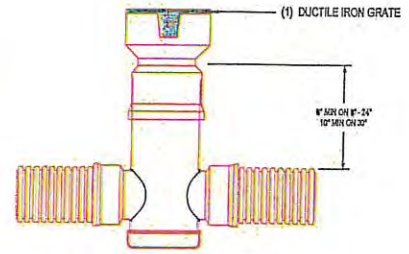
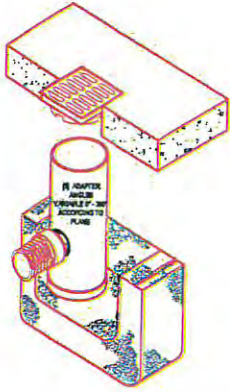
LVA-CAMBIUS-LAKE-BANK-EROSION PREVENTION DETAIL-REV.dwg Job: INLET DETAIL Oct. 16, 2014



PLAN



SECTION



Nyloplast
 3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2480
 www.nyloplast-us.com

INLET

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- 5 - DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY

NOTES

1. TYPE OF INLET CONNECTION, GRATE & DIMENSION VARY. REFER TO MANUFACTURER'S SPECS FOR OPTIONAL PRODUCTS AND INSTALLATION DETAILS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW AND APPROVAL.

EXISTING DRAINAGE IMPROVEMENTS
ROOF DRAIN EROSION REPAIR DETAIL
 ROOF DRAIN INLET / LAKE OUTFALL DRAINAGE CONNECTION



6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

DRAWING CURRENT AS OF 10/16/14

DRAWING:
 LAKE BANK EROSION
 PREVENTION DETAIL
 SHEET NO.:

October 16, 2014

**Flow Way Community
Development District Lake
Maps and Photos**

Lake 1

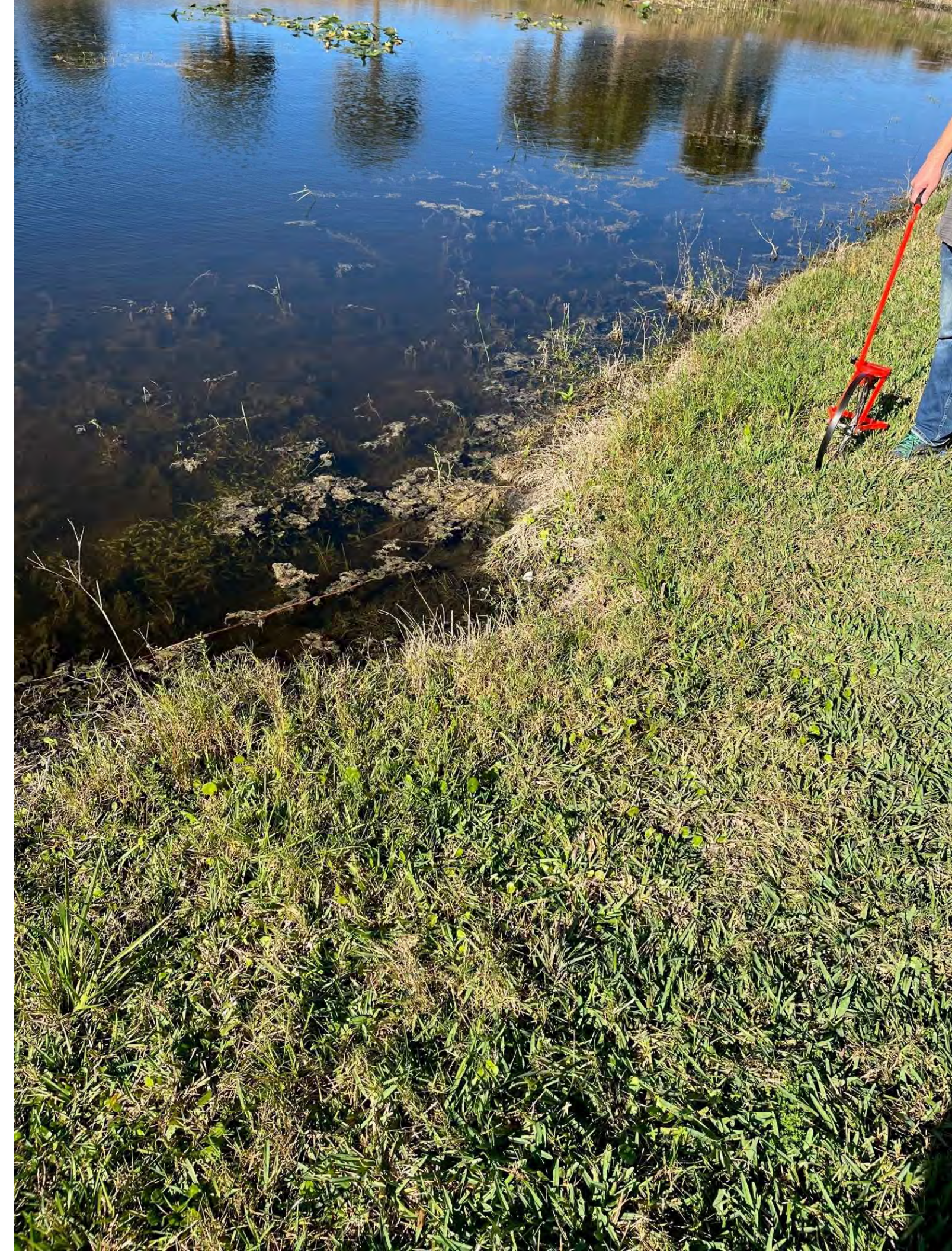




Lake 2









Lake 3









Lake 5A



Lake 5B





Lake 7









Lake 8







Lake 9





Lake 10





Lake 11











Lake 12





Lake 13







Lake 14





Lake 15A









Lake 16







Lake 17







Lake 18-19





Lake 20-21







Lake 22









Lake 23









Lake 25





Lake 26







Lake 27











Littoral Shelf Plantings and Lake Barriers

LITTORAL SHELF PLANTINGS:

Flow Way CDD – Littoral Plantings:

Grand Total of all Littoral Plantings around Lakes = 264,917 Plants

Total Littoral Plantings along the Flow Way Canal = 54,230 Plants

Lake #1:

Littoral planting shelf area (from plans): 320' x 20' wide = 6,400 S.F. @ 24" O.C. = 1,856 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 1,020' x 20' wide = 20,400 S.F. @24" O.C. = 5,916 Plants

Existing coverage = 100%

Total Quantity of Plants = 7,772

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

Summary: The littoral plantings in Lake #1 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the lake bank perimeter (with 100% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #2:

Littoral planting shelf area (from plans): 1,260' x 20' wide = 25,200 S.F. @ 24" O.C. = 7,308 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 2,600' x 20' wide = 52,000 S.F. x .80 = 41,600 S.F. @24" O.C. = 12,064 Plants

Existing coverage = 80%

Total Quantity of Plants = 19,372

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #2 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 80% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #3:

Littoral planting shelf area (from plans): 300' x 20' wide = 6,000 S.F. @ 24" O.C. = 1,740 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 85% 680' x 20' wide = 13,600 S.F. x .85 = 11,560 S.F. @24" O.C. = 3,352 Plants

Remainder of lake bank perimeter: Existing coverage = 10% 120' x 20' wide = 2,400 S.F. x .10 = 240 S.F. @24" O.C. = 70 Plants

Total Quantity of Plants = **5,162**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Duck Potato

Summary: The littoral plantings in Lake #3 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 80% coverage for the majority of it, and a small area with only 10% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #4:

Littoral planting shelf area (from plans): 220' x 20' wide = 4,400 S.F. @ 24" O.C. = 1,276 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 250' x 20' wide = 5,000 S.F. @24" O.C. = 1,450 Plants

Remainder of lake bank perimeter: Existing coverage = 25% 500' x 20' wide = 10,000 S.F. x .25 = 2,500 S.F. @24" O.C. = 725 Plants

Total Quantity of Plants = **3,451**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Duck Potato, Pickerelweed, and Spatterdock

Summary: The littoral plantings in Lake #4 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with only 25% coverage).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to the remainder of the lake bank perimeter since they are located along the golf course.

Lake #5 A:

Littoral planting shelf area (from plans): 310' x 20' wide = 6,200 S.F. @ 24" O.C. = 1,798 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 70' x 20' wide = 1,400 S.F. @24" O.C. = 406 Plants

Remainder of lake bank perimeter: Existing coverage = 95% 750' x 20' wide = 15,000 S.F. x .95 = 14,250 S.F. @24" O.C. = 4,132 Plants

Total Quantity of Plants = **6,336**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock and Pickerelweed

Summary: The littoral plantings in Lake #5 A meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 95% to 100% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #5 B:

Littoral planting shelf area (from plans): 470' x 20' wide = 9,400 S.F. @ 24" O.C. = 2,726 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 850' x 20' wide = 17,000 S.F. x .95 = 16,150 S.F. @24" O.C. = 4,684 Plants

Existing coverage = 95%

Total Quantity of Plants = **7,410**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

Summary: The littoral plantings in Lake #5 B meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 95% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #6:

Littoral planting shelf area (from plans): 370' x 20' wide = 7,400 S.F. @ 24" O.C. = 2,146 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 80' x 20' wide = 1,600 S.F. @24" O.C. = 464 Plants

Remainder of lake bank perimeter: Existing coverage = 90% 450' x 20' wide = 9,000 S.F. x .90 = 8,100 S.F. @24" O.C. = 2,349 Plants

Total Quantity of Plants = **4,959**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Duck Potato, Pickerelweed, and Spatterdock

Summary: The littoral plantings in Lake #6 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 90% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #7: (Aqua Golf Driving Range)

Littoral planting shelf area (from plans): Existing coverage @ 75% = 490' x 20' wide = 9,800 S.F. x .75 = 7,350 S.F. @ 24" O.C. = 2,132 Plants

Littoral planting shelf area (from plans): Existing coverage @ 60% = 500' x 20' wide = 10,000 S.F. x .60 = 6,000 S.F. @ 24" O.C. = 1,740 Plants

Total Littoral Shelf Plants = 3,872

Remainder of lake bank perimeter: Existing coverage = 25% 600' x 20' wide = 12,000 S.F. x .25 = 3,000 S.F. @24" O.C. = 870 Plants

Remainder of lake bank perimeter: Existing coverage = 60% 3,150' x 20' wide = 63,000 S.F. x .60 = 37,800 S.F. @24" O.C. = 10,962 Plants

Total Quantity of Plants = **15,704**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #7 meet or exceed the permit requirements overall. However, strictly in terms of just the coverage of plants located within the littoral shelf areas, there are some minor deficiencies (only 60% to 75% coverage). But there are large portions of the remainder of the lake bank perimeter that has some littoral plants. In some areas there is about 60%

coverage, and in other areas it is only 10% coverage (adjacent to the residential property on the east side).

Recommendations: The level of maintenance activities should be slightly enhanced. Some additional littoral plants could be planted within the littoral shelf areas to fill them out more. In some areas along the golf course, and especially adjacent to the aqua driving range areas near the clubhouse, the maintenance contractor should be spraying these areas to keep them from getting too wide.

Lake #8:

Littoral planting shelf area (from plans): 270' x 20' wide = 5,400 S.F. @ 24" O.C. = 1,566 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 800' x 20' wide = 16,000 S.F. @24" O.C. = 4,640 Plants

Existing coverage = 100%

Total Quantity of Plants = **6,206**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

Summary: The littoral plantings in Lake #8 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the lake bank perimeter (with 100% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #9:

Littoral planting shelf area (from plans): 1,500' x 20' wide = 30,000 S.F. @ 24" O.C. = 8,700 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 10% 100' x 20' wide = 2,000 S.F. x .10 = 200 S.F. @24" O.C. = 58 Plants

Remainder of lake bank perimeter: Existing coverage = 85% 650' x 20' wide = 13,000 S.F. x .85 = 11,050 S.F. @24" O.C. = 3,204 Plants

Remainder of lake bank perimeter: Existing coverage = 60% 800' x 20' wide = 16,000 S.F. x .60 = 9,600 S.F. @24" O.C. = 2,784 Plants

Remainder of lake bank perimeter: Existing coverage = 100% 2,800' x 20' wide = 56,000 S.F. @24" O.C. = 16,240 Plants

Total Quantity of Plants = **30,986**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

Summary: The littoral plantings in Lake #9 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 60% to 100% coverage for the majority of it, and a small area with only 10% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #10:

Littoral planting shelf area (from plans): 350' x 20' wide = 7,000 S.F. @ 24" O.C. = 2,030 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 1,300' x 20' wide = 26,000 S.F. @24" O.C. = 7,540 Plants

Existing coverage = 100%

Total Quantity of Plants = **9,570**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #10 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the lake bank perimeter (with 100% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #11:

Littoral planting shelf area (from plans): Total area south of weir/mesh fence = 75,000 S.F. @ 24" O.C. = 21,750 Plants

Existing coverage = 100% Type of plants: Spikerush; Sand Cordgrass; and Pickerel Weed

Remainder of lake bank perimeter: North of weir/mesh fence = Existing coverage = 100% 500' x 20' wide = 10,000 S.F. @24" O.C. = 2,900 Plants

Remainder of lake bank perimeter: North of weir/mesh fence = Existing coverage = 0% 300' of lake bank perimeter has 0 Plants. Type of plants observed: Spikerush and Sand Cordgrass only.

Total Quantity of Plants = **24,650**

Summary: The littoral plantings in Lake #11 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Please Note that this lake is divided into two sections. One section is south of a weir/mesh fence is completely planted with littoral plants. The other section north of the weir is open water, and there are a few additional littoral plants around the

remainder of this lake bank perimeter (with 100% coverage for about two thirds of it and 0% coverage for the other third).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be some enhancements made to the remainder of the lake bank perimeter north of the weir.

Lake #12:

Littoral planting shelf area (from plans): 1,400' x 20' wide = 28,000 S.F. @ 24" O.C. = 8,120 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 90% 1,550' x 20' wide = 31,000 S.F. x .90 = 27,900 S.F. @24" O.C. = 8,091 Plants

Remainder of lake bank perimeter: Existing coverage = 50% 11,000' x 20' wide = 22,000 S.F. x .50 = 11,000 S.F. @24" O.C. = 3,190 Plants

Remainder of lake bank perimeter: Existing coverage = 25% 2,400' x 20' wide = 48,000 S.F. x .25 = 12,000 S.F. @24" O.C. = 3,480 Plants

Total Quantity of Plants = **22,881**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Blatterwort (a desirable weed)

Summary: The littoral plantings in Lake #12 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 50% to 90% coverage for the majority of it, and a small area with only 25% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed. Although no additional littoral plants are needed, there could be enhancements made to the remainder of the lake bank perimeter since half of it is located along the golf course.

Lake #13:

Littoral planting shelf area (from plans): 900' x 20' wide = 18,000 S.F. @ 24" O.C. = 5,220 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 95% 950' x 20' wide = 19,000 S.F. x .95 = 18,050 @24" O.C. = 5,235 Plants

Remainder of lake bank perimeter: Existing coverage = 25% 1,700' x 20' wide = 34,000 S.F. x .25 = 8,500 S.F. @24" O.C. = 2,564 Plants

Total Quantity of Plants = **12,920**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #13 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 95% coverage for about one third of it, and two thirds with only 25% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #14:

Littoral planting shelf area (from plans): 150' x 20' wide = 3,000 S.F. @ 24" O.C. = 870 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 25% 3,900' x 20' wide = 78,000 S.F. x .25 = 19,500 S.F. @24" O.C. = 5,655 Plants

Total Quantity of Plants = **6,525**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #14 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with about 25% coverage).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter since they are located along the main roadway.

Lake #15 A:

Littoral planting shelf area (from plans): 500' x 20' wide = 10,000 S.F. @ 24" O.C. = 2,920 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 450' x 20' wide = 9,000 S.F. @24" O.C. = 2,610 Plants

Remainder of lake bank perimeter: Existing coverage = 50% 750' x 20' wide = 15,000 S.F. x .50 = 7,500 S.F. @24" O.C. = 2,175 Plants

Total Quantity of Plants = **4,785**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #15 A meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with about 50% coverage).

Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.

Lake #15 B:

Littoral planting shelf area (from plans): 475' x 20' wide = 9,500 S.F. @ 24" O.C. = 2,755 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 475' x 20' wide = 9,500 S.F. @24" O.C. = 2,755 Plants

Remainder of lake bank perimeter: Existing coverage = 80% 900' x 20' wide = 18,000 S.F. x .80 = 14,400 S.F. @24" O.C. = 4,176 Plants

Total Quantity of Plants = **9,686**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lake #15 B meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the majority of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with almost 80% coverage).

Recommendations: No additional littoral plants are needed. The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide.

Lake #16:

Littoral planting shelf area (from plans): 250' x 20' wide = 5,000 S.F. @ 24" O.C. = 1,450 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 5% 750' x 20' wide = 15,000 S.F. x .05 = 750 S.F. @24" O.C. = 218 Plants

Total Quantity of Plants = **1,668**

Type of plants observed: Spikerush and sporadic Sand Cordgrass only

Summary: The littoral plantings in Lake #16 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around some of the remainder of the lake bank perimeter (with only about 5% coverage).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

Lake #17:

Littoral planting shelf area (from plans): 100' x 20' wide = 2,000 S.F. @ 24" O.C. = 580 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 5% 2,700' x 20' wide = 54,000 S.F. x .05 = 2,700 S.F. @24" O.C. = 783 Plants

Total Quantity of Plants = **1,363**

Type of plants observed: Spikerush and sporadic Sand Cordgrass only

Summary: The littoral plantings in Lake #17 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around some of the remainder of the lake bank perimeter (with only about 5% coverage).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

Lake #18 & 19:

Littoral planting shelf area (from plans): 4,000' x 20' wide = 80,000 S.F. @ 24" O.C. = 23,200 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 5% 7,250' x 20' wide = 145,000 S.F. x .05 = 7,250 S.F. @24" O.C. = 2,100 Plants

Total Quantity of Plants = **25,300**

Type of plants observed: Spikerush and Sand Cordgrass

Summary: The littoral plantings in Lakes #18 & #19 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around some of the remainder of the lake bank perimeter (with only about 5% coverage).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

Lake #20 & 21:

Littoral planting shelf area (from plans): $1,100' \times 20'$ wide = 22,000 S.F. @ 24" O.C. = 6,380 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% $1,000' \times 20'$ wide = 20,000 S.F. @24" O.C. = 5,800 Plants

Remainder of lake bank perimeter: Existing coverage = 2.5% $4,500' \times 20'$ wide = 90,000 S.F. x .025 = 2,250 S.F. @24" O.C. = 652 Plants

Total Quantity of Plants = **12,832**

Type of plants observed: Spikerush and some sporadic Sand Cordgrass only

Summary: The littoral plantings in Lakes #20 & #21 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder some of the lake bank perimeter (with 100% coverage for about one fourth of it, and three fourths with less than 3% coverage).

Recommendations: The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

Lake #22:

Littoral planting shelf area (from plans): None. Existing coverage = 0%

Remainder of lake bank perimeter: Existing coverage = 5% $150' \times 20'$ wide = 3,000 S.F. x .05 = 150 S.F. @24" O.C. = 45 Plants

Total Quantity of Plants = **45**

Type of plants observed: Some Spikerush only

Summary: Please note that there are NO permitted littoral shelf areas in this lake. There are a few littoral plants around some of the lake bank perimeter (with only about 5% coverage).

Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

Lake #23:

Littoral planting shelf area (from plans): $800' \times 20'$ wide = 16,000 S.F. $\times .95 = 15,200$ S.F. @ 24" O.C. = 4,408 Plants

Existing coverage = 95%

Remainder of lake bank perimeter: Existing coverage = 80% $800' \times 20'$ wide = 16,000 S.F. $\times .80 = 12,800$ S.F. @24" O.C. = 3,712 Plants

Remainder of lake bank perimeter: Existing coverage = 0% (400') 0 Plants

Total Quantity of Plants = **8,120**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

Summary: The littoral plantings in Lake #23 meet or exceed the permit requirements overall. However, strictly in terms of just the coverage of plants located within the littoral shelf areas, there are some minor deficiencies (only 95% coverage). But there are large portions of the remainder of the lake bank perimeter that has some littoral plants. In some areas there is about 80% coverage, and in other areas it is only 0% coverage (adjacent to the residential property on the east side).

Recommendations: The level of maintenance activities should be slightly enhanced. Some additional littoral plants could be planted within the littoral shelf areas to fill them out more. In some areas along the golf course and adjacent to the clubhouse area, the maintenance contractor should be spraying these areas to keep them from getting too wide.

Lake #24:

Littoral planting shelf area (from plans): $1,150' \times 20'$ wide = 23,000 S.F. @ 24" O.C. = 6,670 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% $550' \times 20'$ wide = 11,000 S.F. @24" O.C. = 3,190 Plants

Remainder of lake bank perimeter: Existing coverage = 80% $950' \times 20'$ wide = 19,000 S.F. $\times .80 = 15,200$ S.F. @24" O.C. = 4,408 Plants

Total Quantity of Plants = **14,268**

Type of plants observed: Spikerush and some sporadic Sand Cordgrass only

Summary: The littoral plantings in Lake #24 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the majority of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with almost 80% coverage).

Recommendations: No additional littoral plants are needed. The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide.

Lake #25:

Littoral planting shelf area (from plans): 300' x 20' wide = 6,000 S.F. @ 24" O.C. = 1,740 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 200' x 20' wide = 4,000 S.F. @24" O.C. = 1,160 Plants

Remainder of lake bank perimeter: Existing coverage = 5% 1,250' x 20' wide = 25,000 S.F. x .05 = 1,250 S.F. @24" O.C. = 362 Plants

Total Quantity of Plants = **3,262**

Type of plants observed: Spikerush and some Sand Cordgrass at littoral shelf only

Summary: The littoral plantings in Lake #25 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 100% coverage for about one fifth of it, and four fifths with only 5% coverage).

Recommendations: The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter since they are located along the main roadway.

The Flow Way Canal:

Littoral planting shelf area (from plans): 9,350' x 20' wide = 187,000 S.F. @ 24" O.C. = 54,230 Plants

Existing coverage = 100% (Note: These areas were not observed)

Remainder of canal bank perimeter: Existing coverage = 0% (11,650') 0 Plants

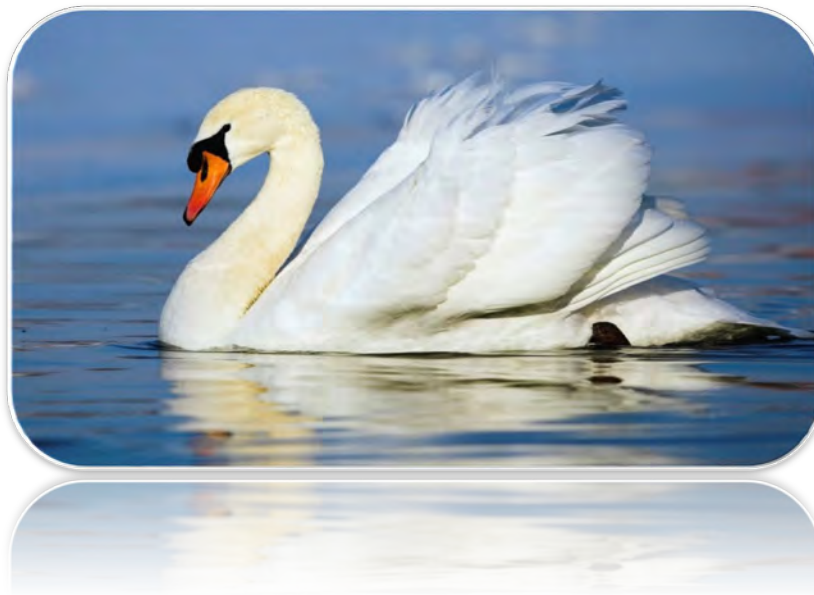
Total Quantity of Plants = **54,230**

Type of plants observed: Spikerush and some Sand Cordgrass only

Summary: The littoral plantings along the Flow Way Canal meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas.

Recommendations: The level of maintenance activities should remain the same.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



DRAFT PROPOSED BUDGET

FISCAL YEAR 2023

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023 – Proposed Budget

This past year brought many challenges and opportunities as the District transitioned from developer-control to resident-control and included unprecedented financial impacts to the District. During this time, the Board of Supervisors focused on the challenges of meeting the expectations of the community for Fiscal Year 2022 successfully.

Those challenges included on-going litigation with the developer over, *inter alia*, the thorough cost of maintaining the preserves, the developer's compliance with the governing Permits and Chapter 190, Florida Statutes, and the developer's transfer of the Preserves to the CDD. That litigation is currently on-going.

Additionally, the District undertook a comprehensive analysis of the state of the District's assets. That analysis revealed significant deficiencies in the systems and other adverse financial impacts to the District, including potential additional litigation with the developer, for which the District is currently evaluating the best way to proceed.

The District also assumed maintenance responsibilities of all District assets previously responsible by the developer-controlled HOA using existing resources in Fiscal Year 2022. The assumption of maintenance responsibilities was accomplished quickly and smoothly. After assuming maintenance responsibilities, we determined that the District's stormwater pipes that drain rainwater off roads and from yards into the lakes were over 80% clogged. Remedying this required extensive work and funds to quickly remove all the debris to ensure that roadways and homes would not be damaged from storms. As of January 1, 2022, all the maintenance responsibilities are now safely being monitored and standards are being implemented to ensure quality maintenance for the assets of the District. In the coming Fiscal Year which begins October 1, 2022, we will continue to protect the assets of the District and strive to provide the requisite levels of service we all desire.

The Fiscal Year 2023 Proposed Budget undertakes the implementation of a comprehensive plan and complete set of goals looking forward for a five-year period, to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly. The focus of the Fiscal Year 2023 Proposed Budget is to stabilize an assessment rate for the District that is sustainable over a five-year period, invests in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide a focused, pinpointed management of the District's assets.

Fiscal Year 2023 – Budget Timeline

The Budget Timeline to adopt the Fiscal Year 2023 Proposed Budget follows statutory law in Florida and coincides with the fiscal year of a local government in Florida of October 1st through September 30th of the ensuing calendar year. Although the dates provide a slightly more extended time to provide sufficient time for Board review, we must be able to complete the review process by May 19, 2022, to ensure that sufficient time is provided for mailed notices to residents of the community and to hold the required Public Hearing on July 21, 2022.

Date of Action	Action Required	Description
March 17, 2022	Approve and Set Public Hearing	In Depth Presentation
April 21, 2022	None	Continued Workshop
May 19, 2022	Final Decision on Proposed Budget	Final Workshop
Week of June 13, 2022	Mailed Notices to Residents	Manager Responsibility
July 21, 2022	Public Hearing on Proposed Budget	ADOPTION
Week of August 22, 2022	Adopted Assessment to County	Manager Responsibility

Fiscal Year 2023 - Budget Summary

The District has completed a comprehensive engineering review of its assets and has now turned its focus to the Fiscal Year 2023 Budget. This Budget Summary has been prepared to fully analyze a path going forward to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the expectations of the residents, and finally, to maintain the assets and to preserve their value for the benefit of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Irrigation System, and the entrance to the community.

The Stormwater Management System includes both internal and external preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 190 acres of lakes, 19 miles of lake banks, 15.8 acres of littoral plantings, 33,148 linear feet of drainage pipes and over 1,125 acres of wetland preserves.

The Community-Wide Irrigation System consists of a Pump House located adjacent to Lake 10, which houses two pumps, and a 2.5-acre lake that feeds the pumps water, and a recharge well that is drilled into the Lower Tamiami Aquifer that supplements water from the recharge lake of up to 269.50 million gallons of water each year.

Finally, the entrance to the community along Immokalee Road from Addison Place Drive west to Rose Boulevard Road are a part of the Landscaping/Bridge program, and includes the Bridge itself, entrance pavers, landscaping, and entrance monuments.

All of these assets were previously maintained by the developer-controlled HOA. Subsequent to the transition of the HOA and Board to resident-control, the District and the HOA were able to assume full control of each entity's respective assets for operations and maintenance. We thank the HOA for its valued contribution and our strong working relationship.

The chart below shows a summary of the Fiscal Year 2023 Budget. Importantly, we note that the change in total expenditures (appropriations) from Fiscal Year 2022 to Fiscal Year 2023 is due solely to the assumption of maintenance responsibilities of the District's assets from 2022 to 2023. This appropriations plan is fully sustainable over the next five years, recognizing capital expenditures over that period, based on when those capital expenditures are needed.

**Budget - General Fund
Fiscal Year 2023
Budget Summary**

Description	AMENDED Fiscal Year 2022 Budget	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources			
Carryforward	\$ 243,545	\$ 243,545	\$ (91,321)
Assessments - On-Roll	\$ 621,646	\$ 621,646	\$ 1,744,364
Total Revenue:	\$ 865,191	\$ 865,191	\$ 1,653,043
Appropriations			
General Government			
Administration	\$ 146,325	\$ 149,906	\$ 155,125
Legal	\$ 275,000	\$ 190,000	\$ 195,000
Engineering	\$ 50,000	\$ 81,920	\$ 55,000
Stormwater Management Services			
Preserve Area Maintenance	\$ 17,500	\$ 10,405	\$ 312,715
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 185,000	\$ 232,610	\$ 476,733
Community Wide Irrigation Sysetm	\$ 35,000	\$ 50,913	\$ 124,307
Landscaping Services	\$ 131,500	\$ 131,179	\$ 268,041
Discounts	\$ 24,866	\$ 12,500	\$ 66,122
Total Appropriations	\$ 865,191	\$ 859,433	\$ 1,653,043
Fund Balance	\$ 335,757	\$ 97,971	\$ 189,292

For revenue, the Proposed Budget recognizes the need to increase the cash balance over a three-year period, to meet the first three months of operations, in anticipation of receiving assessments in late December of each year.

The items for appropriations are administration, legal, and engineering. Administration is the cost of continued administration of the District, which remains relatively constant from year-to-year. The change for Fiscal Year 2023 was made to account for potential increases in Insurance, which has been a consistent theme for CDDs in recent year. The legal costs are litigation-related and as those matters are resolved, those costs will decrease over the ensuing year. The engineering costs for Fiscal Year 2023 reflect the necessity to continually ensure regulatory compliance with permits, periodic reviews of system assets, and recommendations and reporting to the Board.

The remaining items of the maintenance program are the result of in-depth engineering analysis of the requirements to maintain District systems, which are more fully outlined in the companion engineering reports by the District Engineer. The Fiscal Year 2023 capital items are also included in the maintenance program. A recommended five-year Capital Plan is noted below, that looks forward to what our future needs will be, to better ensure that the District can deliver on the requisite services for the community.

The Capital Plan takes a comprehensive look at all the District's assets and plans for the next five years the cost of asset maintenance/restoration to ensure a more accurate reflection of the financial needs of the community as we move into the future.

Included in the Capital Plan, and one of the most important assets of the District of note, are the lakes and lake banks, which are in deplorable shape due to sustained lack of maintenance prior to the Board becoming resident-controlled and must be repaired in a manner that ensures the integrity of the stormwater system. As such, the estimated cost of that capital item (Erosion Restoration), over the next five years, is approximately \$620,000.00.

The balance of the Capital Plan encompasses assets that are generally in good order, and to keep those assets in shape, their recommended capital items are included in the Capital Plan.

The total investment of all capital items over the five-year Capital Plan is \$1,084,671.00.

Description of Item	2023	2024	2025	2026	2027
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Erosion Restoration	\$ 183,128	\$ 172,298	\$ 80,503	\$ 97,345	\$ 85,397
Drainage Pipes	\$ 31,000	\$ -	\$ -	\$ 36,000	\$ 60,000
Internal and External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
Total - All Capital	\$ 289,128	\$ 257,298	\$ 214,503	\$ 160,345	\$ 163,397
Total Costs: All Years					\$1,084,671

Summary

The District's Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin in the event that expenditures vary from provided recommended forecasts. The capital funding will continue to remain an important focus of the budget requirements and which are adequately funded to keep our infrastructure maintained for the community. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

**Flow Way Community Development District
Proposed Budget - General Fund - DRAFT
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Revenues and Other Sources							
Carryforward	\$ 156,760	\$ 86,785	\$ 243,545	N/A	N/A	\$ (91,321)	Negative Number is Added Cash Required to Fund 1st 2.7 Months Operations (3 year plan to restore cash balance) FY 2023 is 1st year funding
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue							
Assessments - On-Roll	\$ 621,646	\$ -	\$ 621,646	\$ 553,239	\$ 621,646	\$ 1,744,364	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 778,406	\$ 86,785	\$ 865,191	\$ 553,239	\$ 621,646	\$ 1,653,043	
Appropriations							
Legislative							
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000	District Manager
Financial and Administrative							
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ 5,500	\$ 5,500	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 924	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ -	\$ 25,450	\$ 3,450	\$ 25,450	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 9,800	\$ 10,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ -	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem							
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ -	\$ 600	\$ 46	\$ 100	\$ 250	Agenda Mailings and other misc mail
Rentals and Leases							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance							
\$ 6,700	\$ -	\$ 6,700	\$ 10,331	\$ 10,331	\$ 15,000	\$ 15,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 3	\$ 250	\$ 250	Agenda books and copies
Office Supplies							
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Services							
General Counsel	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 20,000	District Attorney
Special Counsel - SFWMD	\$ 10,000	\$ (10,000)	\$ -	\$ -	\$ -	\$ -	District Attorney
Special Counsel/Experts - Litigation	\$ 100,000	\$ 125,000	\$ 225,000	\$ 11,498	\$ 185,000	\$ 175,000	District Attorney
Sub-Total:	\$ 306,325	\$ 115,000	\$ 421,325	\$ 65,927	\$ 339,906	\$ 350,125	
Other General Government Services							
Engineering							
General Engineering	\$ 25,000	\$ 25,000	\$ 50,000	\$ 8,735	\$ 25,000	\$ 55,000	Engineer (projects separated as identified)
Asset Investigation Report	\$ -	\$ -	\$ -	\$ 4,993	\$ 51,420	\$ -	Completed FY 2022
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	Completed FY 2022
Sub-Total:	\$ 25,000	\$ 25,000	\$ 50,000	\$ 13,728	\$ 81,920	\$ 55,000	
Stormwater Management Services							
Preserve Area Maintenance							
Environmental Engineering Consultant							
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Task 2 Monthly site visits	\$ 13,350	\$ (13,350)	\$ -	\$ -	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ (8,000)	\$ -	\$ -	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ (10,350)	\$ -	\$ -	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	Environmental Consultant
Repairs and Maintenance							
Wading Bird Foraging Areas	\$ 1,523	\$ (1,523)	\$ -	\$ -	\$ -	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ (6,598)	\$ -	\$ -	\$ -	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ (33,215)	\$ -	\$ -	\$ -	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ (64,560)	\$ -	\$ -	\$ -	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ (113,120)	\$ -	\$ -	\$ -	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ 2,500	\$ 7,500	\$ 2,905	\$ 10,405	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ (2,500)	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Capital Outlay							
Internal and External	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	See CIP for Detail
Sub-Total:	\$ 260,215	\$ (242,717)	\$ 17,500	\$ 2,905	\$ 10,405	\$ 312,715	
Lake, Lake Bank and Littoral Shelf Maintenance							
Professional Services							
Asset Management	\$ 15,000	\$ -	\$ 15,000	\$ 1,964	\$ 19,800	\$ 21,600	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance							
Aquatic Weed Control	\$ 35,000	\$ 85,000	\$ 120,000	\$ -	\$ 83,000	\$ 104,000	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 27,000	\$ 66,000	Control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 4,700	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 98,110	\$ 98,110	\$ 12,000	Rotating Three Year Program
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,505	7% of Repairs and Maintenance
Capital Outlay							
Fountain Installations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	See CIP for Detail

**Flow Way Community Development District
Proposed Budget - General Fund - DRAFT
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	See CIP for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,128	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	See CIP for Detail
Contingencies	\$ 1,600	\$ 18,400	\$ 20,000	\$ -	\$ -	\$ -	
Sub-Total:	\$ 81,600	\$ 103,400	\$ 185,000	\$ 100,074	\$ 232,610	\$ 476,733	
Community Wide Irrigation Sysetm							
Professional Services							
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ 10,313	\$ 11,250	Field Operations Manager
Consumptive Use Permit Monitoring					\$ -	\$ 16,000	SFWMDC Permit Compliance Requirements
Utility Services							
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 19,500	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 6,800	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance							
Pump Station and Wells	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 5,000	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 1,800	\$ 6,600	Irritaion Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,957	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Recharge Wells (2 New Meters)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	See CIP for Detail
Sub-Total:	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 50,913	\$ 124,307	\$ -
Landscaping Services							
Professional Services							
Asset Management	\$ 5,000	\$ -	\$ 5,000	\$ 1,864	\$ 8,479	\$ 9,250	Field Operations Manager
Utility Services							
Electric - Landscape Lighting	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,800	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 1,400	\$ 2,400	Two (20 Fountains
Community Entrance (Landscaping)							
Repairs & Maintenance							
Landscaping Maintenance	\$ 30,000	\$ 76,100	\$ 106,100	\$ -	\$ 79,300	\$ 95,000	Turf, Hedges, groundcover, trees
Tree Trimming						\$ 8,000	Yearly Trimming to thinkBranches
Landscape Replacements					\$ 1,000	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 5,000	\$ 10,000	\$ 15,000	\$ -	\$ -	\$ 12,500	One (1) full mulch, at 6 month interval touch up
Annuals					\$ 16,000	\$ 32,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations						\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting						\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments						\$ 7,200	Periodic Pressure Washing/Repairs
Fountains					\$ 21,000	\$ 18,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance					\$ 1,200	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs						\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies						\$ 15,491	7% of Repairs and Maintenance
Sub-Total:	\$ 45,400	\$ 86,100	\$ 131,500	\$ 1,864	\$ 131,179	\$ 268,041	
Reserves:							
District Asset Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Other Fees and Charges							
Discounts	\$ 24,866	\$ -	\$ 24,866	\$ -	\$ 12,500	\$ 66,122	
Total Appropriations	\$ 778,406	\$ 86,785	\$ 865,191	\$ 184,497	\$ 859,433	\$ 1,653,043	
Net Increase/(Decrease) in Fund Balance				\$ 368,741	\$ (237,787)	Estimated Cash Reduction for FY 2022	
Components of Fund Balance							
Beginning	\$ 335,757	\$ -	\$ 335,757	\$ 97,971	\$ 97,971	\$ 97,971	Cash Balances
Reserved for Operations				\$ 97,971	\$ 97,971	\$ 97,971	
Storm Event's/Unforseen Capital/Reserves				\$ -	\$ -	\$ -	
Results from Current Operations				\$ -	\$ -	\$ 91,321	Anticipated Addition to Cash for FY 2023
Total Fund Balance	\$ 335,757	\$ -	\$ 335,757	\$ 195,942	\$ 195,942	\$ 195,942	
Assessment Rate:	\$ 525.04					\$ 1,473.28	
CAP Rate - Adopted by Resolutoion 2018-11	\$ 525.10					\$ 1,767.94	NEW Maximum Rate without sending mailed notices
Total Units Subject to Assessment: (Includes Hatcher)						1184	

Flow Way Community Development District
Proposed Budget - General Fund - DRAFT
Fiscal Year 2023
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Stormwater Management Services					
Improvements to Water Quality					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Sub-Total:	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Erosion Restoration					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (8%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,184	\$ 5,470
Sub-Total:	\$ 183,128	\$ 172,298	\$ 106,449	\$ 97,345	\$ 85,397
Drainage Pipes					
Video Drainage System				\$ 36,000	\$ 36,000
Stormwater Pipe Repairs	\$ 31,000				\$ 24,000
Sub-Total:	\$ 31,000	\$ -	\$ -	\$ 36,000	\$ 60,000
Total - Stormwater Management System	\$ 218,128	\$ 182,298	\$ 116,449	\$ 143,345	\$ 155,397

Flow Way Community Development District
Proposed Budget - General Fund - DRAFT
Fiscal Year 2023
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Internal and External Preserves					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
Total - External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Irrigation Pump Station					
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Total - Irrigation Pump Station	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
Total - Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
Total - All Capital	\$ 289,128	\$ 257,298	\$ 240,449	\$ 160,345	\$ 163,397
Cost Per Residentl Unit	\$ 253.96	\$ 226.00	\$ 211.21	\$ 140.84	\$ 143.52

**Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 5	\$ 5	\$ -
Reserve Account	\$ 11,000	\$ 5,846	\$ 11,693	\$ 11,000
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 577,069	\$ 499,951	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 588,069	\$ 505,802	\$ 588,767	\$ 588,069
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 120,000	\$ 120,000	\$ 120,000	\$ 130,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 417,575	\$ 207,063	\$ 417,575	\$ 410,525
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 575,300	\$ 327,063	\$ 575,300	\$ 578,250
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 178,739	\$ 13,467	\$ 9,820
Fund Balance - Beginning	\$ 970,814	\$ 970,814	\$ 970,814	\$ 984,281
Fund Balance - Ending	\$ 970,814	\$ 1,149,553	\$ 984,281	\$ 994,101

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2023 Principal & Interest Payment	\$ 334,563
Total - Restricted Fund Balance:	\$ 873,563

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 7,050,000	6.00%		
11/1/2014			\$ 225,062.50	
5/1/2015			\$ 225,062.50	\$ 450,125
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50	
5/1/2016			\$ 222,512.50	\$ 532,575
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50	
5/1/2017			\$ 219,812.50	\$ 532,325
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50	
5/1/2018			\$ 216,962.50	\$ 531,775
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50	
5/1/2019			\$ 213,812.50	\$ 535,775
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50	
5/1/2020			\$ 210,512.50	\$ 534,325
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50	
5/1/2021			\$ 207,062.50	\$ 532,575
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50	
5/1/2022			\$ 203,462.50	\$ 530,525
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50	
5/1/2023			\$ 199,562.50	\$ 533,025
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50	
5/1/2024			\$ 195,512.50	\$ 530,075
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50	
5/1/2025			\$ 191,162.50	\$ 531,675
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50	
5/1/2026			\$ 186,512.50	\$ 532,675
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50	
5/1/2027			\$ 181,562.50	\$ 533,075
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50	
5/1/2028			\$ 176,312.50	\$ 532,875
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50	
5/1/2029			\$ 170,300.00	\$ 531,613
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00	
5/1/2030			\$ 163,962.50	\$ 529,263
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50	
5/1/2031			\$ 157,137.50	\$ 531,100
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50	
5/1/2032			\$ 149,987.50	\$ 527,125
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50	
5/1/2033			\$ 142,350.00	\$ 527,338
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00	
5/1/2034			\$ 134,225.00	\$ 526,575
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00	
5/1/2035			\$ 125,450.00	\$ 529,675
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00	
5/1/2036			\$ 116,187.50	\$ 526,638
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50	
5/1/2037			\$ 106,275.00	\$ 527,463

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00	
5/1/2038			\$ 95,712.50	\$ 526,988
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50	
5/1/2039			\$ 84,500.00	\$ 525,213
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00	
5/1/2040			\$ 72,475.00	\$ 526,975
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00	
5/1/2041			\$ 59,800.00	\$ 522,275
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00	
5/1/2042			\$ 46,312.50	\$ 521,113
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50	
5/1/2043			\$ 31,850.00	\$ 523,163
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00	
5/1/2044			\$ 16,412.50	\$ 523,263
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50	

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 3	\$ 6	\$ -
Reserve Account	\$ 5,000	\$ 2,670	\$ 5,341	\$ 5,300
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 237,282	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 278,784	\$ 239,955	\$ 279,131	\$ 279,084
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 75,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 169,488	\$ 85,488	\$ 169,488	\$ 166,406
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 257,399	\$ 155,488	\$ 257,399	\$ 259,317

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 84,468	\$ 21,732	\$ 19,766
Fund Balance - Beginning	\$ 501,555	\$ 501,555	\$ 501,555	\$ 523,287
Fund Balance - Ending	<u>\$ 427,716</u>	<u>\$ 586,023</u>	<u>\$ 523,287</u>	<u>\$ 543,053</u>

Restricted Fund Balance:

Reserve Account Requirement	\$ 246,188
Restricted for November 1, 2023 Debt Service	
Principal	\$ 80,000
Interest	\$ 82,406
Total - Restricted Fund Balance:	<u><u>\$ 408,594</u></u>

Assessment Comparison

Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	<u>32</u>		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	<u>23</u>		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	<u>90</u>		N/A

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,950,000			
11/1/2015				\$ 111,776.84	
5/1/2016				\$ 99,603.13	\$ 211,380
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13	
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13	
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25	
5/1/2019				\$ 88,462.50	\$ 238,219
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50	
5/1/2020				\$ 86,975.00	\$ 245,438
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00	
5/1/2021				\$ 85,487.50	\$ 242,463
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50	
5/1/2022				\$ 84,000.00	\$ 239,488
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00	
5/1/2023				\$ 82,406.25	\$ 241,406
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25	
5/1/2024				\$ 80,706.25	\$ 243,113
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25	
5/1/2025				\$ 79,006.25	\$ 239,713
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25	
5/1/2026				\$ 77,200.00	\$ 241,206
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00	
5/1/2027				\$ 74,950.00	\$ 242,150
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00	
5/1/2028				\$ 72,575.00	\$ 242,525
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00	
5/1/2029				\$ 70,200.00	\$ 237,775
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00	
5/1/2030				\$ 67,700.00	\$ 237,900
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00	
5/1/2031				\$ 65,075.00	\$ 237,775
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00	
5/1/2032				\$ 62,200.00	\$ 242,275
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00	
5/1/2033				\$ 59,200.00	\$ 241,400
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00	
5/1/2034				\$ 56,075.00	\$ 240,275
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00	
5/1/2035				\$ 52,825.00	\$ 238,900
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00	
5/1/2036				\$ 49,450.00	\$ 237,275
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00	
5/1/2037				\$ 45,553.13	\$ 240,003
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2038				\$ 41,521.88	\$ 237,075
11/1/2038		\$ 160,000	5.375%	\$ 41,521.88	
5/1/2039				\$ 37,221.88	\$ 238,744
11/1/2039		\$ 170,000	5.375%	\$ 37,221.88	
5/1/2040				\$ 32,653.13	\$ 239,875
11/1/2040		\$ 180,000	5.375%	\$ 32,653.13	
5/1/2041				\$ 27,815.63	\$ 240,469
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63	
5/1/2042				\$ 22,843.75	\$ 235,659
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75	
5/1/2043				\$ 17,603.13	\$ 235,447
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13	
5/1/2044				\$ 12,093.75	\$ 234,697
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75	
5/1/2044				\$ 6,181.25	\$ 238,275
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Revenue Account	\$ 8	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 3,500	\$ 1,756	\$ 3,513	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue	-			
Special Assessment - On-Roll	\$ 231,388	\$ 200,584	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 234,896	\$ 202,344	\$ 234,909	\$ 234,896

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 55,000 \$ 55,000 \$ 55,000 \$ 60,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series A Bonds \$ 153,994 \$ 77,413 \$ 153,994 \$ 151,356

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

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

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

Total Expenditures and Other Uses \$ **224,040** \$ **132,413** \$ **224,040** \$ **226,402**

Net Increase/(Decrease) in Fund Balance \$ 10,856 \$ 69,931 \$ 10,869 \$ 8,494

Fund Balance - Beginning \$ 324,289 \$ 324,289 \$ 324,289 \$ 335,158

Fund Balance - Ending \$ **294,468** \$ **394,220** \$ **335,158** \$ **343,652**

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2023 Debt Service

Principal \$ 60,000

Interest \$ 74,909

Total - Restricted Fund Balance: \$ **296,839**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2021	Fiscal Year 2022
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,190,000			
5/1/2016				\$ 65,365.40	
11/1/2016				\$ 82,278.13	\$ 147,644
5/1/2017			5.375%	\$ 82,278.13	
11/1/2017		\$ 50,000		\$ 82,278.13	\$ 214,556
5/1/2018			5.375%	\$ 81,278.13	
11/1/2018		\$ 50,000		\$ 81,278.13	\$ 212,556
5/1/2019			5.375%	\$ 80,278.13	
11/1/2019		\$ 55,000		\$ 80,278.13	\$ 215,556
5/1/2020			5.375%	\$ 79,178.13	
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021			5.375%	\$ 77,546.88	
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094
5/1/2022			5.375%	\$ 76,446.88	
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894
5/1/2023			5.375%	\$ 74,909.38	
11/1/2023		\$ 60,000		\$ 74,909.38	\$ 209,819
5/1/2024			5.375%	\$ 73,371.88	
11/1/2024		\$ 65,000		\$ 73,371.88	\$ 211,744
5/1/2025			5.375%	\$ 71,706.25	
11/1/2025		\$ 70,000		\$ 71,706.25	\$ 213,413
5/1/2026			5.375%	\$ 69,912.50	
11/1/2026		\$ 70,000		\$ 69,912.50	\$ 209,825
5/1/2027			5.375%	\$ 68,118.75	
11/1/2027		\$ 75,000		\$ 68,118.75	\$ 211,238
5/1/2028			5.375%	\$ 66,196.88	
11/1/2028		\$ 80,000		\$ 66,196.88	\$ 212,394
5/1/2029			5.375%	\$ 64,146.88	
11/1/2029		\$ 85,000		\$ 64,146.88	\$ 213,294
5/1/2030			5.375%	\$ 61,968.75	
11/1/2030		\$ 90,000		\$ 61,968.75	\$ 213,938
5/1/2031			5.375%	\$ 59,662.50	
11/1/2031		\$ 95,000		\$ 59,662.50	\$ 214,325
5/1/2032			5.375%	\$ 57,228.13	
11/1/2032		\$ 100,000		\$ 57,228.13	\$ 214,456
5/1/2033			5.375%	\$ 54,665.63	
11/1/2033		\$ 105,000		\$ 54,665.63	\$ 214,331
5/1/2034			5.375%	\$ 51,975.00	
11/1/2034		\$ 110,000		\$ 51,975.00	\$ 213,950
5/1/2035			5.375%	\$ 49,156.25	
11/1/2035		\$ 115,000		\$ 49,156.25	\$ 213,313
5/1/2036			5.375%	\$ 46,209.38	
11/1/2036		\$ 120,000		\$ 46,209.38	\$ 212,419
5/1/2037			5.375%	\$ 43,134.38	
11/1/2037		\$ 125,000		\$ 43,134.38	\$ 211,269
5/1/2038			5.375%	\$ 39,775.00	
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2039			5.375%	\$ 36,146.88	
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294
5/1/2040			5.375%	\$ 32,384.38	
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769
5/1/2041			5.375%	\$ 28,487.50	
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975
5/1/2042			5.375%	\$ 24,321.88	
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644
5/1/2043			5.375%	\$ 19,887.50	
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775
5/1/2044			5.375%	\$ 15,318.75	
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638
5/1/2045			5.375%	\$ 10,481.25	
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963
5/1/2046			5.375%	\$ 5,375.00	
11/1/2046		\$ 200,000		\$ 5,375.00	\$ 210,750

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 12	\$ 2	\$ 4	\$ 12
Reserve Account	\$ 3,700	\$ 1,894	\$ 3,787	\$ 3,700
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 376,564	\$ 324,503	\$ 376,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 380,276	\$ 326,399	\$ 380,355	\$ 378,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 105,000	\$ 105,000	\$ 105,000	\$ 110,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 240,963	\$ 121,374	\$ 242,748	\$ 236,785
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ -	\$ -	
Total Expenditures and Other Uses	\$ 370,466	\$ 226,374	\$ 372,252	\$ 371,289
Net Increase/(Decrease) in Fund Balance	\$ 9,810	\$ 100,026	\$ 8,104	\$ 6,987
Fund Balance - Beginning	\$ 434,382	\$ 434,382	\$ 434,382	\$ 442,486
Fund Balance - Ending	\$ 444,192	\$ 534,407	\$ 442,486	\$ 449,473

Restricted Fund Balance:	
Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2023 Debt Service	
Principal	\$ 110,000
Interest	\$ 119,589
Total - Restricted Fund Balance:	\$ 404,178

Assessment Comparison			
Fiscal Year			
Description	Number of Units	2021	Fiscal Year 2022
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 5,425,000			
5/1/2017		3.400%	\$ 108,235.61	
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409
5/1/2018		3.400%	\$ 126,303.75	
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608
5/1/2019		3.400%	\$ 124,688.75	
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378
5/1/2020		3.400%	\$ 123,073.75	
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148
5/1/2021		3.400%	\$ 121,373.75	
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748
5/1/2022		3.400%	\$ 119,588.75	
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178
5/1/2023		4.350%	\$ 117,196.25	
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393
5/1/2024		4.350%	\$ 114,803.75	
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608
5/1/2025		4.350%	\$ 112,302.50	
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605
5/1/2026		4.350%	\$ 109,692.50	
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385
5/1/2027		4.350%	\$ 106,973.75	
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948
5/1/2028		4.350%	\$ 104,037.50	
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075
5/1/2029		4.875%	\$ 100,625.00	
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250
5/1/2030		4.875%	\$ 97,090.63	
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181
5/1/2031		4.875%	\$ 93,434.38	
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869
5/1/2032		4.875%	\$ 89,534.38	
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069
5/1/2033		4.875%	\$ 85,390.63	
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781
5/1/2034		4.875%	\$ 81,125.00	
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250
5/1/2035		4.875%	\$ 76,615.63	
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231
5/1/2036		4.875%	\$ 71,862.50	
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725
5/1/2037		4.875%	\$ 66,865.63	
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731
5/1/2038		4.875%	\$ 61,625.00	
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250
5/1/2039		5.000%	\$ 56,000.00	
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
5/1/2046		5.000%	\$ 8,250.00	
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 8	\$ 2	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,284	\$ 2,200	\$ 2,200
Interest Account	\$ -	-	-	-
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 220,189	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	-	-	-
Special Assessment - Prepayment	\$ -	-	-	-
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	-	-	-
Total Revenue & Other Sources	\$ 256,439	\$ 221,475	\$ 256,439	\$ 256,439

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 70,000 \$ 70,000 \$ 70,000 \$ 70,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series A Bonds \$ 164,200 \$ 82,713 \$ 164,200 \$ 161,750

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 16,632 \$ - \$ 16,632 \$ 16,632

Interfund Transfer Out \$ - \$ -

Total Expenditures and Other Uses **\$ 250,832** **\$ 152,713** **\$ 250,832** **\$ 248,382**

Net Increase/(Decrease) in Fund Balance \$ 5,607 \$ 68,762 \$ 5,607 \$ 8,057

Fund Balance - Beginning \$ 282,804 \$ 282,804 \$ 282,804 \$ 288,411

Fund Balance - Ending **\$ 288,411** **\$ 351,566** **\$ 288,411** **\$ 296,468**

Restricted Fund Balance:

Reserve Account Requirement \$ 118,375

Restricted for November 1, 2023 Debt Service

Principal \$ 75,000

Interest \$ 80,263

Total - Restricted Fund Balance: **\$ 273,638**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2022	Fiscal Year 2023
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

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

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

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2040				\$ 37,875.00		\$ 1,515,000
11/1/2040		\$ 160,000	5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		\$ 1,355,000
11/1/2041		\$ 165,000	5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		\$ 1,190,000
11/1/2042		\$ 175,000	5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		\$ 1,015,000
11/1/2043		\$ 185,000	5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		\$ 830,000
11/1/2044		\$ 195,000	5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		\$ 635,000
11/1/2045		\$ 200,000	5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		\$ 435,000
11/1/2046		\$ 210,000	5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		\$ 225,000
11/1/2047		\$ 225,000	5.000%	\$ 5,625.00	\$ 236,250	\$ -

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 1,100	\$ 4	\$ 16	\$ 15
Reserve Account	\$ 2,700	\$ 4	\$ 14	\$ 15
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 477,831	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 555,362	\$ 477,839	\$ 551,592	\$ 551,592
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 345,438	\$ 174,143	\$ 174,143	\$ 339,743
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 551,521	\$ 344,143	\$ 380,226	\$ 545,826
Net Increase/(Decrease) in Fund Balance	\$ 3,841	\$ 133,697	\$ 171,367	\$ 5,766
Fund Balance - Beginning	\$ 648,324	\$ 648,324	\$ 648,324	\$ 819,691
Fund Balance - Ending	\$ 652,165	\$ 782,021	\$ 819,691	\$ 825,457

Restricted Fund Balance:	
Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2023 Debt Service	
Principal	\$ 175,000
Interest	\$ 168,448
Total - Restricted Fund Balance:	\$ 599,869

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	\$ 8,260,000
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023				\$ 168,447.50	\$ 509,743	\$ 8,090,000
11/1/2023		\$ 175,000	3.350%	\$ 168,447.50		\$ 7,915,000
5/1/2024				\$ 165,516.25	\$ 508,964	\$ 7,915,000
11/1/2024		\$ 180,000	3.350%	\$ 165,516.25		\$ 7,735,000
5/1/2025				\$ 162,501.25	\$ 508,018	\$ 7,735,000
11/1/2025		\$ 185,000	3.700%	\$ 162,501.25		\$ 7,550,000
5/1/2026				\$ 159,078.75	\$ 506,580	\$ 7,550,000
11/1/2026		\$ 190,000	3.700%	\$ 159,078.75		\$ 7,360,000
5/1/2027				\$ 155,563.75	\$ 504,643	\$ 7,360,000
11/1/2027		\$ 200,000	3.700%	\$ 155,563.75		\$ 7,160,000
5/1/2028				\$ 151,863.75	\$ 507,428	\$ 7,160,000
11/1/2028		\$ 205,000	3.700%	\$ 151,863.75		\$ 6,955,000
5/1/2029				\$ 148,071.25	\$ 504,935	\$ 6,955,000
11/1/2029		\$ 215,000	3.700%	\$ 148,071.25		\$ 6,740,000
5/1/2030				\$ 144,093.75	\$ 507,165	\$ 6,740,000
11/1/2030		\$ 220,000	4.125%	\$ 144,093.75		\$ 6,520,000
5/1/2031				\$ 139,556.25	\$ 503,650	\$ 6,520,000
11/1/2031		\$ 230,000	4.125%	\$ 139,556.25		\$ 6,290,000
5/1/2032				\$ 134,812.50	\$ 504,369	\$ 6,290,000
11/1/2032		\$ 240,000	4.125%	\$ 134,812.50		\$ 6,050,000
5/1/2033				\$ 129,862.50	\$ 504,675	\$ 6,050,000
11/1/2033		\$ 250,000	4.125%	\$ 129,862.50		\$ 5,800,000
5/1/2034				\$ 124,706.25	\$ 504,569	\$ 5,800,000
11/1/2034		\$ 260,000	4.125%	\$ 124,706.25		\$ 5,540,000
5/1/2035				\$ 119,343.75	\$ 504,050	\$ 5,540,000
11/1/2035		\$ 270,000	4.125%	\$ 119,343.75		\$ 5,270,000
5/1/2036				\$ 113,775.00	\$ 503,119	\$ 5,270,000
11/1/2036		\$ 285,000	4.125%	\$ 113,775.00		\$ 4,985,000
5/1/2037				\$ 107,896.88	\$ 506,672	\$ 4,985,000
11/1/2037		\$ 295,000	4.125%	\$ 107,896.88		\$ 4,690,000
5/1/2038				\$ 101,812.50	\$ 504,709	\$ 4,690,000
11/1/2038		\$ 305,000	4.125%	\$ 101,812.50		\$ 4,385,000
5/1/2039				\$ 95,521.88	\$ 502,334	\$ 4,385,000
11/1/2039		\$ 320,000	4.125%	\$ 95,521.88		\$ 4,065,000
5/1/2040				\$ 88,921.88	\$ 504,444	\$ 4,065,000
11/1/2040		\$ 335,000	4.375%	\$ 88,921.88		\$ 3,730,000
5/1/2041				\$ 81,593.75	\$ 505,516	\$ 3,730,000
11/1/2041		\$ 345,000	4.375%	\$ 81,593.75		\$ 3,385,000
5/1/2042				\$ 74,046.88	\$ 500,641	\$ 3,385,000
11/1/2042		\$ 360,000	4.375%	\$ 74,046.88		\$ 3,025,000
5/1/2043				\$ 66,171.88	\$ 500,219	\$ 3,025,000
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	\$ 2,250,000
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	\$ 1,840,000
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	\$ 1,410,000
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	\$ 960,000
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	\$ 490,000
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -

**Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2023**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 525.04	\$ 1,473.28	\$ 1,229.38	\$ 1,229.38	\$ 1,754.42	\$ 2,702.66
SF - 62'	82	\$ 525.04	\$ 1,473.28	\$ 1,992.82	\$ 1,992.82	\$ 2,517.86	\$ 3,466.10
SF - 76'	62	\$ 525.04	\$ 1,473.28	\$ 3,282.90	\$ 3,282.90	\$ 3,807.94	\$ 4,756.18
SF - 90'	7	\$ 525.04	\$ 1,473.28	\$ 3,198.48	\$ 3,198.48	\$ 3,723.52	\$ 4,671.76
Multi-Family	96	\$ 525.04	\$ 1,473.28	\$ 1,071.89	\$ 1,071.89	\$ 1,596.93	\$ 2,545.17
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 525.04	\$ 1,473.28	\$ 1,313.66	\$ 1,313.66	\$ 1,838.70	\$ 2,786.94
Partial Phase buydown	28	\$ 525.04	\$ 1,473.28	\$ 1,492.80	\$ 1,492.80	\$ 2,017.84	\$ 2,966.08
SF - 76'							
Partial Phase buydown	11	\$ 525.04	\$ 1,473.28	\$ 3,745.36	\$ 3,745.36	\$ 4,270.40	\$ 5,218.64
Partial Phase buydown	12	\$ 525.04	\$ 1,473.28	\$ 3,901.42	\$ 3,901.42	\$ 4,426.46	\$ 5,374.70
SF - 90'	18	\$ 525.04	\$ 1,473.28	\$ 3,866.11	\$ 3,866.11	\$ 4,391.15	\$ 5,339.39
SF - 100'	17	\$ 525.04	\$ 1,473.28	\$ 4,066.15	\$ 4,066.15	\$ 4,591.19	\$ 5,539.43
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 525.04	\$ 1,473.28	\$ 1,396.98	\$ 1,398.88	\$ 1,922.02	\$ 2,872.16
SF - 62'	31	\$ 525.04	\$ 1,473.28	\$ 2,181.28	\$ 2,184.02	\$ 2,706.32	\$ 3,657.30
MF - Esplanade	30	\$ 525.04	\$ 1,473.28	\$ 1,016.34	\$ 1,178.68	\$ 1,541.38	\$ 2,651.96
MF - Vercelli	56	\$ 525.04	\$ 1,473.28	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,490.79
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 525.04	\$ 1,473.28	\$ 1,440.78	\$ 1,440.78	\$ 1,965.82	\$ 2,914.06
SF - 62'	52	\$ 525.04	\$ 1,473.28	\$ 2,176.05	\$ 2,176.05	\$ 2,701.09	\$ 3,649.33
SF - 76'	24	\$ 525.04	\$ 1,473.28	\$ 3,535.95	\$ 3,538.95	\$ 4,060.99	\$ 5,012.23
MF - Vercelli	46	\$ 525.04	\$ 1,473.28	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,490.79
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 525.04	\$ 1,473.28	\$ 1,782.60	\$ 1,782.60	\$ 2,307.64	\$ 3,255.88
SF - 62'	44	\$ 525.04	\$ 1,473.28	\$ 2,690.48	\$ 2,690.48	\$ 3,215.52	\$ 4,163.76
SF - 76'	25	\$ 525.04	\$ 1,473.28	\$ 4,425.12	\$ 4,425.12	\$ 4,950.16	\$ 5,898.40
MF - Esplanade	14	\$ 525.04	\$ 1,473.28	\$ 1,370.23	\$ 1,370.23	\$ 1,895.27	\$ 2,843.51
MF - Vercelli	2	\$ 525.04	\$ 1,473.28	\$ 1,236.39	\$ 1,236.39	\$ 1,761.43	\$ 2,709.67
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,991.94	\$ 1,473.28	\$ 3,465.22
SF - 62'	29	\$ 525.04	\$ 1,473.28	\$ -	\$ 2,925.95	\$ 1,473.28	\$ 4,399.23
SF - 76'	23	\$ 525.04	\$ 1,473.28	\$ -	\$ 4,673.82	\$ 1,473.28	\$ 6,147.11
MF - Esplanade (Phase 8)	72	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,571.81	\$ 1,473.28	\$ 3,045.09
MF - Vercelli	64	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,416.74	\$ 1,473.28	\$ 2,890.03
MF - Esplanade (phase 7)	36	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,383.23	\$ 1,473.28	\$ 2,856.51
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board"), a proposed Budget for Fiscal Year 2023 and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

Section 1. There is hereby declared a public hearing to be held on **Thursday, July 21, 2022**, at **4:00 p.m.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property.

Affected parties may appear at that hearing subject to the limitation noted above or affected parties are encouraged to submit their comments in writing prior to the meeting and submit same to the office of the District Manager at J.P. Ward & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 or by email to JimWard@JPWardAssociates.com.

Section 2. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

Section 3. The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

Section 4. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 21, 2022
HOUR:	4:00 P.M.
LOCATION:	Esplanade Golf and Country Club 8910 Torre Vista Lane Naples, Florida 34119

Section 5. The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above.

Section 6. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

Section 7. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 8. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

Section 9. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of March 2022.

ATTEST:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Zack Stamp, Chairman

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
March 2022**

**Board Meeting
March 17th, 2022**

Prepared For:

**Board of Supervisors
Flow Way Community Development District**

Prepared By:



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

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Certificate of Authorization #514

CGA Project No. 21-4271

March 17th, 2022

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

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IV. ENGINEER’S REPORT COMPLETE	9

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF APPENDICES

APPNEDIX A
APPENDIX B

LOCATION MAP
LEGAL DESCRIPTION

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. SFWMD Water Use Permit transfer

1. Strategic Operational Plan

Community Development District (CDD) Asset Investigations and Reporting proposal was approved at the October 2021 Board of Supervisors' meeting. CDD investigations are completed. Asset Maps are completed and included in the Capital Improvements Program Appendix. CDD Utility and Asset investigations completed. All of the CDD assets have been investigated. On-going site visits will be conducted throughout the year to update asset evaluations.

Deliverables w/ Percent Complete:

- FY budget 21/22 – completed (11/30/21)
- FY budget 22/23 – complete (03/09/22)
- 5-Year CIP Program – complete (03/90/22)
- Lake Bank Slope Erosion Report – 100% complete
- Flow Way CDD Asset Management Spreadsheet – 100% complete

Asset Vendors

- Lake Maintenance
 - Eco-Logic Services (aquatic lake and wetland plant maintenance) – PO released
- Landscape Maintenance
 - Estate Landscaping and Lawn Management (perimeter planting) – PO released
 - Everglades Pine straw (mulching) – PO for 22/23
 - First Class Pools (main entry fountain) – PO released
- Irrigation Pump Station
 - Metro Pumping Systems (preventative pump maintenance) – PO released
 - MRI Underground Services (chemical treatment for irrigation) – PO released

2. SFWMD Water Use Permit (Consumptive Use Permit) transfer

Existing South Florida Water Management District (SFWMD) Water User Permit (WUP) 11-02032-W was permitted by Taylor Morrison Esplanade Naples, LLC in May 2020 (expires in 2025). Flow Way CDD District Manager has requested that WUP be transferred to operating entity. Request for Water Use Permit Transfer Application and required submittal/ownership documents currently be reviewed by CDD prior to submittal to SFWMD.

Receipt of public records from SFWMD our request on various permit related information related to the WUP transfer. Review of records complete with no outstanding reporting/items to note. Pre-application meeting with Supervisor Bhatla and SFWMD completed on 2/9/2022.

III. 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	Permittee-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 at Naples Golf & Country Club (G&CC) -- Excavation	PL20120001253	2/20/13	2/20/14	Waldrop Engineering, P.A.	Closed / Final Excavation Acceptance 09/14/21
Esplanade G&CC of Naples -- Plans & Plat	PL20120001261	10/28/19	10/21/21	Waldrop Engineering, P.A.	Under Construction / Extension granted until 10/21/2023
Esplanade G&CC of Naples, Phase 2 -- Plans & Plat	PL20120002897	10/28/19	12/09/2023	Waldrop Engineering, P.A.	Under Construction / Extension granted until 12/09/2023
Esplanade G&CC of Naples, Parcels E & G2 --	PL20140002187	12/16/19	10/21/2023	Waldrop Engineering, P.A.	Under Construction/ Extension granted until 10/21/2023

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Plans & Plat					
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Waldrop Engineering, P.A.	Under Construction/ 2nd LDC Extension
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Waldrop Engineering, P.A.	Under Construction/ 2nd LDC Extension
Esplanade G&CC of Naples - DiLillo Parcel - Plans & Plat	PL20160000536	08/23/21	09/13/23	Waldrop Engineering, P.A.	Granted Final Acceptance on 12/14/2021
Esplanade G&CC of Naples, Ph3, Blk K1, K2 & H3 -- Plans & Plat	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade Naples LLC	Pre-Construction submittal Pending
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Waldrop Engineering, P.A.	Under Construction/ Phase 4 Bond Reduction
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	Under Construction / Application Withdrawn
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Under Construction/ Approved Construction and Maintenance Agreement & Performance Bond

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
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.

*Additional Collier County permits completed, available upon request.

IV. ENGINEER'S REPORT COMPLETE

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

State of Florida Registration No. 70870

APPENDIX A
LOCATION MAP



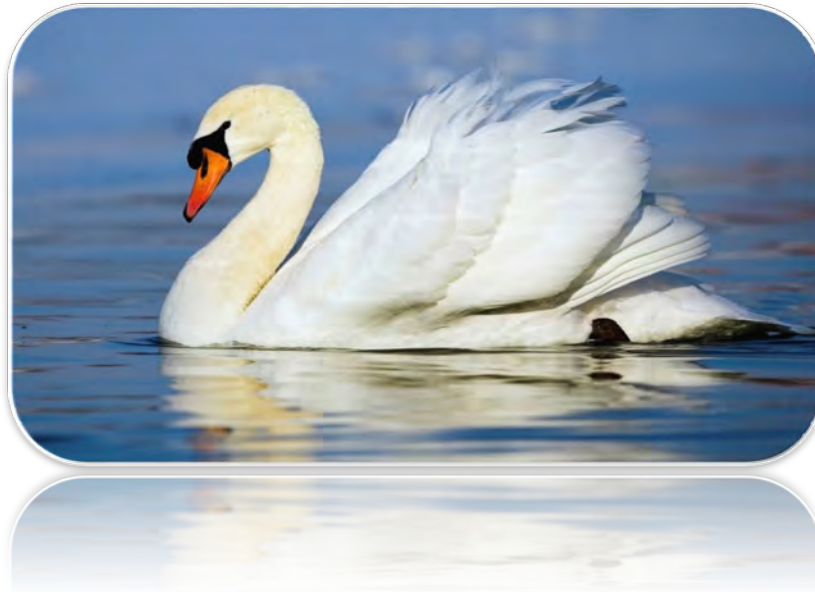
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Certificate of Authorization #514

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.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – FEBRUARY 2022

FISCAL YEAR 2022

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	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)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 640,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,639
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	610,556	339,837	230,835	357,926	231,908	525,592	-	-	-	-	2,296,655
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	23,704	15,521	34,287	-	73,513
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	17,886	8,489	7,176	11,609	7,877	17,095	-	-	-	-	70,133
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,506,589	3,506,589
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,148,411	26,148,411
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 640,639	\$ 1,167,443	\$ 594,513	\$ 401,395	\$ 544,124	\$ 358,161	\$ 799,114	\$ 23,704	\$ 15,521	\$ 34,287	\$ 29,655,000	\$ 34,233,902

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	70,133	-	-	-	-	-	-	-	-	-	-	70,133	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	590,000	590,000	
Long Term	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ 70,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,655,000	\$ 29,725,133	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance													
Restricted													
Beginning: October 1, 2021 (Unaudited)	-	970,814	501,555	324,289	434,382	358,161	648,324	21,810	14,237	34,281	-	3,307,853	
Results from Current Operations	-	196,628	92,958	77,106	109,743	-	150,789	1,894	1,284	6	-	630,410	
Unassigned													
Beginning: October 1, 2021 (Unaudited)	335,757	-	-	-	-	-	-	-	-	-	-	335,757	
Results from Current Operations	234,750	-	-	-	-	-	-	-	-	-	-	234,750	
Total Fund Equity and Other Credits	\$ 570,507	\$ 1,167,443	\$ 594,513	\$ 401,395	\$ 544,124	\$ 358,161	\$ 799,114	\$ 23,704	\$ 15,521	\$ 34,287	\$ -	\$ 4,508,769	
Total Liabilities, Fund Equity and Other Credits	\$ 640,639	\$ 1,167,443	\$ 594,513	\$ 401,395	\$ 544,124	\$ 358,161	\$ 799,114	\$ 23,704	\$ 15,521	\$ 34,287	\$ 29,655,000	\$ 34,233,902	

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 243,545	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	5,770	145,452	363,408	38,608	19,793	573,031	596,780	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Contributions Private Sources								
Miscellaneous Revenue	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,770	\$ 145,452	\$ 363,408	\$ 38,608	\$ 19,793	573,031	\$ 840,325	68%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	2,000	2,000	-	1,000	5,000	12,000	42%
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	1,500	4,000	-	-	5,500	4,500	122%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Arbitrage Rebate Services	500	-	-	-	-	500	3,000	17%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	322	322	280	-	-	924	3,500	26%
Trustee Services	-	-	3,450	-	8,036	11,486	25,450	45%
Dissemination Agent Services	-	5,500	-	-	-	5,500	5,500	100%
Property Appraiser Fees	-	-	-	-	234	234	10,000	2%
Bank Services	-	-	-	-	-	-	400	0%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	8	39	-	-	-	46	600	8%
Rentals & Leases								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	-	2,000	0%
Insurance	10,331	-	-	-	-	10,331	6,700	154%
Printing & Binding	3	-	-	-	-	3	500	1%
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	-	-	4,273	4,273	50,000	9%
Boundary Expansion	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	8,512	574	2,412	64,421	75,920	225,000	34%
Other General Government Services								
Engineering Services - General Fund	435	4,768	3,533	-	-	8,735	50,000	17%
Miscellaneous Services	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	4,993	-	-	4,993	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
Preserve Area Maintenance								
Environmental Engineering Consultant								
Task 1 - Bid Documents	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	10,000	0%
Repairs and Maintenance								
Wading Bird Foraging Areas	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	-	-	-	-	N/A
Western Preserve	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	-	-	2,905	7,500	39%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance								
Professional Services								
Asset Management	-	-	1,964	-	3,927	5,891	15,000	39%
Repairs & Maintenance								
Aquatic Weed Control	-	-	-	-	38,250	38,250	120,000	32%
Lake Bank Maintenance	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	5,000	0%
Littortal Shelf Planting	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	N/A
Water Control Structures	500	97,310	300	-	-	98,110	-	N/A
Capital Outlay								
Aeration Systems	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Lake Bank Restoration	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	20,000	0%
Irrigation Deposits	-	-	-	-	7,631	7,631	-	N/A
Landscaping Services								
Professional Services								
Asset Management	-	-	1,864	-	3,727	5,591	5,000	112%
Utility Services								
Electric	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	3,000	0%
Repairs & Maintenance								
Public Area Landscaping	-	-	-	-	15,860	15,860	106,100	15%
Irrigation System	-	-	-	-	425	425	25,000	2%
Well System	-	-	-	-	-	-	10,000	0%
Plant Replacement	-	-	-	-	-	-	-	N/A
Operating Supplies								
Mulch	-	-	-	-	-	-	15,000	0%
Capital Outlay	-	-	-	-	-	-	-	N/A
Reserves for Future Operations								
Future Operations/Restorations	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	N/A
Sub-Total:	18,273	128,855	28,956	8,412	153,785	338,282	840,325	40%
Total Expenditures and Other Uses:	\$ 18,273	\$ 128,855	\$ 28,956	\$ 8,412	\$ 153,785	\$ 338,282	\$ 840,325	40%
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	30,196	(133,992)	234,750	-	
Fund Balance - Beginning	335,757	323,253	339,851	674,303	704,499	335,757	-	
Fund Balance - Ending	\$ 323,253	\$ 339,851	\$ 674,303	\$ 704,499	\$ 570,507	570,507	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	8	1%
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	5,845	0	0	0	5,847	11,000	53%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	7	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	5,214	131,443	328,405	34,889	17,886	517,837	539,344	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,216	\$ 137,289	\$ 328,406	\$ 34,890	\$ 17,889	523,691	\$ 550,352	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2013 Bonds	-	120,000	-	-	-	120,000	\$ 120,000	100%
Principal Debt Service - Early Redemptions								
Series 2013 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2013 Bonds	-	207,063	-	-	-	207,063	417,575	50%
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$327,063	\$0	\$0	\$0	\$327,063	\$537,575	N/A
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	34,890	17,889	196,628	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	1,114,663	1,149,553	970,814		
Fund Balance - Ending	\$ 976,030	\$ 786,257	\$ 1,114,663	\$ 1,149,553	\$ 1,167,443	1,167,443	\$ 12,777	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	2,670	0	0	0	2,671	5,000	53%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	4	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2,475	62,384	155,864	16,559	8,489	245,771	255,873	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,476	\$ 65,055	\$ 155,865	\$ 16,560	\$ 8,491	248,446	\$ 260,873	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds (Phase 3)	-	70,000	-	-	-	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 3)	-	85,488	-	-	-	85,488	169,488	50%
Operating Transfers Out (To Other Funds)								
Total Expenditures and Other Uses:	\$0	\$155,488	\$0	\$0	\$0	\$155,488	\$239,488	N/A
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	16,560	8,491	92,958	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	569,463	586,023	501,555	-	
Fund Balance - Ending	\$ 504,031	\$ 413,598	\$ 569,463	\$ 586,023	\$ 594,513	594,513	\$ 21,385	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	1,756	0	0	0	1,757	3,500	50%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	3	8	32%
General Redemption Account	0	0	0	0	0	0	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2,092	52,736	131,758	13,998	7,176	207,760	216,342	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Debt Proceeds								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,093	\$ 54,492	\$ 131,758	\$ 13,998	\$ 7,177	209,519	\$ 219,850	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds (Phase 4)	-	55,000	-	-	-	55,000	\$ 55,000	100%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 4)	-	77,413	-	-	-	77,413	153,994	50%
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$132,413	\$0	\$0	\$0	\$132,413	\$208,994	N/A
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	13,998	7,177	77,106	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	380,220	394,218	324,289		
Fund Balance - Ending	\$ 326,382	\$ 248,462	\$ 380,220	\$ 394,218	\$ 401,395	401,395	\$ 10,856	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	1,893	0	0	0	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	4	12	33%
Special Assessment Revenue								
Special Assessments - On-Roll	3,384	85,315	213,158	22,646	11,609	336,112	350,060	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,385	\$ 87,210	\$ 213,158	\$ 22,646	\$ 11,611	338,010	\$ 353,772	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2016 Bonds (Phase 5)	-	105,000	-	-	-	105,000	\$ 105,000	100%
Principal Debt Service - Early Redemptions								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2016 Bonds (Phase 5)	-	121,374	-	-	-	121,374	240,963	50%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	0	1,894	-	N/A
Total Expenditures and Other Uses:	\$0	\$228,267	\$0	\$0	\$0	\$228,268	\$345,963	N/A
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	22,646	11,611	109,743	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	509,868	532,514	434,382		
Fund Balance - Ending	\$ 437,767	\$ 296,710	\$ 509,868	\$ 532,514	\$ 544,124	544,124	\$ 7,809	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	1,284	0	0	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	2	8	30%
Special Assessment Revenue								
Special Assessments - On-Roll	2,296	57,890	144,637	15,366	7,877	228,067	237,599	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,297	\$ 59,175	\$ 144,637	\$ 15,366	\$ 7,878	229,353	\$ 239,807	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2017 Bonds (Phase 6)	-	82,713	-	-	-	82,713	164,200	50%
Debt Service-Other Costs								
Operating Transfers Out (To Other Funds)	0	1,284	0	0	0	1,284	-	N/A
Total Expenditures and Other Uses:	\$0	\$153,996	\$0	\$0	\$0	\$153,997	\$234,200	N/A
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	15,366	7,878	75,357	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	334,916	350,283	282,804		
Fund Balance - Ending	\$ 285,101	\$ 190,279	\$ 334,916	\$ 350,283	\$ 358,161	358,161	\$ 5,607	

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 February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Account	-	0	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	5	2,700	0%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	2	6	1,100	1%
Special Assessment Revenue								
Special Assessments - On-Roll	4,983	125,627	313,875	33,346	17,095	494,926	515,479	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,986	\$ 125,630	\$ 313,876	\$ 33,347	\$ 17,098	494,937	\$ 519,279	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	170,000	\$ 170,000	100%
Principal Debt Service - Early Redemptions								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	174,143	-	-	-	174,143	345,438	50%
Debt Service-Other Costs								
Operating Transfers Out (To Other Funds)	1	1	1	1	1	5	-	N/A
Total Expenditures and Other Uses:	\$1	\$344,144	\$1	\$1	\$1	\$344,148	\$515,438	N/A
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	33,346	17,097	150,789	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	748,671	782,017	648,324		
Fund Balance - Ending	\$ 653,309	\$ 434,795	\$ 748,671	\$ 782,017	\$ 799,114	799,114	\$ 3,841	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
Operating Transfers In (From Other Funds)	0	1,893	0	0	0	1,894	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 0	\$ 1,894	\$ -
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	\$ -
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	-	-	\$ -	\$ -
Legal Services							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
Other General Government Services							
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Capital Outlay							
Construction in Progress	-	-	-	-	-	\$ -	\$ -
Cost of Issuance							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 0	\$ 1,894	-
Fund Balance - Beginning	21,810	21,810	\$ 23,704	\$ 23,704	\$ 23,704	21,810	-
Fund Balance - Ending	\$ 21,810	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,704	\$ -

Prepared by:

JPWARD and Associates, LLC

**Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
Operating Transfers In (From Other Funds)	0	1,284	0	0	0	1,284	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 0	\$ 1,284	\$ -
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	\$ -
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	\$ -
Printing & Binding							
	-	-	-	-	-	\$ -	\$ -
Legal Services							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
Capital Outlay							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
Construction in Progress							
	-	-	-	-	-	\$ -	\$ -
Cost of Issuance							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	\$ -	\$ -
Underwriter's Discount							
	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 0	\$ 1,284	-
Fund Balance - Beginning	14,237	14,237	\$ 15,521	\$ 15,521	\$ 15,521	14,237	-
Fund Balance - Ending	\$ 14,237	\$ 15,521	\$ 15,521	\$ 15,521	\$ 15,521	\$ 15,521	\$ -

Prepared by:

JPWARD and Associates, LLC

**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 February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Contributions from Private Sources							
Operating Transfers In (From Other Funds)	1	1	1	1	1	5	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 6	\$ -
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	\$ -
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	\$ -
Printing & Binding							
Legal Services							
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	\$ -	\$ -
Capital Outlay							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
Construction in Progress							
Cost of Issuance							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
Underwriter's Discount							
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 6	-
Fund Balance - Beginning	34,281	34,282	34,283	34,285	34,286	34,281	-
Fund Balance - Ending	\$ 34,282	\$ 34,283	\$ 34,285	\$ 34,286	\$ 34,287	\$ 34,287	\$ -