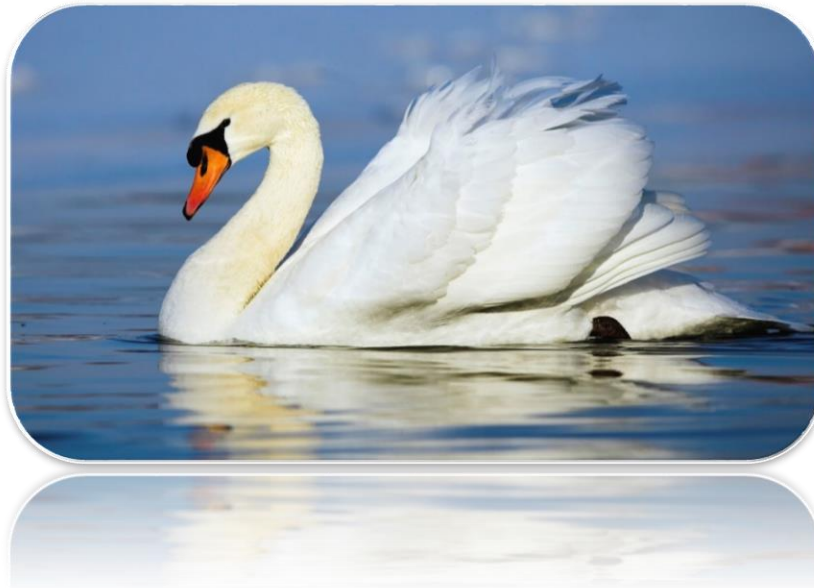


FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

APRIL 21, 2022

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

April 14, 2022

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, April 21, 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=e9b2e7d02280e2b1291c6453b9eb4f07a>

Access Code: **2333 161 0767**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2333 161 0767** 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. March 17, 2022 - Meeting. [page 6]
4. Continued Discussion – Fiscal Year 2023 Budget and Five (5) Year Capital Plan.
 - I. Fiscal Year 2023 Budget and Five (5) Year Capital Plan. [page 26]
 - II. **Resolution 2022-3**, approving the Proposed Budget and Setting the Public Hearing date, time and location for Fiscal Year 2023 (this item will also be considered at the May 19, 2022, meeting). [page 339]
5. Supervisor’s Requests.
 - I. Mr. Ron Miller - Discussion of additional Taylor Morrison lawsuit for construction defects and deferred maintenance.
6. Staff Items.
 - I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
 - a. Status Report on Litigation.

- b. Continued Mediation – April 26, 2022.
 - c. Non-Binding new Arbitration Hearing date – Rescheduled to May 2022. Final date to be determined.
 - d. Anticipated trial period between July 11, 2022, and August 5, 2022.
 - e. Update on discussions with HOA as to potential new litigation.
 - II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. [page 341]
 - 1. Strategic Operational Plan.
 - 2. SFWMD Water Use Permit & Pump Maintenance.
 - 3. Lake Drainage System Maintenance.
 - III. District Manager – JPWard & Associates, LLC.
 - a. Financial Statements for period ending March 31, 2022 (unaudited). [page 354]
7. 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.
8. Executive Session of the Board of Supervisors (Closed to Public).

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

The executive session is expected to last approximately thirty (30) minutes. At the conclusion of the executive session the Board of Supervisors will go back into Regular Session to conduct the balance of the regular agenda items.

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

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

9. Announcement of Next Meeting – May 19, 2022.

Quorum Call for May 19, 2022

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

10. Adjournment.

Staff Review

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

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

The fourth order of business is a continued review of the District’s Budget for the Fiscal Year 2023 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 Budget timeline is as follows:

| Date of Action | Action Required | Description | Status |
|--------------------------------|---|----------------------------------|---------------|
| March 17, 2022 | None | Presentation | Completed |
| April 21, 2022 | None | Continued Workshop | |
| May 19, 2022 | Final Decision on Proposed Budget | Final Workshop | |
| May 19, 2022 | Resolution 2022-3 | Approve Proposed Budget Required | |
| Week of June 13, 2022 | Mailed Notices to Residents | Manager Responsibility | |
| July 21, 2022 | Public Hearing to Adopt Proposed Budget | ADOPTION REQUIRED | |
| Week of August 22, 2022 | Adopted Assessment Rate to County | Manager Responsibility | |

The Board will continue to review the Fiscal Year 2023 Budget Plan and Engineer’s Reports and to be in a position to approve, only for the purpose to setting the Public Hearing, at the May 19, 2022, meeting. Once approved, the Board may continue to discuss the Fiscal Year 2023 Budget, however the one limitation is that no changes may be made after approval that would increase the Fiscal Year 2023 Expenditures/Assessment Rate.

Once approved the District will provide the required mailed notices to all property owners in the District.

The fifth order of business is a Supervisor’s Request from Supervisor, Ron Miller related to the further - discussion of an additional Taylor Morrison lawsuit for construction defects and deferred maintenance.

The sixth order of business are staff reports. Both the District Attorney and the District Engineer are present and will present on their current items.

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

Yours sincerely,
Flow Way Community Development District



James P. Ward
District Manager

The Fiscal Year 2022 schedule is as follows:

| | |
|-----------------|------------------------------|
| April 21, 2022 | May 19, 2022 |
| June 16, 2022 | July 21, 2022 Public Hearing |
| August 18, 2022 | September 15, 2022 |

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

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The Regular Meeting of the Board of Directors of the Flow Way Community Development District was 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.

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Present and constituting a quorum:

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

22
23
24
25

Also present were:

| | |
|---------------|-------------------|
| James P. Ward | District Manager |
| James Messick | District Engineer |
| Greg Woods | District Counsel |

26
27
28
29

Audience:

Dave Boguslawski
Jim Hadder (ph)

30
31
32
33

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

34
35

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

36
37
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39

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 Ron Miller, constituting a quorum. Supervisor Miller arrived 10 minutes late.

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41

SECOND ORDER OF BUSINESS

Public Comments

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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.

45
46
47
48

Chairperson Stamp reviewed public comment protocols. He stated due to the anticipated length of the meeting certain Items would be taken out of order of the published Agenda. He asked District Council to proceed with the Staff Report, District Counsel, portion of the meeting.

49 Mr. Greg Woods indicated the HOA filed a revised answer in the lawsuit; the HOA did not file for a
50 counterclaim but appeared via an answer. He stated the HOA changed their status and were no longer
51 defendants. He reported under the case management plan, trial was set in the May/June trial docket; in
52 the case management plan, mediation had to be completed prior to trial; therefore, he was trying to
53 coordinate a date with Taylor Morrison in the first two weeks in April for mediation. He stated Mr.
54 Stamp would be a representative of the Board but would have no power to bind the Board to any
55 decision; a proposal would be brought to the Board during a shade session, discussed and voted upon.
56 He stated a couple more depositions would be done of corporate Taylor Morrison. He stated discovery
57 would be completed by the end of April. He stated the nonbinding arbitration was still set for April 26
58 and if they did not settle at mediation, and Mr. Stamp would attend the nonbinding arbitration.

59
60 Mr. Bhatla asked if the corporate persons being deposed belonged to the national Taylor Morrison
61 corporate office, or the Florida Taylor Morrison corporate office.

62
63 Mr. Woods responded the Board was suing Taylor Morrison Esplanade, LLC., which was the entity who
64 owned and owns property in the Esplanade development, as well as Taylor Morrison of Florida, Inc.,
65 which was Taylor Morrison's arm in the State of Florida.

66
67 Mr. Ron Miller joined the meeting via audio and indicated he was en route.

68
69 Chairperson Stamp indicated Item 6 would be discussed once Mr. Miller arrived. He stated the purpose
70 of today's meeting was not to adopt a budget; therefore, the consideration of Resolution 2022-3 would
71 be held until July when the Budget would be adopted. He asked if there were any items which would be
72 discussed while waiting for Mr. Miller to arrive.

73
74 Mr. Tom Kleck noted Mr. Jim Hadder wished to speak about various lake concerns.

75
76 *Mr. Jim Hadder: Throughout the golf course, especially on the 16th hole, there are unusual growths.*
77 *There are trees there that are dead and dying. They done belong in the littorals. They don't even belong*
78 *on the golf course. They are kind of in the way. I was wondering if you would consider allowing the*
79 *superintendent to remove anything that was non-littoral in fashion. I've shown pictures to Ron and Tom*
80 *Kleck, and they don't belong there. So, at no expense to the CDD, if you could authorize the*
81 *superintendent to remove those along the littoral banks, we would appreciate it.*

82
83 Mr. Ward stated Mr. Hadder needed to meet with Jim Messick and if Mr. Messick approved then the
84 undesirable plantings could be removed. No additional Board approval was needed.

85
86 Mr. James Messick stated that they could meet while the arborist was onsite to work together.

87
88 Mr. _____ 10:20 asked for photos and locations of the undesirable plants; he would ensure the plants
89 were actually undesirable nuisance plants which could be removed.

90
91 Mr. Hadder stated the Grounds Committee, of which he was a member, was in a planning state,
92 planning range expansion. He noted there was a section of the driving aqua range which was deemed to
93 be eroded and could be filled in. He stated this eroded section was on the right side of the driving range
94 between the range and Tee Boxes. He stated the preliminary bill to take care of the erosion would be
95 \$39,000 dollars just to fill in and did not include the cost of building up the littoral banks. He stated it
96 might be advantageous to both the CDD and HOA to include this cost in next year's budget.

97

98 Mr. Messick asked if the intent was to fill a portion of the lake which was eroded. He asked for a sketch
99 of what Mr. Hadder proposed to do.

100

101 Mr. Hadder displayed a photo of the area and discussed what the plans were.

102

103 Discussion ensued regarding Mr. Hadder's recommendation. Most of this conversation was
104 (indecipherable), no audio was picked up. There was approximately three minutes of lost audio at this
105 point.

106

107 Chairperson Stamp noted audio was back and asked Mr. Ron Miller to discuss Item 6 on the Agenda:
108 Supervisor's Request - Discussion of additional Taylor Morrison lawsuit for construction defects and
109 deferred maintenance.

110

111 Mr. Ron Miller thanked the Board and Chairperson Stamp. He noted the court date for the lawsuit was
112 fast approaching. He noted the Board had never had a discussion regarding how much money it wished
113 to obtain through the lawsuit. He asked if there were any possibility of having this conversation off this
114 record.

115

116 Mr. Woods stated the desired amount could not be discussed ahead of time; if a settlement was
117 proposed by the other side, the Board could then be brought into a shade session for discussion. He
118 stated discussing lawsuit money in a public session would create multiple problems for multiple reasons,
119 and from a litigation standpoint, should not be done.

120

121 Mr. Miller asked if the judge or jury would ask what the CDD wanted.

122

123 Mr. Woods responded in the affirmative; he would be making a request for a certain amount of money
124 based upon the testimony to date. He stated Mr. Tim Hall testified the amount of money needed to
125 take care of the preserves in the future was in the \$3 million dollar range. He stated claims were made
126 for past payments in an amount close to \$1 million dollars.

127

128 Mr. Miller stated he believed if Mr. Woods polled all five Board Members, Mr. Woods would receive five
129 different numbers. He stated \$3 million dollars was just scratching the surface.

130

131 Mr. Woods stated the opinions of the Board Members did not matter in a court of law. He explained
132 only someone with expertise in the actual cost of the environmental cleanup could make a
133 determination.

134

135 Mr. Miller stated it was a matter of maintenance in perpetuity, not a matter of specific numbers. He
136 noted the CDD had limited investment options; funding for a \$250,000-dollar annual maintenance cost
137 in perpetuity would not be covered by \$3 million dollars.

138

139 Mr. Bhatla stated he understood the engineer would determine the operation and maintenance costs;
140 however, an engineer could not make the necessary funding estimate; an actuary was needed. He
141 noted he spoke with an actuary consultant who estimated more like \$8 million to \$10 million dollars
142 would be needed. He recommended the lawyers bring in an actuary expert.

143

144 Mr. Miller agreed.

145

146 Chairperson Stamp noted the Corps had mentioned it would apply a 2-3% interest rate.

147

148 Mr. Winters agreed indicating the Corps said the benchmark was 2%.

149

150 Mr. Miller stated the best circumstance would be if an offer were received and the shade session was entered. He stated it was important to hold this discussion. He noted the attorney needed a roadmap.

151

152
153 Mr. Woods explained the lawsuit was attempting to declare the transfer invalid, so Taylor Morrison would still hold the title to the preserves. He stated if this were accomplished, the \$3 million would become irrelevant. He noted whatever amount the Board indicated it wished to receive through the lawsuit was irrelevant as he was required to have an expert opine as to the cost of the remediation and ongoing maintenance expense, and another expert opine as to the calculation of the fund needed to maintain the preserves. He stated the interest rate used would follow the lines of what the Corps would typically use. He noted an expert could opine as to the percentages based on the Corps' numbers. He stated these would happen at trial. He noted in terms of settlement, when there was an actual settlement offer, then numbers could be negotiated and discussed; however, the opinions of the Board Members would be irrelevant for the trial. He stated he would try for the highest number possible, but at the same time you did not want to appear with a number which was too high and lose credibility.

164

165 Mr. Miller stated he wanted to discuss filing a second suit for construction defects. He stated in August of 2018 Taylor Morrison lost a \$17.3 million dollar suit to Aqua Lakes Community Association and in November 2021 Taylor Morrison lost a \$35 million dollar suit to Poinciana CDD. He noted Taylor Morrison had two other lawsuits pending against them. He discussed the motion he made and withdrew during the last Board Meeting regarding filing a second lawsuit for construction defects.

169

170
171 Mr. Woods stated the judge ruled a separate suit would have to be filed regarding any defective construction issues.

172

173
174 Mr. Miller stated he felt this should be done sooner rather than later. He noted the Board now had significant numbers it had to assess to the residents because of Taylor Morrison. He stated while it would be wonderful to file a joint suit with the HOA for construction defects, he did not want to wait for the HOA if the HOA were not ready to file. He stated he wanted to have this second suit filed before entering the courtroom for the first suit. He noted he understood the Board did not have a lot of money to spare at this time, but he did not feel it would cost much to just file the suit; the time and money came later with due diligence, discovery, depositions, etc., and this could be deferred until the funds were available. He asked how the other Board Members felt about this idea.

181

182
183 Mr. Winters stated (indecipherable).

184

185 Mr. Woods indicated he could not hear Mr. Winters.

186

187 Chairperson Stamp stated Mr. Winters was saying in effect, the Board already authorized a second lawsuit as it authorized trying to amend the lawsuit to add the claims.

188

189
190 Mr. Woods stated Mr. Miller was correct, a second suit could be filed, and it would not be expensive to get the filing done; the costs came later. He stated if the Board wished this to be done, he could file the secondary suit relatively quickly. He stated Counsel's preference was to try and file this suit with the

191

193 HOA as a plaintiff. He noted the HOA was hopeful to be ready to file suit in 6 to 8 weeks; from a
194 strategic standpoint he would like to be joined with the HOA in the same suit, but this might not occur
195 for a couple of months or longer; therefore, if the Board wished to proceed with filing the suit this could
196 be done.

197

198 Mr. Kleck stated he felt hearing Taylor Morrison was losing other cases was a good indication the CDD
199 had a good chance of winning its case as well.

200

201 Mr. Bhatla stated he felt authorization to file a construction defect suit had already been given. He
202 stated before increasing the residents' assessment the CDD needed to show it was taking action and it
203 needed to show cause for why assessments were being raised. He stated he was watching corporate
204 Taylor Morrison carefully and watching the Taylor Morrison annual reports. He noted Taylor Morrison
205 seemed to be underrepresenting its potential environmental liabilities. He stated he felt the SEC would
206 not be pleased.

207

208 Chairperson Stamp discussed reporting rules as related to the SEC.

209

210 Mr. Bhatla discussed ESG and the Taylor Morrison Corporation. He noted Taylor Morrison had eight
211 presidents and the President of Taylor Morrison of Florida may or may not communicate with the
212 Corporate Office.

213

214 Mr. Ron Miller stated he did not know whether the President of the Taylor Morrison Corporation knew
215 of the lawsuit specifically, but he knew the President of Taylor Morrison in Phoenix was aware of the
216 situation. He noted he wrote the President of Taylor Morrison in Phoenix a letter a long time ago.

217

218 Chairperson Stamp stated he agreed he was given the authority to move forward with filing a second
219 lawsuit; it was more a judgment regarding tactics and strategy that this was delayed. He noted it was
220 the advice of Counsel, and he agreed, that it was better to wait and file with the HOA. He noted at some
221 point it may be necessary to move forward without waiting for the HOA, but he did not feel this was
222 necessary yet. He stated if the case went to trial in June, and there was an excellent chance the trial
223 would be postponed, the secondary case could be filed the week before the trial and there was plenty of
224 time to wait for the HOA to be ready to join the case. He added if the purpose was to show the public
225 the CDD was trying, the Budget was not going to be adopted until July and the construction defect case
226 could even be postponed until July. He noted there had been discussion between CDD counsel, HOA
227 counsel, and the HOA. He stated it was possible, in the next 60 days plus, which would still be before
228 the June trial date and the July budget public hearing, even if filing a joint case with the HOA fell
229 through, the CDD could still accomplish its goals.

230

231 Mr. Ron Miller suggested not taking any action today but perhaps during the April Board Meeting this
232 could be considered again, and he might make a motion during the April meeting to file suit no later
233 than May 31, 2022.

234

235 Chairperson Stamp thanked Mr. Woods.

236

237 **THIRD ORDER OF BUSINESS**

Consideration of Minutes

238

239 **February 17, 2022 – Regular Meeting**

240

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

243
244 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla,**
245 **and with all in favor, the February 17, 2022, Meeting Minutes were**
246 **approved as amended.**

247

248 **FOURTH ORDER OF BUSINESS**

248 **Consideration of Resolution 2022-2**

249

250 **Consideration of Resolution 2022-2, a resolution of the Board of Supervisors of the Flow Way**
251 **Community Development District: (i) approving the execution and delivery of two applications to the**
252 **South Florida Water Management District requesting a transfer of an existing Water Use Permit from**
253 **Taylor Morrison to the District; and (ii) authorizing the District Manager to sign or execute such**
254 **additional application documents as are necessary or required in connection with obtaining further**
255 **approvals of any modifications to the Water Use Permits**

256

257 *Mr. Ward: This is the authorization to transfer the existing water use permits for the irrigation system*
258 *within all of Flow Way from its current ownership, which is Taylor Morrison, to the CDD. We deferred it*
259 *for a couple of months. I think Bart was going to go look at some items with respect to that permit along*
260 *with Jimmy and they are in concurrence it is time to move forward with transferring those water use*
261 *permits over to the CDD.*

262

263 Mr. Messick agreed it was appropriate for the CDD to maintain and take responsibility for ownership of
264 the irrigation consumptive use permits.

265

266 Mr. Kleck asked about potential expenses as a result of this transfer.

267

268 *Mr. Bhatla: It is only the fee involved, which is \$100.*

269

270 Mr. Kleck discussed his previous experiences with a different HOA in which the HOA took over
271 responsibility for the fountains in the neighborhood which ended up being a tremendous expense to
272 maintain.

273

274 *Mr. Ward: Yes. There is a substantial expense for the District to get into the business of maintaining the*
275 *assets it owns. This irrigation system is one of those assets. We will incur a significant expense as a part*
276 *of the 2023 budget for which we will get into all of the costs of that, including the irrigation system,*
277 *when we talk about the budget. We do have estimates of that, and if you don't mind, we will do that as*
278 *a part of the budget process.*

279

280 *Mr. Winters: Should we know what that number is before we vote to take it over?*

281

282 *Mr. Messick: We have looked at the assets. We do know that one of the reuse pumps is being looked at*
283 *today, so we will find out the cost to get that back up and running this week.*

284

285 *Mr. Ward: I want to point out, because Martinn's question is good, we already are maintaining these*
286 *assets. All of the assets of the District have come into the CDD basically as of January 1 of this year, so*
287 *all of the expenses, the reuse/irrigation system, the stormwater system, the lake banks, littoral shelves,*

288 *entranceways, the fountain, roadway, bridge, landscaping, etc., all are in the CDD and being maintained*
289 *by us right now. So, this facility is a CDD facility. All we are doing with respect to the permit is just*
290 *ensuring that 374 million gallons of irrigation water that's in this community is permitted correctly on a*
291 *going forward basis. We can always change the permit. That's clear we can do that. That permit is*
292 *integral to, and important to, the integrity of the assets of this entire community and has to go*
293 *somewhere, so it has to get out of Taylor Morrison's name and come to the CDD. The cost of the*
294 *maintenance, whether the HOA does it or the CDD does it, is not insignificant.*

295
296 Mr. Winters asked if there were any deferred maintenance or construction defects associated with the
297 asset.

298
299 *Mr. Ward: As a part of your budget process, we are going to go through all of the capital elements that*
300 *need to be repaired, replaced, etc. I don't really see any major issues with the reuse/irrigation system.*
301 *We do obviously have some problems with it at the moment, which are being worked on and repaired,*
302 *but we will get into that with the budget process. These are minor at the moment.*

303
304 *Mr. Bhatla: I think it is reasonable to ask our engineer to prepare a brief report indicating the expense*
305 *that we are learning about, like an information item, so the Board Members are aware of the cost.*
306 *Everything you said was appropriate. It has to come to us. He asked for a report including information*
307 *about the ground wells, etc., the replacement and repair costs, etc.*

308
309 Mr. Ward indicated this could be done.

310
311 Mr. Dave Boguslawski indicated he had information regarding the pump which was inspected.

312
313 Mr. Ward asked him to defer this until later in the meeting.

314
315 Chairperson Stamp called for a motion.

316
317 **On MOTION made by Mr. Bart Bhatla, seconded by Mr. Tom Kleck,**
318 **and with all in favor, Resolution 2022-2 was adopted, and the Chair**
319 **was authorized to sign.**

320
321

322 **FIFTH ORDER OF BUSINESS** **Fiscal Year 2023 Budget Plan**

323

324 **Fiscal Year 2023 Budget Plan and Five (5) Year Capital and Asset Evaluations**

325

326 *Mr. Ward: I am required to prepare and present a budget to you on or before June 15th of each year. At*
327 *some point during the process, you have to approve it so we can set a public hearing and do the mailed*
328 *notice requirements. Conceptually, the process would be that we would start that process today by*
329 *reviewing your proposed budget. We will have today, April and your May 19th Meeting for purposes of*
330 *review of the budget. At the main meeting you will need to make a decision on, for lack of a better term,*
331 *approval. It does not bind you to anything, but it merely allows Staff to proceed forward to your public*
332 *hearing. Then in June we will do the mailed notices and at the July meeting you adopt the budget.*
333 *Approval lets you move forward, and adoption puts in place the assessment rates and the programs with*
334 *respect to your budget. Today, we are going to start that process with you and in preface to actually*

335 *preparing the budget, you had authorized in the latter part of 2021, Calvin Giordano (CGA) to prepare a*
336 *number of reports for that outlined the status of the existing assets, values of our existing assets, five*
337 *year capital plan for all of those assets, what needs to be done on a short term basis for 2023, and on a*
338 *five year basis for the restoration of all those assets, and how to handle that on a going forward basis.*
339 *Then one they finish that with you, I will get into the financial impacts of the plans that have been*
340 *prepared for you by CGA for all of your assets. We will start with Jimmy with his three reports and when*
341 *he's finished, I will summarize that with a review of your proposed 2023 budget. All of the information*
342 *and the costs that he has in his reports then fall into your proposed budget for 2023.*

343

344 **I. Calvin, Giordano & Associates – Capital and Asset Reports**

345

346 **a. Capital Improvement Program**

347 **b. Asset Replacement Cost Report**

348 **c. Stormwater Erosion Report**

349

350 Mr. Messick discussed his process including investigative work researching various permits. *With*
351 *regard to the environmental resource permit through South Florida Water Management District,*
352 *there were quite a few permits. There was a family of 22 applications that have been submitted to*
353 *the District for approval. Originally in 2002 the original PRP was submitted. It's application*
354 *000518-10. Since the original permit there have been various permit extensions and compliance*
355 *minor mods that were submitted, until 2012 in November, the conceptual approval and*
356 *(indecipherable).*

357

358 Mr. Messick continued to discuss the various permits which were approved and modified over the
359 years. He indicated he also researched the plats submitted to Collier County which outlined what
360 parcels and what dedications were required for the HOA, Esplanade Golf and Country Club of
361 Naples, Inc., Collier County Water and Sewer District, Collier County, Public Utility Easements,
362 North Collier Fire Control District, and reserves to the developer. He explained this research
363 allowed him to do an inventory of the assets. He reported assets included the drainage system,
364 irrigation system, entry feature, entry roadway, and landscaping. He reported the drainage
365 system consisted of lakes and canal banks, pipes, and structures; the irrigation system was
366 primarily the pump house, pumps, controls, irrigation mains; the entry feature was the roadway,
367 landscaping, curbing, striping, signage, marquis sign, and fountain at the entrance along
368 Immokalee; and the landscaping included the landscape buffers and internal common elements
369 identified.

370

371 Mr. Messick indicated his first report identified what the asset replacement costs were; the total
372 projected asset replacement costs were estimated at \$12.2 million dollars. He noted these
373 numbers should be updated annually to account for construction and District changes due to
374 inflation, labor rates, material availability, taxes, and insurance. He noted the purpose of this
375 report was to provide the CDD with asset replacement construction costs in order to establish a
376 capital reserve program. He discussed the irrigation pump house and system; the pump station
377 located northeast was well landscaped and the overall irrigation reuse system used surface lakes
378 for withdrawal for irrigation systems through the community. (Indecipherable). He reported the
379 Hatcher parcel had a separate system which had its own pump station, valve, motor with electrical
380 and filter, and included its own mains. He discussed the stormwater drainage system which
381 included the control structures, weirs, culverts, drainage structures, littorals, pipes, etc. He
382 discussed the next asset, the entry feature, which included paver brick roadway, curb and gutter,

383 pavement markings, signage, marquis sign and entrance water fountain. He stated lastly was the
384 landscaping and a map was included which identified the landscaping areas. He discussed the
385 various landscaping buffers. He stated the report also included pictures of the various assets.
386

387 Mr. Messick reported in order to develop an accurate 5-year Capital Improvement Plan (CIP), all
388 the permit conditions were taken into consideration. He discussed the condition of the lake banks
389 noting the easements and slopes in the community had deteriorated and been compromised by
390 weather and wave erosion, as well as installation of downspout yard drains. He noted rip rap was
391 installed to help with erosion, but he recommended not allowing any future installation of
392 downspout yard drains. He stated the homes, or the affiliated association, would be responsible
393 for rectifying these downspout conditions prior to lake bank restoration. He discussed the footage
394 per lake which would require corrective action or reconstruction, explained the materials required
395 for lake restoration, and the fiscal impact of providing these improvements. He noted the permit
396 held the CDD responsible for correcting erosion. He discussed lake bank erosion restoration
397 options and costs. He noted dredging or recovering the fill which had been eroded, and re-
398 grading the lake banks, particularly into Geotubes, was the recommended option as it was the
399 least intrusive and disruptive to residents and cost \$49.50 per foot, totaling \$618,629 dollars. He
400 stated these numbers were also included in the Capital Improvement Plan based on the lake
401 erosion evaluations and ratings identified; rating was from 1 through 5, with 5 being worst with
402 over 30 inches of lake bank restoration necessary to meet permit conditions. He stated GIS
403 prepared maps for review. He noted there were tables which identified necessary lake bank
404 restoration and costs per lake. He stated the cost for littorals were also included in the CIP.
405

406 Mr. Messick stated the last item prepared was a Capital Improvement Program which was a “cliff
407 notes” of all the CIP projects. (Indecipherable). He read the executive summary: “The Capital
408 Improvement Program establishes, prioritizes, and plans funding for programs to improve existing
409 infrastructures and facilities. CIP promotes better use for the CDDs limited financial resources,
410 reduces costs, and assists in coordination of community asset maintenance. The CDD’s CIP is a
411 five year program which identifies the major expenses over and above routine annual operating
412 expenses. While the CIP serves as a long-range plan, it is reviewed and revised annually. Priorities
413 may be changed due to funding opportunities or circumstances that cause more rapid
414 deterioration of the community’s asset.” He indicated the Capital Improvement Program included
415 the capital improvements proposed in the budget for Fiscal Year 2023 through Fiscal Year 2027.
416 He discussed the different sections of the Capital Improvement Plan including stormwater
417 management services, erosion restoration, drainage pipes, internal and external preserves,
418 irrigation pump station and community (indecipherable). He noted the Program outline included
419 who, what, where, when, and why for each project.
420

421 Mr. Kleck asked when his lake would be fixed. He noted the report indicated it would only cost
422 \$1,485 dollars to fix his lake.
423

424 Mr. Messick responded his lake was projected to be fixed in 2027 as it was a small lake with little
425 erosion.
426

427 Mr. Kleck asked what the \$1,485 dollars would fix.
428

429 Mr. Messick responded the slope of the bank would be restored to permit requirements.
430

431 Discussion ensued regarding the reports presented by Mr. Messick; a previous estimate of
432 \$500,000 dollars to bring littoral plantings up to permit requirements; and the investigation of
433 lake bank littorals revealing there were no littoral areas missing; all littoral plantings were up to
434 and exceeding permit requirements.

435
436 Mr. Messick indicated the CIP included lake bank erosion restorations, littoral plantings, drainage
437 pipes and structures. He explained the immediate actions needed in pipes and structures were
438 identified, as well as lake bank restoration.

439
440 Discussion ensued regarding littoral plantings, permit requirements for littoral plantings; and the
441 lake maps including permitted littoral plantings.

442
443 Mr. Messick noted not all lake banks were required to have littoral plantings.

444
445 Mr. Kleck noted the Audubon Golf Course, which was also a Troon property, and the lakes at the
446 Audubon were gorgeous. He discussed the flowering littorals around the lake and the clear water.
447 He asked if anyone had contacted the Audubon regarding how it was maintaining its lakes. He
448 stated he felt whatever plan the Audubon followed was clearly working very well.

449
450 Mr. Messick responded he had not communicated with Audubon.

451
452 Mr. Kleck asked if it would be possible to communicate with Audubon.

453
454 Mr. Messick responded in the negative.

455
456 *An unidentified member of the audience stated: You have to keep in mind too, the developer*
457 *giving you a starting point of what they were required to do, so maybe they have gone and done*
458 *further enhancements on top of that. What we've found is that the plants are all where they are*
459 *supposed to be and there are additional plants around portions of the lake in addition that have*
460 *either volunteered or were over planted. They are also all the same plant more or less, 80% to 90%*
461 *of the littoral plants are spikerush and cordgrass. He noted there were some littoral plants which*
462 *did flower in some of Flow Way's lakes, but this was not widespread, while Audubon may have*
463 *had mostly flowering littorals permitted and planted.*

464
465 Mr. Ron Miller made comments in regard to other communities using creeks to control the water
466 levels in the lakes.

467
468 *Mr. Messick: You see, with stormwater setups that are setup with positive inflow and a discharge,*
469 *you will get the clearer water, it will pass through to make it a little bit cleaner. In this case the*
470 *Flow Way canal on the outside is what's leading water from the preserves to the north to the*
471 *Cocohatchee canal on Immokalee and we don't reap the benefits of that fresh water coming in.*
472 *The Flow Way is not feeding our lakes, but it is connected. We have overflow control structures*
473 *that discharge to the canal. Typically, you are going to see water leaving, not water coming in.*

474
475 *Mr. Winters: This is a 5 year plan, and I assume there are assets whose lives last longer than 5*
476 *years. My question is, for those long-lived assets, are we establishing preserves, or should we be*
477 *establishing preserves, to replace some of these more expensive items that are going to fail in year*
478 *6 or 10?*

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Mr. Ward: In my perfect world the answer is absolutely we should be doing that. But we are operating on a cash basis.

Mr. Winters: Is it worth setting up a contingency (indecipherable)?

Mr. Ward: I don't think it's large enough to really need it. If we did it, in a project this size, it's going to be a \$150,000 dollar a year addition to your budget for that kind of a reserve. I don't think we need it right now. I think in three years we could take a look at that.

Chairperson Stamp: Part of it will be how the lawsuits come out.

Discussion ensued regarding the necessity of setting up a reserve account; and revisiting the reserve account in a few years.

Mr. Ron Miller asked a question to Jimmy Messick and made some comments regarding assessments on the residents increasing, while looking at a 5-year plan that instead of killing everyone on year one, looking at options of moving items from the budget by priority.

Mr. Messick: The priority level is based on how much erosion the lakes have, so lakes 12, 20 and 21 were put in front of lakes 7 and 8 because they have more erosion to them, but certainly the Board, if you want us to move one in front of the others, the work could be done. (Indecipherable) could make the case to let them do the improvements and they will come in and finish the lake bank restoration after they're done, whether that's in 2024 or we can push it back to 2025. We have the time to decide that. This discussion is good because that wasn't considered in our –

Mr. Miller: Or we can leave things just the way they are, and make those decisions at that time?

Mr. Ward: The answer is yes. We can do that. If you look in the 2023 capital program, we do keep a contingency. I'm keeping a contingency item within the erosion restoration, so there is a \$10,000-dollar contingency item in here, plus what we don't know right now is whether lake 11 and lake 21 are going to be at those total numbers. They might be under; they might be over. So, we have some leeway. It's not going to be October, November, December, January leeway, but maybe by March or April next year we will have a better understanding of whether we can actually say yes to moving it, but conceptually we can make those kinds of changes on a going forward basis. It's just something we should look at maybe after the winter.

Mr. Messick: It's worth mentioning that we will put out an RFP for contractors to bid on for all five years, so we will that will hold those pricing down they will have to stay to those prices for that period and see those prices now.

Mr. Miller: I just wanted to make sure that we have the opportunity to cooperate in the (Indecipherable).

Chairperson Stamp: We have pretty good transferability between lines. We can pretty much move stuff around, but we have to have a good rationale for doing it.

526 *Mr. Bhatla: I got the impression that the lakes and littorals we got from the developer were in*
527 *good shape, in other words they complied with the permit requirements.*

528
529 *Mr. Messick: yes.*

530
531 *Mr. Bhatla: So essentially the capital improvement program, operations, and maintenance, is not*
532 *including (indecipherable).*

533
534 *Mr. Messick: yes.*

535
536 *Mr. Bhatla: So, all this information would also provide us information about what we might have*
537 *had as deficiencies at the time of the turnover. We need these starting points.*

538
539 **II. Proposed Budget – Fiscal Year 2023**

540
541 *Mr. Ward: I'm going to start on page 1. Pages 1 through 4 are the meat of your operations budgets.*
542 *One of the most important elements of this budget is how much cash we will have at the end of the*
543 *existing fiscal year that will carry us through December 31 when we begin to receive a lot of the*
544 *assessment revenue from the project. Our estimate is that we will only have about \$90,000 dollars*
545 *left by the end of this fiscal year that will let us pay bills October, November, and December. What*
546 *I've calculated here is a way to get that cash level up to roughly \$350,000 dollars to \$400,000 dollars*
547 *by the end of 2026, so we will then have enough money to carry our budget. I have included \$91,000*
548 *dollars in this year's budget. You'll see it as a negative number in the far right column. A negative*
549 *number in a government in this line item is really money coming in. That's money that will come in,*
550 *in 2023, 2024, 2025, and then going into 2026 we will have enough money to basically operate the*
551 *district on the first three months. I've spread that pain out over a three-year period, for lack of a*
552 *better term, in order to try to meet these requirements. In actuality, the number is roughly 2.7*
553 *months of your current year operating budget. The 2.7 comes in because these days we tend to get*
554 *money around the 18th, 20th, 21st, 22nd of December just due to the way the appraisers and the*
555 *collectors send us money on an ongoing basis.*

556
557 *Mr. Ward: This budget is broken down by department. Departments are just the segments of the*
558 *way in which we will operate the District. The first section is all of the administrative costs of the*
559 *District which we have had in this budget from the beginning of this District. In the current year we*
560 *are in, it's a \$306,000 dollar a year operation. In 2023, that is a \$350,000 dollar a year operation.*
561 *Really, the only change to it from budget year to budget year is legal fees and a little increase in*
562 *insurance projected for 2023. Obviously that number can go up or down simply as a result of the*
563 *legal fees. The remaining items in here are relatively static items that stay consistent from year to*
564 *year with some minor changes based on contract changes that we have on a year-to-year basis.*
565 *Your engineering fees are the second part of this administrative piece. In the current year we are in,*
566 *your budget is \$25,000 dollars. I've increased it to \$55,000 dollars for 2023. We have a significant*
567 *cost in the current year we are in simply to get all of the kinds of reports we've developed with Calvin*
568 *Giordano in the current year necessary to operate this District beginning in 2023-2024, etc. We go to*
569 *the next part. Your stormwater management system is broken down into essentially two parts. One*
570 *part is your favorite part of this entire budget which is the external preserve maintenance item. The*
571 *budget has traditionally been roughly \$260,000 dollars a year. It's basically the same as what it was*
572 *in 2023, except for \$55,000 dollars that are coming into the budget from some capital*
573 *improvements, and if you look on the capital plan, that is simply the fencing for the external*

574 *preserves that's been scheduled in over the five-year period. The next part of your stormwater is the*
575 *lakes, the lake banks, the littoral shelves, the capital associated with that, and how we are going to*
576 *operate that in fiscal year 2023. Interestingly enough, our 2022 budget has that number at roughly*
577 *\$81,600 dollars for the current year. Those are the numbers that we had been consistently carrying*
578 *for a couple of years in our budget. Now that this is the first year of pay operations and the first year*
579 *that we have really had an opportunity to evaluate what it really costs to maintain the system, that*
580 *number needs to go up to \$476,000 dollars for fiscal year 2023, and that includes the capital*
581 *elements that I will get to in a few moments and that Jimmy has mentioned on an ongoing basis in*
582 *order to maintain the system. I'm not going to tell you that's the Audubon's scale of operations,*
583 *because I don't know that obviously, but it will get us to an operational base that I think is*
584 *substantively more reflective of a community that's built out and that we need to have on a year-to-*
585 *year basis going forward. You will see improvements from what we have now. The next part of this*
586 *budget and the other part of the program is the community wide irrigation system. The irrigation*
587 *permits, as Jimmy referenced, were permitted at 374 million gallons a year of irrigation water for*
588 *this entire community. It sounds like a lot of water but for a community of this size it's pretty*
589 *normal. It included the pump station, the pumps, and wells with the station, etc. In the past, it was*
590 *estimated at \$35,000 dollars. The real number is roughly \$125,000 dollars a year in order to operate*
591 *and maintain that system including a few minor capital elements that go with it. Then another big*
592 *piece is the landscaping systems and those assets at the front entranceway. They include your*
593 *fountains, pavers, the bridge which surprised me. It's a private bridge, not maintained by Collier*
594 *County. It's a bridge specifically for Esplanade, so it's got to be insured, it's got to be operated and*
595 *maintained correctly. That budget is \$268,000 dollars for fiscal year 2023. In our old budgets we*
596 *had roughly \$45,000 dollars, obviously not even close to what it's going to require to maintain that*
597 *bridge. So, your overall operating budget is \$1,653,000 dollars for fiscal year 2023, plus the \$92,000*
598 *dollars to try to move some of the cash balance up, so your total assessment is going to be roughly*
599 *\$1,744,000 dollars for fiscal year 2023. What does that mean? It means our existing assessment is*
600 *\$525.04 dollars per unit. Our projected assessment for fiscal year 2023 is \$1,473.28 dollars.*
601 *Although it is a pretty significant number in terms of the change, what we tried to do in terms of this*
602 *budget was make that number sustainable for five years. Basically \$1,500 dollars a year is what we*
603 *think we will need, but maybe with some minor increases or decreases, most of that I think will be*
604 *more litigatory in nature in terms of increases, and if we have any other unexpected expenses, it may*
605 *have an impact on that number.*

606
607 *Mr. Bhatla: Certain systems have been moved from HOA to CDD, so essentially the cost it isn't going*
608 *up because we were spending it already.*

609
610 *Mr. Ward: What's in the existing anticipated columns we pulled over basically from the HOA. But*
611 *then we did do an external separate evaluation of the cost it would take us to do that, including the*
612 *capital costs, which is a significant portion of this entire budget process.*

613
614 *Chairperson Stamp: But there is a difference. When the HOA was under developer control, they*
615 *didn't do the maintenance. We are building in numbers for maintenance that they didn't.*

616
617 *Mr. Bhatla: In other words, the irrigation system was being operated by HOA, now we are just*
618 *taking it over, so we are increasing our costs, and the HOA is decreasing their costs. Would there be*
619 *a net number?*

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621 *Mr. Ward: No this is not a net number.*

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Mr. Miller: I think what he's saying is that there isn't additional money for the residents, it's just that if the Taylor Morrison HOA was to do this, but they didn't and that's why we are suing them.

Mr. Ward: Right. That's what I'm saying.

Mr. Bhatla: So, it's all an additional amount.

Mr. Ward: A lot of it is. The one thing we, as a government, cannot do – I don't make representations that an HOA number should go down by what we are doing. We independently looked at this entire system, and at what the existing HOA is doing, and what was being done by Taylor Morrison, and we came up with an independent analysis of that. That's what all of Jimmy's reports do for us, come up with the real cost of maintaining the system. Whether the HOA does it or we do it, this is the number. This is what it's going to take to run this program for this year, for this coming year and for the four years thereafter, on a reasonable basis for this community. As Ron was trying to say, the numbers we had in our budget were old Taylor Morrison HOA budget numbers. They were just not right. They were too low. They never were right. So, the \$1,473.28 is the assessment rate proposed for 2023. The other number that's important is what we call the cap rate. That's the rate that we establish where we don't have to do mailed notice every year to the community. This year we are going to send out 1,183 notices to the community. The cap number is \$1,767.94. That means as long as we don't go over that assessment rate for the next however many years, then we will not need to do mailed notice if we stay within the constraints of this budget. Along with the capital program element for the next five years, and what we anticipate may be some changes, either increases or decreases going forward for operations, I'm confident we should be able to stay within the \$1,700 dollar number.

Mr. Winters: What's the importance of not having to send mailed notice.

Mr. Ward: It's more just doing it. It's a \$5,000 dollar expenditure for us to go through that entire process.

Mr. Bhatla: These costs include the maintenance of the preserves?

Mr. Ward: Yes.

Mr. Bhatla: Which of course is very much a subject of discussion. Why this should be included?

Mr. Kleck: The perimeter fencing issues, do we have monies in there for that?

Mr. Ward: Yes, we have phased those in over a 2-to-3-year period to handle the fencing.

Mr. Miller made comments which were (indecipherable).

Chairperson Stamp: Jim and I worked to put this together and the thought is, some of these numbers are probably high, but it is my intent to let all of the Board Members go through this line by line at a meeting and say, I want to increase or decrease this line, and we can come to a consensus and vote on it. We can do that. We can shape it. These are the parameters of what would implement the plan with the obligations as they exist today. Maybe not as they exist after the court case or down

670 *the road, but that's the framework we wanted to put together. It's an attempt to capture*
671 *everything. Keep in mind that it is easier to reduce than it is to add. In fact, we get to a point legally*
672 *where we can't add.*

673
674 *Mr. Kleck: That being said, these numbers probably won't get any worse than what they are now in*
675 *this report.*

676
677 *Mr. Ward: In terms of if you want to add something, the answer is no. My intent and Jimmy's intent*
678 *was to make it something that is sustainable for us for a 5 year period.*

679
680 *Mr. Miller: I think it's good that we know the actual operating cost as this budget presents it, but still*
681 *think we could remove some funding to preserves.*

682
683 *Mr. Ward: One thing I think it's important to remember, the adoption of the budget doesn't commit*
684 *you to spending it exactly the way it's here. So, even though I have, for example, the budget for the*
685 *preserves, what they are, that decision – personally I think leaving it in is a good idea just because*
686 *we need to sustain the assessment level. It doesn't mean we have to do it.*

687
688 *Mr. Miller: but if we approve it, we have to assess it and don't have to spend it, what I'm suggesting*
689 *is that we reduce the amount so that when we do the assessments that amount isn't included in the*
690 *assessments.*

691
692 *Mr. Winters: I know you've beat this to death in prior meetings, but it's worth rehashing again,*
693 *responding to Ron's point, are we liable to the Army Corps of Engineers for not maintaining it if we*
694 *don't? Is that a legal question?*

695
696 *Chairperson Stamp: That's a legal question and I'm not a lawyer anymore. The simple answer is we*
697 *don't know if we don't do it if they are going to go after Taylor Morrison or us. We can speculate*
698 *and argue either side of that, but until it happens, we don't know.*

699
700 *Mr. Winters: I guess the next question is, has our counsel been in contact with Corps, and if so, have*
701 *they offered any hope that they are going to step in and do anything or are they just waiting for*
702 *Taylor Morrison to reach maintenance phase before they come back to finalize the permit.*

703
704 *Chairperson Stamp: The Corps has offered no guidance. There has not been any contact in quite a*
705 *while. We've gotten no feedback from the Corps about anything. I guess the nature of government*
706 *bureaucracy is, and I used to be part of one, is to wait for someone else to make the decision. That*
707 *may be unfair to the Corps, but they know about all this; they have been advised but they are just*
708 *not responsive.*

709
710 *Mr. Winters: So, is it fair to say that their current posture is that they are going to wait for Taylor*
711 *Morrison to get through the mitigation phase before they have to sign off on?*

712
713 *Chairperson Stamp: I'm not sure they are going to do anything even then.*

714
715 Discussion ensued regarding the Corps; most of this discussion was (indecipherable).

716
717 *Mr. Miller: Jim, do we have the opportunity to get that stuff that to the (indecipherable)?*

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Mr. Ward: Yes.

Mr. Miller: Then I would suggest at least for the purposes of this meeting, that the Board consider eliminating the preserve maintenance, continuing to maintain the internal preserves plus \$10,000 for additional preserves and let the chips fall where they may and we will take care of emergency when they happen.

Chairperson Stamp: Remember Barbara Kininmonth indicated that the 1 and 3 preserves were done, and that they were spending literally hundreds of thousands of dollars on the preserves in the north end. So, it's not like they are being ignored if you believe what she said under oath. Again, we've got two more months. We could do it next month or the month after, or we could actually reduce the budget at the July hearing if we want to do that.

Mr. Bhatla: Is the preserve an independent piece of property with its own title, or is that wrapped up in the community?

Chairperson Stamp: There are separate specific deeds for that property that are not part of the Esplanade development.

Mr. Bhatla: Then the question would be how could the CDD accept that because this is an independent free standing property?

Chairperson Stamp: That was done by a Board controlled by Taylor Morrison. That is part of the lawsuit, that they violated their fiduciary duty when they accepted those parcels with essentially no debate at all. That is in essence the lawsuit against the directors; they should not have accepted it. And if there are any other items people want to make motions on, either up or down, we can't communicate with each other, but you could let Jim know as that would be helpful in facilitating what we are going to do. Also, if we do fully fund the preserves as recommended and we don't spend it, we are just adding to our contingency expenses down the road.

Mr. Miller: (Indecipherable).

Mr. Winters: Does that legal fee line item include the anticipated cost of the second lawsuit?

Chairperson Stamp: No.

Mr. Winters: Should we put an additional \$50,000 dollars in there?

Chairperson Stamp: We can do that. (Indecipherable). Keep in mind if we go to trial in June, which again is not likely, given the way they do it. They schedule a bunch of cases on the same days, knowing some will settle before trial, and you don't know if the line will get to you or not. But assuming we win everything, there is going to be an appeal, and it's going to drag out. We are not going to walk out of the courtroom with a check or anything, but after the trial our legal fees should be substantially reduced as trial time is very expensive.

Mr. Winters: I just think it would be a good idea to earmark funds for the second lawsuit.

766 *Chairperson Stamp: That's reasonable.*

767

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

770

771 Chairperson Stamp indicated Resolution 2022-3 would be held until July 2022 when the Budget
772 would be adopted.

773

774 **SIXTH ORDER OF BUSINESS**

Supervisor's Request

775

776 **Mr. Ron Miller - Discussion of additional Taylor Morrison lawsuit for construction defects and**
777 **deferred maintenance**

778

779 This Item was discussed during the Second Order of Business – Public Comments portion of the meeting.

780

781 **SEVENTH ORDER OF BUSINESS**

Staff Items

782

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

784

785 **a. Status Report on Litigation**

786 **b. Non-Binding new Arbitration Hearing date – April 26, 2022**

787 **c. Update on discussions with HOA as to potential new litigation**

788

789 These Items were discussed during the Second Order of Business – Public Comments portion of
790 the meeting.

791

792 **II. District Engineer - Calvin, Giordano & Associates**

793

794 **a. Preserve Tree Removal**

795 **b. Strategic Operational Plan**

796 **c. SFWMD Water Use Permit Transfer**

797 **d. Preserve Area Fire**

798 **e. 20-year Stormwater Needs Analysis**

799

800 Mr. Messick indicated these items were covered previously and he did not have anything
801 additional to add.

802

803 *Mr. Bhatla: We are still pumping at normal? How much is it?*

804

805 *Mr. Messick: Yes. I believe that one pump is pumping full and the other pump they are looking at.*

806

807 Mr. Ward indicated he would provide an update about the pump during his report.

808

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

810

811 **a. Manager's Report February 2022**

812 **b. Financial Statements for period ending February 28, 2022 (unaudited)**

813

814 *Mr. Ward: There are two wells that supply irrigation water to the community along with a lake*
815 *which is where the water is flowed into. Those two wells house two pumps. One of the wells and*
816 *the pumps is working just fine. The second well and pump are flowing at very low volumes. The*
817 *pump and the motor have been pulled. The well casing itself is going to have to be inspected. It*
818 *looks like there could be some damage to the well casing itself and I have no clue what that's going*
819 *to cost, but we will know that as soon as we get it done. The main issue, it looks like the pump is*
820 *shot, but the motor is in good shape, so the pump will go back to the shop for either repair or*
821 *replacement more than likely, and then the casing needs to be looked at before either of those go*
822 *back in the system. That one will be offline. I don't have a time since this well and pump were just*
823 *pulled while we were having this meeting. As soon as I have more information, I will advise you at*
824 *your next meeting or sooner if it becomes egregious.*

825
826 *Mr. _____ 2:10:57: Do we have adequate water?*

827
828 *Mr. Ward: For the moment I think (indecipherable). I think the lakes are low because we are not*
829 *pumping as much as we really need to pump. The community is getting enough water, but it does*
830 *need to be fixed soon.*

831
832 *Mr. Kleck: The discrepancy we are finding now, is that due to a lack of maintenance on Taylor*
833 *Morrison's part?*

834
835 *Mr. Ward: The pump and the motor are 30 feet down, so there is no maintenance to do on them*
836 *unless they break. It broke. And it just broke two weeks ago. So, I can't say it's – this could*
837 *happen to us 2 or 3 years from now. They should last a long time, but this one didn't. If it's been in*
838 *the ground since 2013, it's 2022, so it's been the ground a while.*

839
840 *Mr. Bhatla: I hope it's the pump only.*

841
842 *Mr. Ward: Me too. I hope it's not the well casing.*

843
844 *Chairperson Stamp: We also have the issue of is there a pump available, what with the supply*
845 *chain.*

846
847 *Mr. Ward: If a new one is not available, we will refurbish it for now and order a new one, but the*
848 *well casing is the most important thing.*

849
850 Discussion ensued regarding the pump and well casing; and the importance of being able to pump
851 sufficient water.

852
853 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

854
855 **Audience Comments: Public comment period is for items NOT listed on the Agenda, comments are**
856 **limited to three (3) minutes per person, assignment of speaking time is not permitted, however the**
857 **Presiding Officer may extend or reduce the time for the public comment period consistent with**
858 **Section 286.0114, Florida Statutes**

859
860 Chairperson Stamp asked if there were any additional comments or questions from the Board Members
861 or audience members.

862

863 *Mr. Boguslawski: A lot of good thinking going on in this meeting. I am very impressed with you guys and*
864 *the work you did putting the budget together, putting the initial numbers together. If I were in your*
865 *shoes thinking about a budget, I'd ask where the numbers could go down and where they could go up.*
866 *You were sort of doing that. One of the big areas where you will see some shifting is from the HOA to the*
867 *CDD and we've got to do that. It's a big unknown to me too, but obviously as we think about budgets,*
868 *we are very interested in the irrigation system. We are very interested in that front bridge. So, some of*
869 *your bigger costs, there are things that as we do the tear might come from you back to us. We have a*
870 *different year than you do timing wise. Ron, I don't think you were here when Jim Hadder spoke. He*
871 *covered the aqua range a little bit, but the near term thing, (indecipherable) keep the golf balls within*
872 *the aqua range. I really think the aqua range stuff is an earlier thing, not a later thing. We are going to*
873 *try and make it happen. I don't know if we will be successful. Jimmy, you said something about*
874 *downspouts spilling on the ground and having to be fixed before erosion is addressed?*

875

876 *Mr. Messick: Yes.*

877

878 *Mr. Boguslawski: If there is a need for us to do something on the HOA side just get a hold of me and we*
879 *will connect you with the right people. That sounded to me like something we've got to get a hold on.*

880

881 *Mr. Messick: The downspouts from the house to the lake were not permitted and (indecipherable)*
882 *recommend it get fixed or you are going to have the same problem again.*

883

884 *Mr. Boguslawski: Part of your answer is a straight shift. Taylor Morrison was subsidizing the lots, every*
885 *year the subsidies drop, but we are still finding things that they didn't do. Some of it was the removal of*
886 *the Taylor Morrison subsidies. They used to put flowers all over the place to make it look nice coming in*
887 *and they paid for that entirely so that they could sell houses. The last issue is, on the failed pumps, I*
888 *think the situation is a little bit worse than Jim said. Neither pump is working. When the first one came*
889 *out, they shook it and it apparently started working. The first pump was down for quite a while. The*
890 *second pump did not appear to be working. It turns out that the simple test (indecipherable) pulled 30*
891 *gallons of water in a minute for a pump that was supposed to be pumping 3 to 5 gallons per minute, so*
892 *that pump obviously had a problem. The field report that I got before I came in here is that pumps are*
893 *available at \$20,000 dollars per pump. I didn't hear about the pump versus – I didn't hear the split that*
894 *you heard. I heard that the field guy thought that might have been (indecipherable). There are*
895 *questions about how deep the well is. I clearly heard that the well may need to be not only inspected,*
896 *but redrilled. So, there are going to be some costs there. That is, to me, a priority item. Then there are*
897 *some downstream things about whether there was a defect in construction. There are some things*
898 *associated with that, based on what the inspections find. We are finding lots of things that are failing at*
899 *year (indecipherable). That tends to be due to the quality of materials or quality of assets that the*
900 *developer did.*

901

902 Discussion ensued regarding whether the pump issues could be a result of a construction defect.

903

904 Chairperson Stamp asked if there were any additional comments or questions; there were none.

905

906 **NINTH ORDER OF BUSINESS**

Announcement of Next Meeting

907

908 **Announcement of Next Meeting – April 21, 2022**

909

910 **TENTH ORDER OF BUSINESS** **Adjournment**

911

912 Chairperson Stamp adjourned the meeting at approximately 3:30 p.m.

913

914 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Martinn**
915 **Winters, and with all in favor, the Meeting was adjourned.**

916

Flow Way Community Development District

917

918

919

920

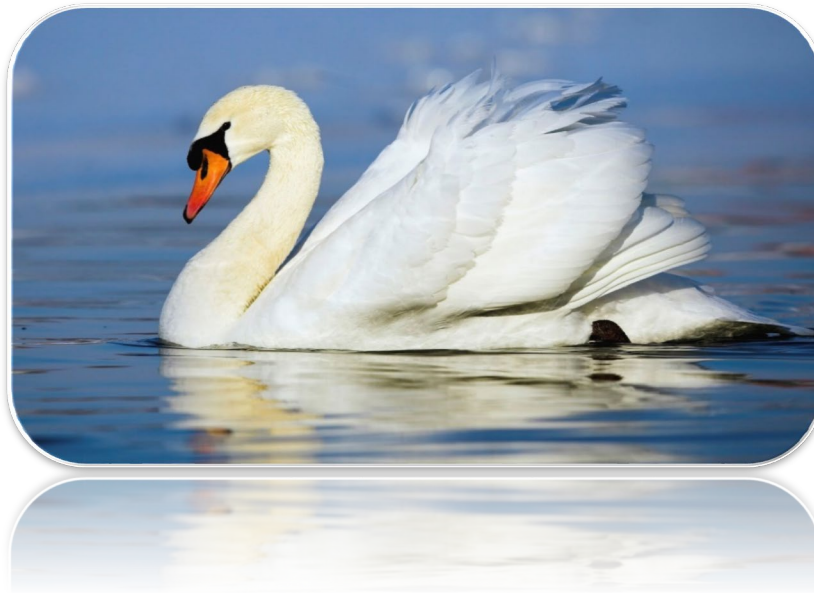
James P. Ward, Secretary

Zack Stamp, Chairperson

921

DRAFT

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



DRAFT PROPOSED BUDGET

FISCAL YEAR 2023

PREPARED BY:

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

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

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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. Remediating 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 \$1,110,619.00.

| 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 | \$ 106,449 | \$ 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 | \$ 240,449 | \$ 160,345 | \$ 163,397 |
| Total Costs: All Years | | | | | \$1,110,617 |

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 | \$ 175 | Department of Economic Opportunity Fee |
| Printing and Binding | | | | | | | |
| \$ 500 | \$ - | \$ 500 | \$ 3 | \$ 250 | \$ 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 | \$ - | \$ 704,499 | \$ 97,971 | \$ 97,971 | \$ 189,292 | |
| 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**

| Description | Assessment Comparison | | | |
|----------------|-----------------------|---------------------|--|------------------|
| | 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 | | | | | | |

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

TABLE OF CONTENTS

TABLE OF CONTENTS 2

EXECUTIVE SUMMARY 3

ABSTRACT 4

BACKGROUND, PURPOSE, AND OBJECTIVE 4

FLOW WAY CDD ASSETS 6

 General Assessment 6

 Irrigation Pump House and System 6

 Stormwater Drainage System Pipes and Structures 6

 Entry Features 7

 Landscaping 7

A. Existing /Current Landscape Assets 7

B. Unit Prices for Replacement Costs 9

CONCLUSION 10

 Exhibit A – Asset Replacement Costs Table 11

APPENDIX – PICTURES OF CDD ASSETS 12

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.

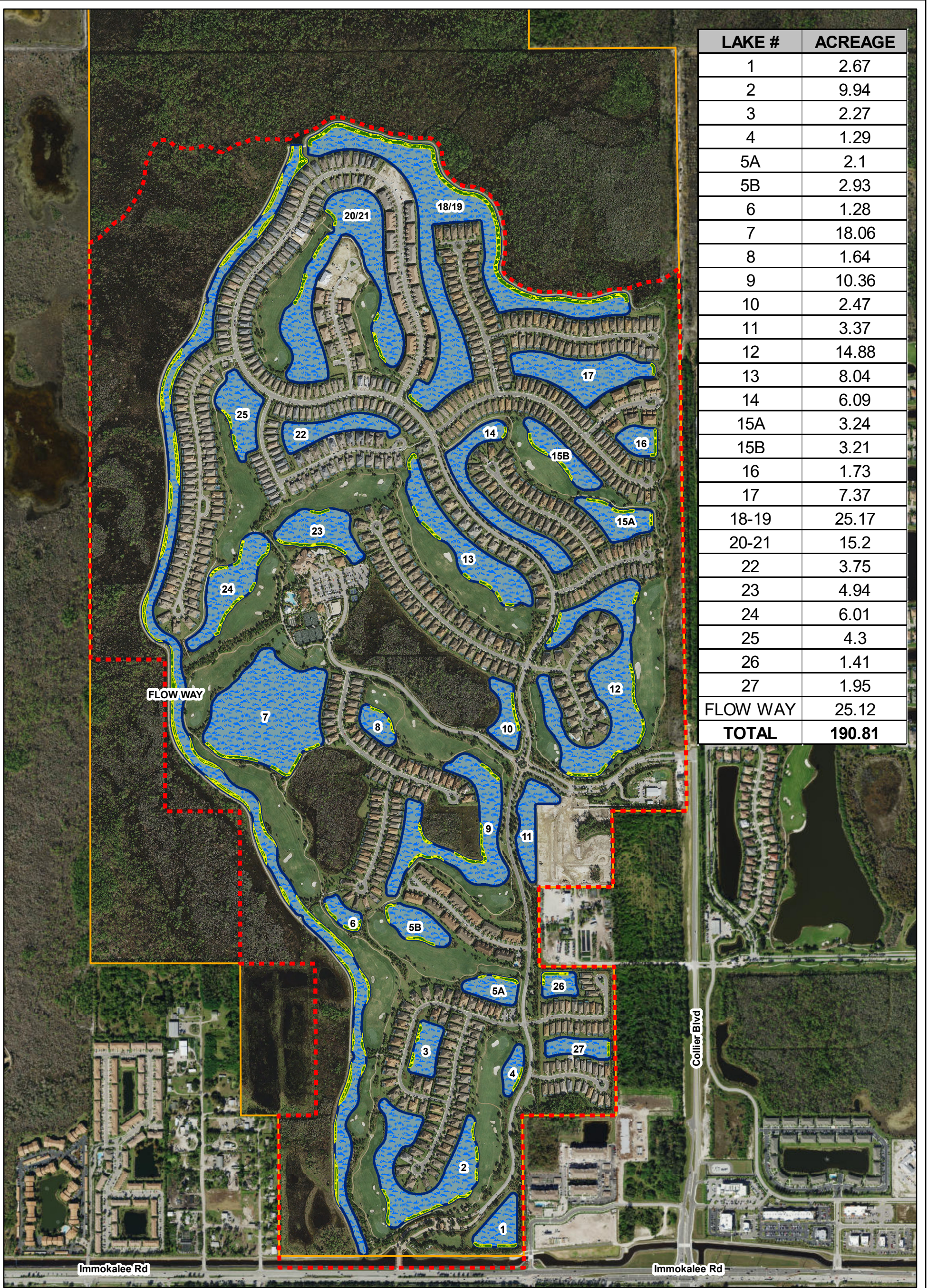
BACKGROUND, PURPOSE, AND OBJECTIVE

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.

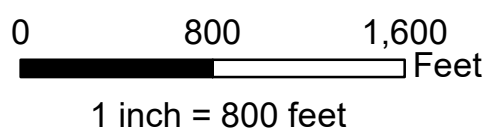


Flow Way CDD Lake Acreages

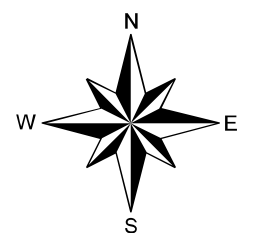
Date: 2/23/2022

Legend

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



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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

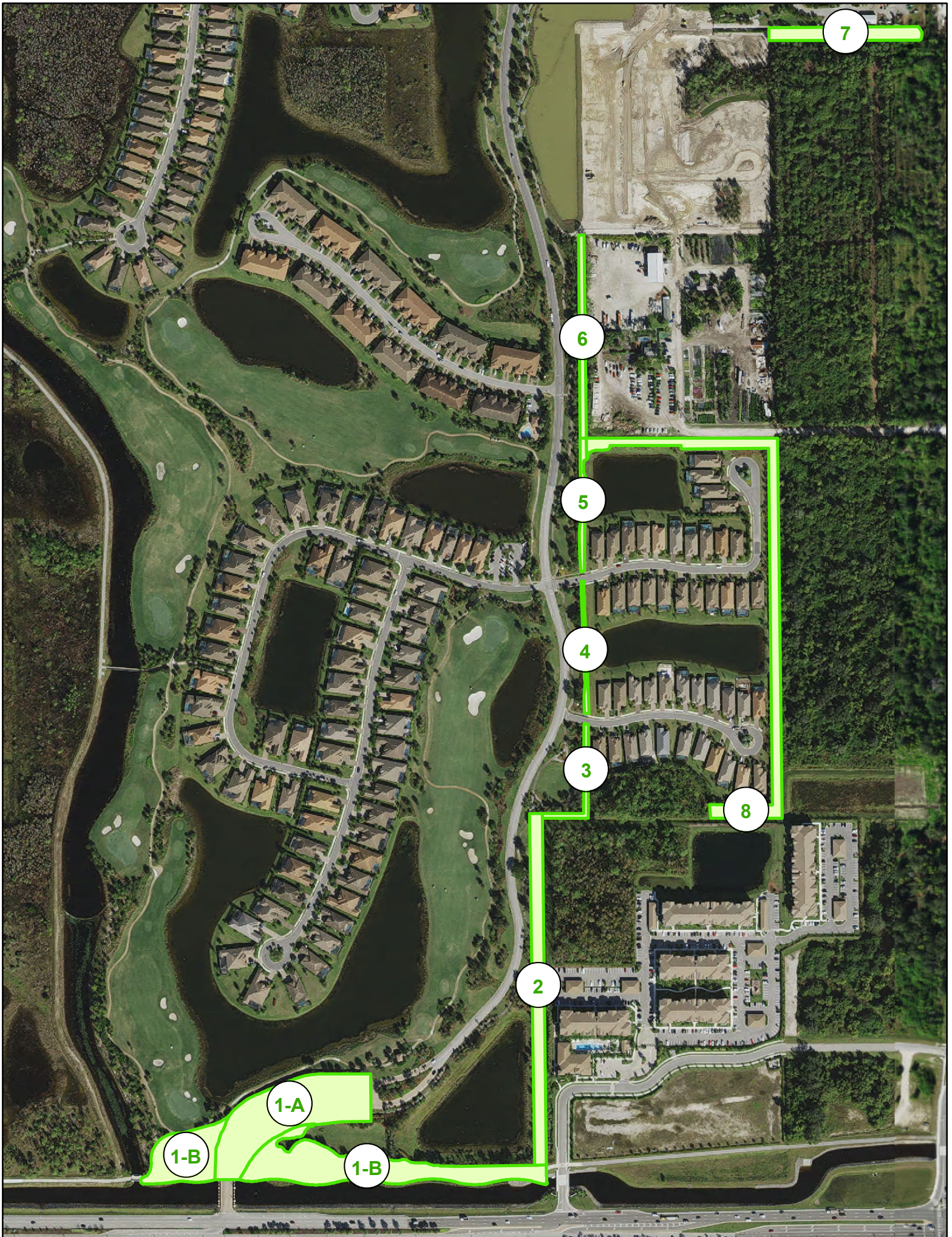
Flow Way Community Development District maintenance responsibilities begin at the Esplanade Golf and Country Club main entrance from Immokalee Road (SR-846) and end at the security gate. Main entrance is a paver brick roadway, which includes curb & gutter, pavement markings & striping. This entrance 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, Electrical |
| 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

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

TABLE OF CONTENTS

| | |
|--|----|
| TABLE OF CONTENTS..... | 3 |
| EXECUTIVE SUMMARY | 4 |
| CAPITAL IMPROVEMENTS PROGRAM WORKSHEET | 5 |
| CAPITAL IMPROVEMENT PROJECTS..... | 7 |
| Stormwater Management Services – Improvements to Water Quality | 8 |
| Stormwater Management Services – Erosion Restoration..... | 10 |
| Drainage Pipes | 42 |
| External Preserve Perimeter | 45 |
| Irrigation Pump Station..... | 53 |
| Community Entrance | 55 |
| APPENDIX..... | 59 |
| Appendix A – Flow Way CDD Lakes Map | 60 |
| Appendix B – Flow Way CDD Drainage Maps | 62 |
| Appendix C – Flow Way CDD Preserves Map..... | 75 |
| Appendix D – Flow Way CDD Irrigation Map | 77 |

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.

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 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.

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 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.

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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 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.

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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 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 be 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.

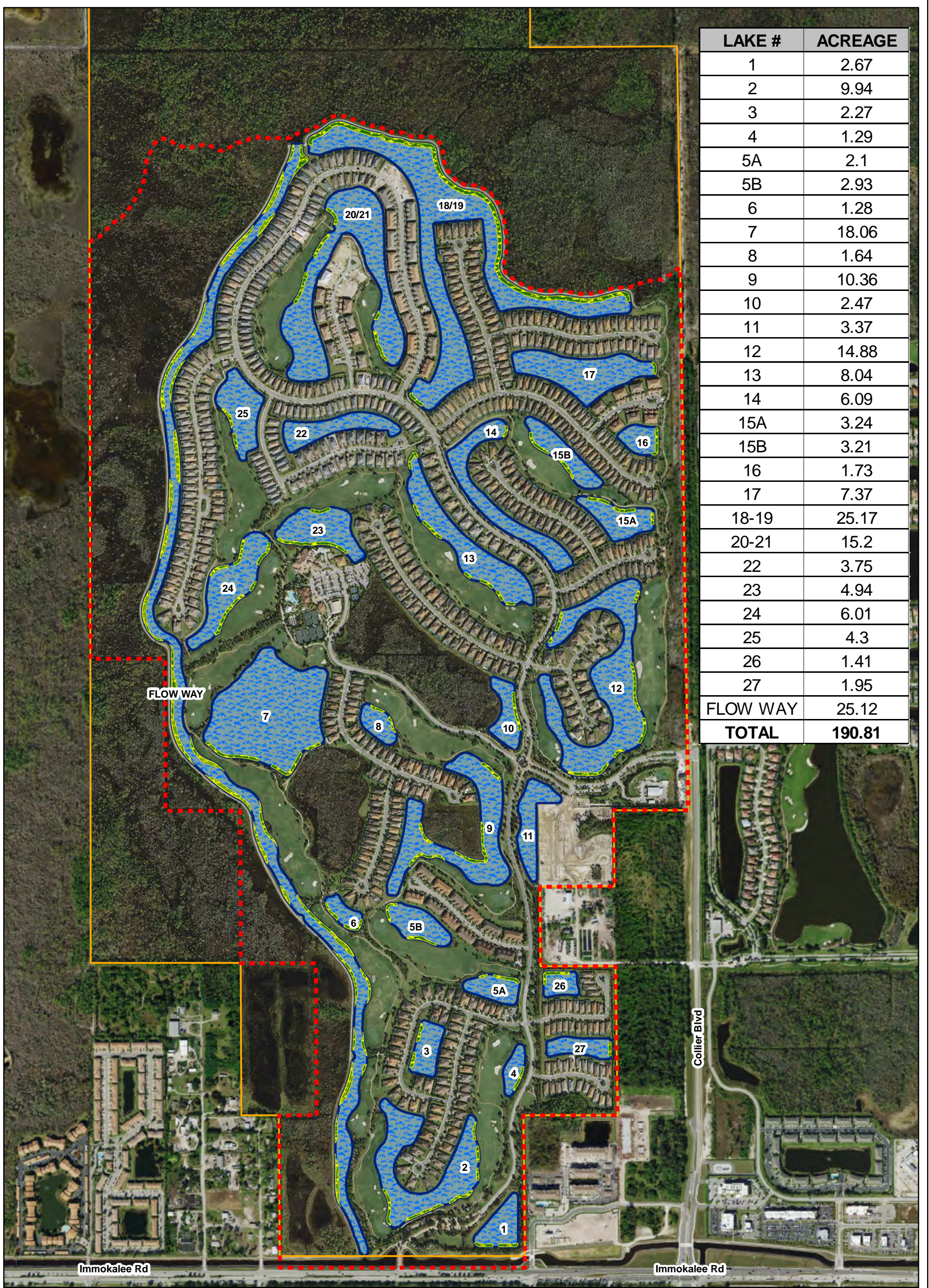
Support Services: District Engineer – Landscape Architecture, Environmental Services, and Construction Engineering and Inspection (CEI) will coordinate with 3rd party contractor to provide maintenance and enhancements of these landscape areas on an annual basis.

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



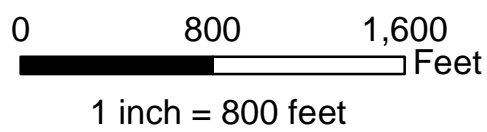
| LAKE # | ACREAGE |
|--------------|---------------|
| 1 | 2.67 |
| 2 | 9.94 |
| 3 | 2.27 |
| 4 | 1.29 |
| 5A | 2.1 |
| 5B | 2.93 |
| 6 | 1.28 |
| 7 | 18.06 |
| 8 | 1.64 |
| 9 | 10.36 |
| 10 | 2.47 |
| 11 | 3.37 |
| 12 | 14.88 |
| 13 | 8.04 |
| 14 | 6.09 |
| 15A | 3.24 |
| 15B | 3.21 |
| 16 | 1.73 |
| 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

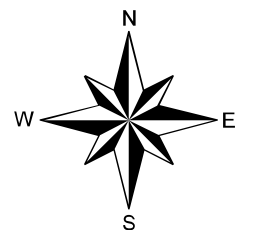
Date: 3/7/2022

Legend

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



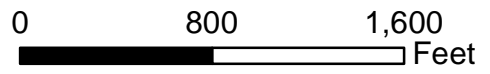
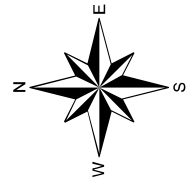
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™



Appendix B – Flow Way CDD Drainage Maps



Flow Way CDD Drainage Key Sheet



1 inch = 800 feet

SHEET 1

Legend

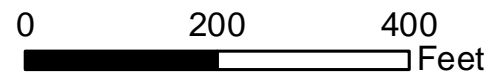
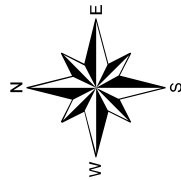
- Map Grid Line
- CDD Boundary
- Lakes
- Property Boundary



Flow Way CDD Drainage Map - SHEET #2



Date: 2/24/2022



1 inch = 200 feet

SHEET 2

Legend

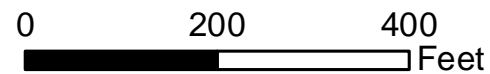
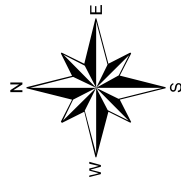
- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure | Type 6 Curb Inlet | Drainage Pipes | CDD Boundary | Lakes |
| Grate Inlet | Type 9 Curb Inlet | Drainage Easement | Property Boundary | Sub Basin |
| Type 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

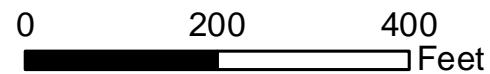
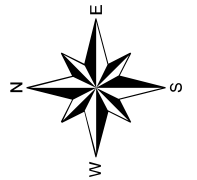
- | | | | | |
|-----------------------|-----------------------|-------------------------|-----------------------------|-------------------|
| ○ Control Structure | ● Type 6 Curb Inlet | — Drainage Pipes | - - - CDD Boundary | ■ Lakes |
| ■ Grate Inlet | ● Type 9 Curb Inlet | - - - Drainage Easement | □ 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

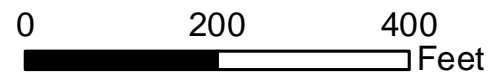
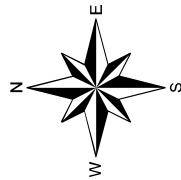
SHEET 4

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 | | | | | | |

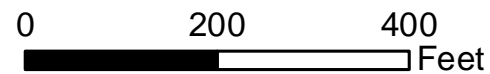
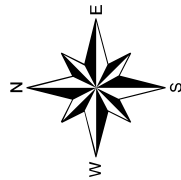
Document Path: J:\Atlas\fl_CollierCounty\Projects\2021\Sub Basin Detail\Location Maps\FlowWayCDD_DrainageMap.mxd



Flow Way CDD Drainage Map - SHEET #6



Date: 2/24/2022



1 inch = 200 feet

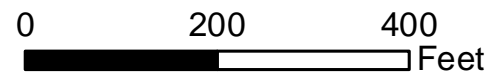
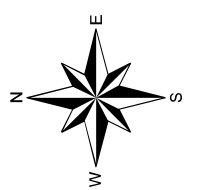
SHEET 6

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 #10



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 | | | | | | |

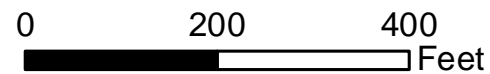
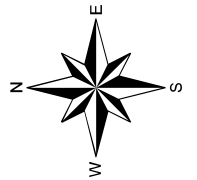
Document Path: J:\Atlas\fl_CollierCounty\Projects\2021\Sub Basin Detail\Location Maps\FlowWayCDD_DrainageMap.mxd



Flow Way CDD Drainage Map - SHEET #11



Date: 2/24/2022

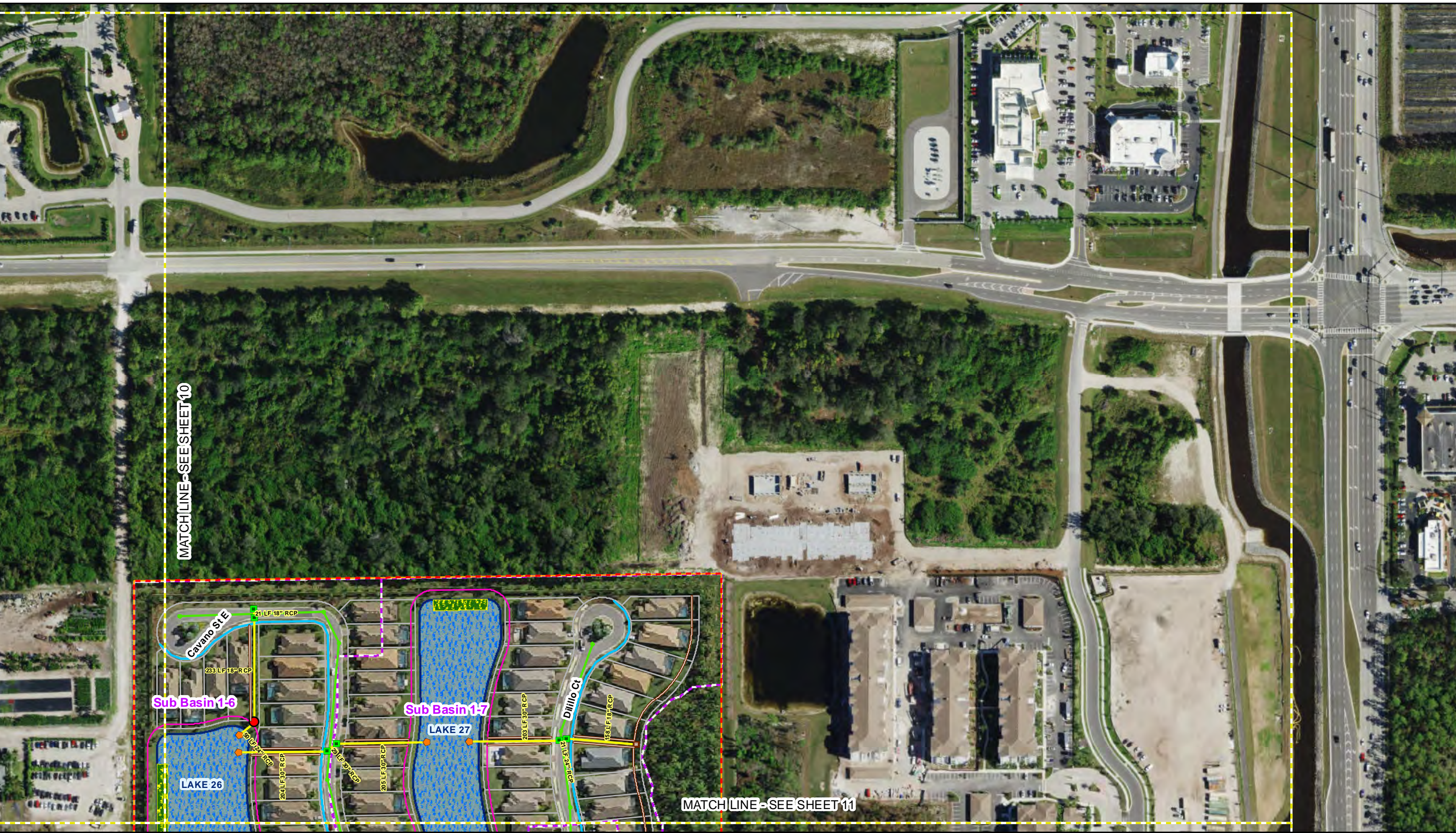


1 inch = 200 feet

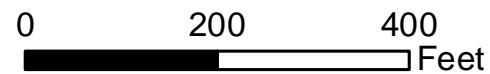
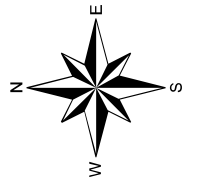
SHEET 11

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 | | | |

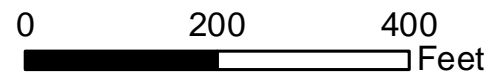
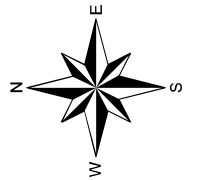
Document Path: J:\Atlas\fl_CollierCounty\Projects\2021\Sub Basin Detail\Location Maps\FlowWayCDD_DrainageMap.mxd



Flow Way CDD Drainage Map - SHEET #9



Date: 2/24/2022



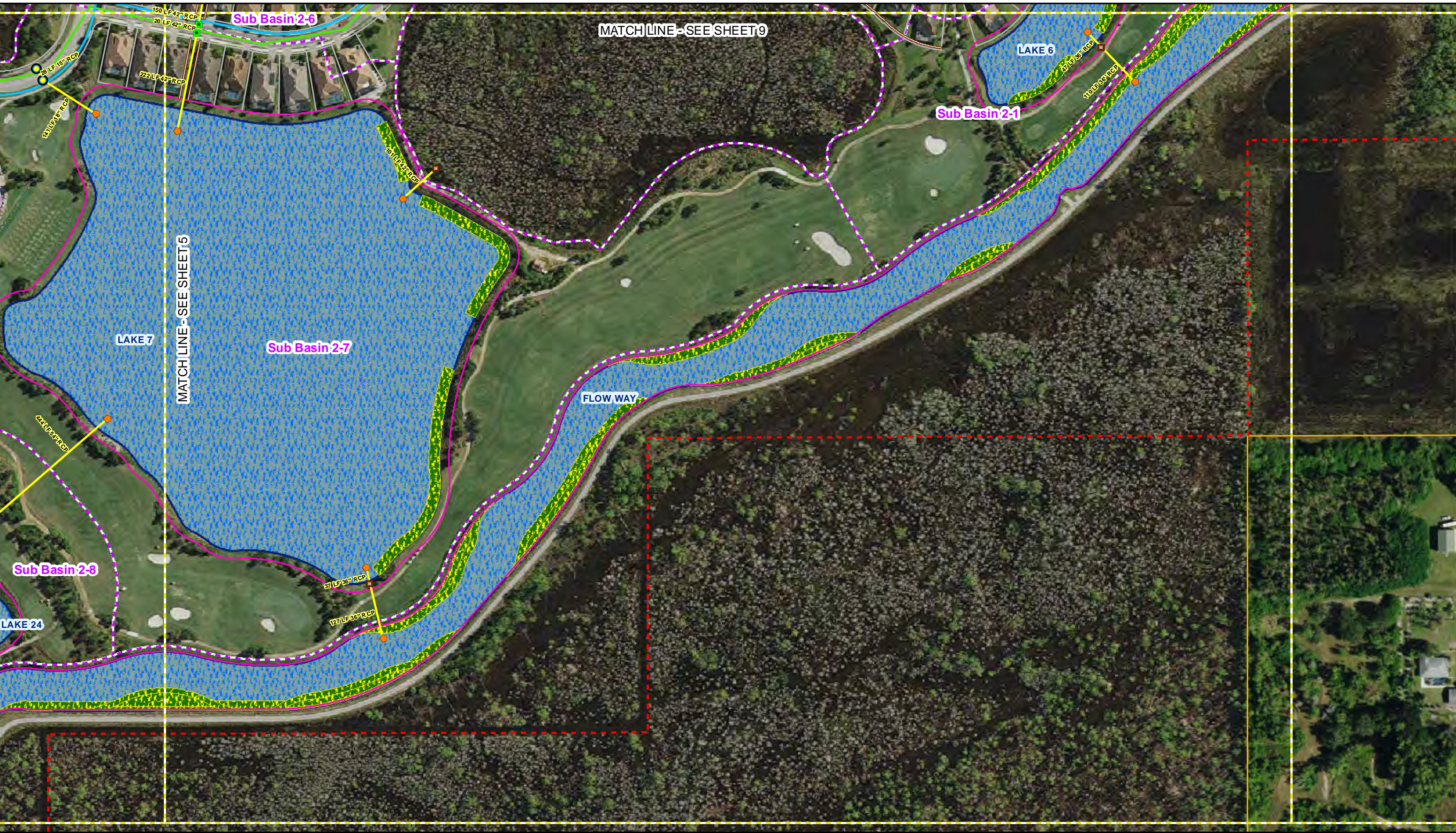
1 inch = 200 feet

SHEET 9

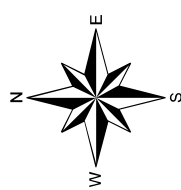
Legend

- | | | | | |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| 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 | | | |

Document Path: J:\Atlas\fl_CollierCounty\Projects\2021\Sub Basin Detail\Location Maps\FlowWayCDD_DrainageMap.mxd



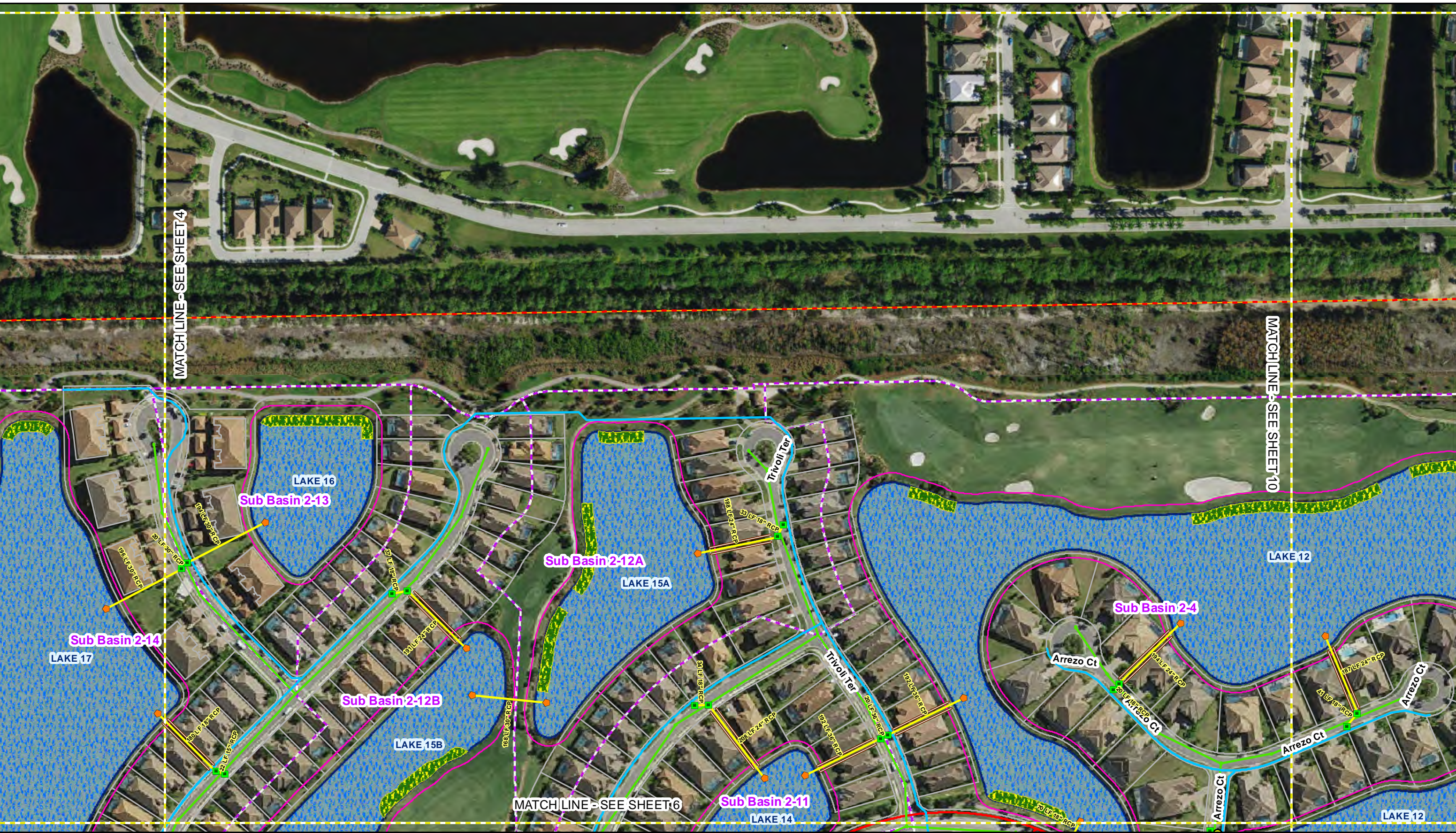
Flow Way CDD Drainage Map - SHEET #8



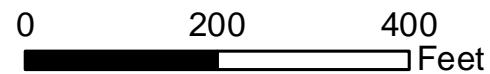
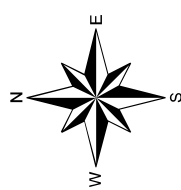
1 inch = 200 feet

SHEET 8

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



Flow Way CDD Drainage Map - SHEET #7



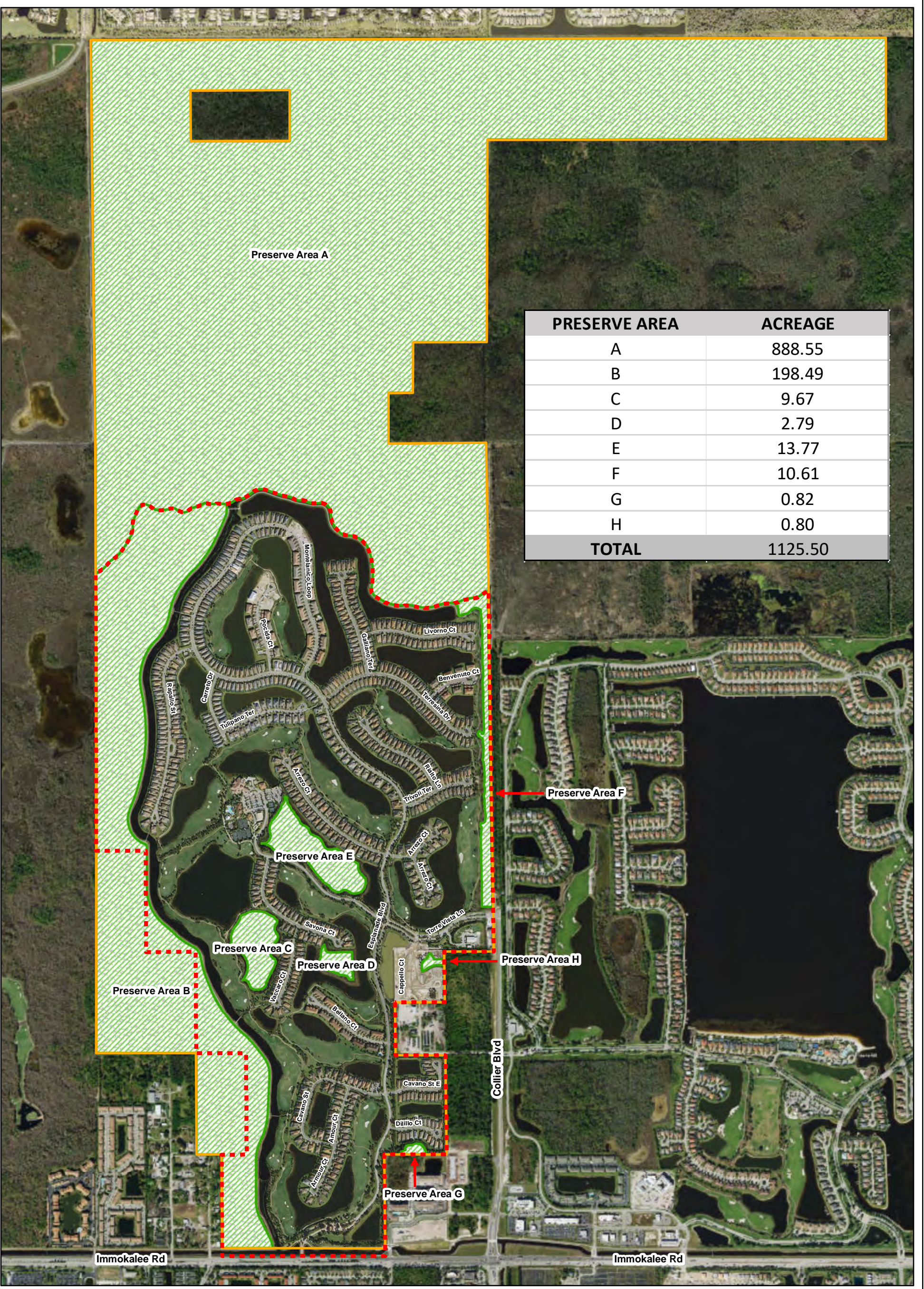
1 inch = 200 feet

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



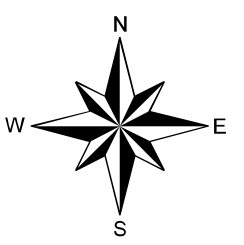
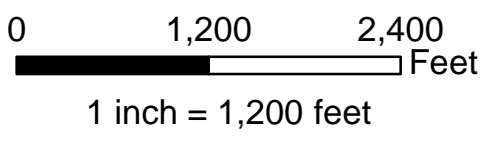
| PRESERVE AREA | ACREAGE |
|---------------|----------------|
| A | 888.55 |
| B | 198.49 |
| C | 9.67 |
| D | 2.79 |
| E | 13.77 |
| F | 10.61 |
| G | 0.82 |
| H | 0.80 |
| TOTAL | 1125.50 |

Flow Way CDD 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

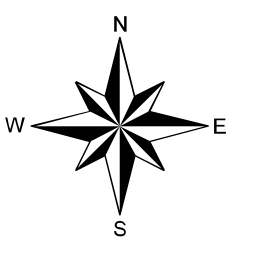
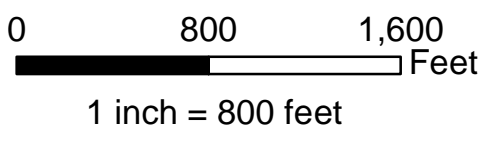
Date: 2/28/2022



Legend

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

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





Esplanade Golf & Country Club
Flow Way Community Development District

STORMWATER EROSION REPORT

March 2022

Prepared By:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

TABLE OF CONTENTS

INTRODUCTION PAGE

SECTION 1 – ESPLANADE GOLF AND COUNTRY CLUB SFWMD PERMIT

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 (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 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 provided 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 | Acreege (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 Cocohatchee 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

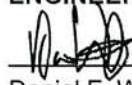

Justin M. Hojnacki

SUPERVISOR

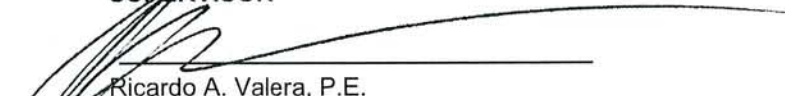

Laura Layman

SURFACE WATER MANAGEMENT APPROVAL

ENGINEERING EVALUATION


Daniel F. Waters, P.E.

SUPERVISOR

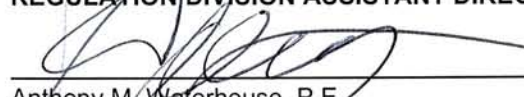

Ricardo A. Valera, P.E.

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

SPECIAL CONDITIONS

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

SPECIAL CONDITIONS

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.

SPECIAL CONDITIONS

- 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

SPECIAL CONDITIONS

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

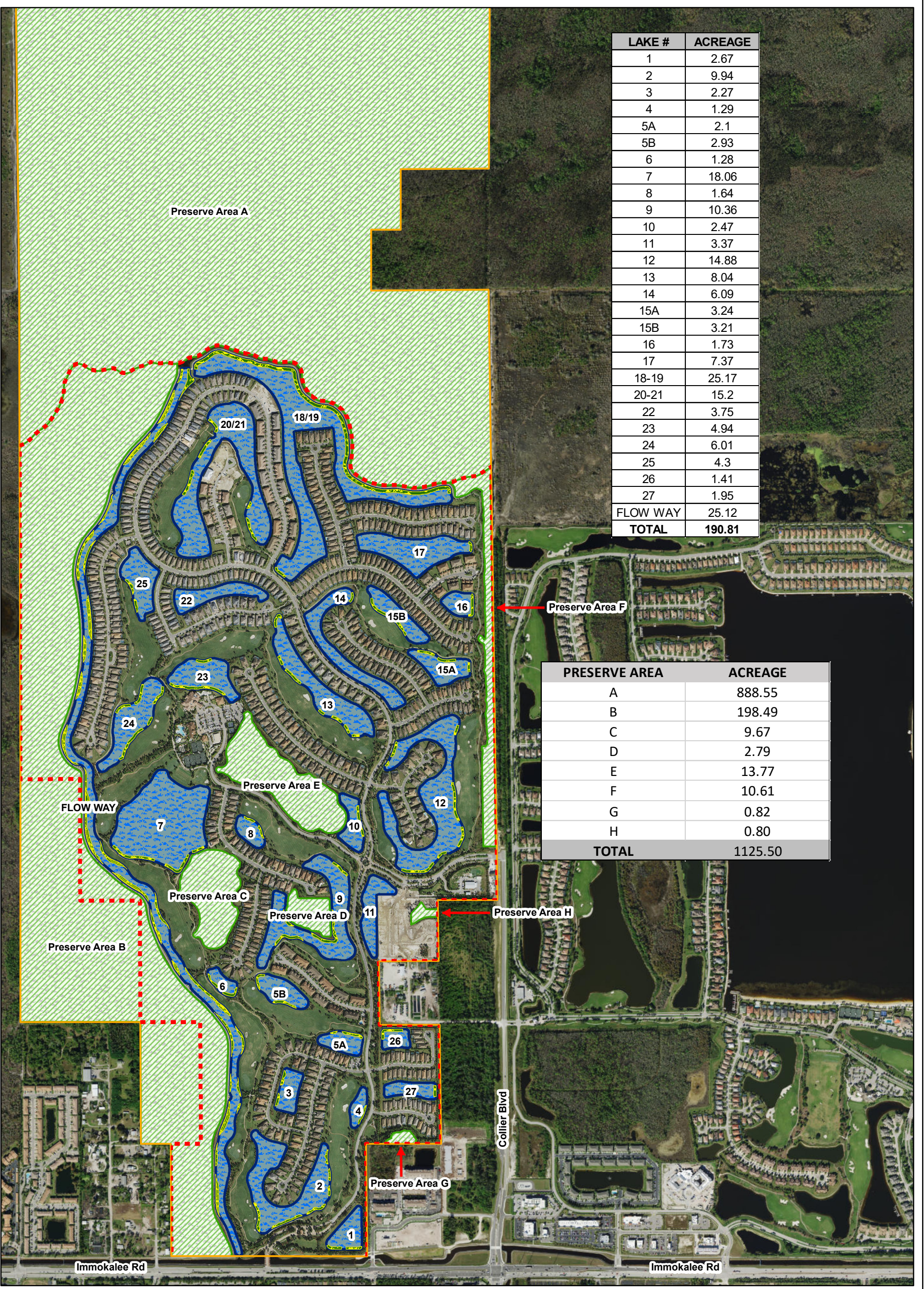
LAKE BANK EROSION CONDITIONS RATING EVALUATION

| 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 |

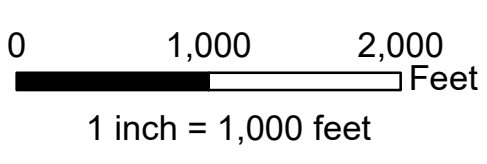
| PRESERVE AREA | ACREAGE |
|---------------|----------------|
| A | 888.55 |
| B | 198.49 |
| C | 9.67 |
| D | 2.79 |
| E | 13.77 |
| F | 10.61 |
| G | 0.82 |
| H | 0.80 |
| TOTAL | 1125.50 |

Flow Way CDD Lakes and Preserves

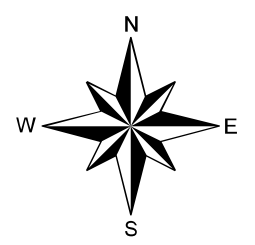
Date: 3/9/2022

Legend

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



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™



| 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 |
| | |

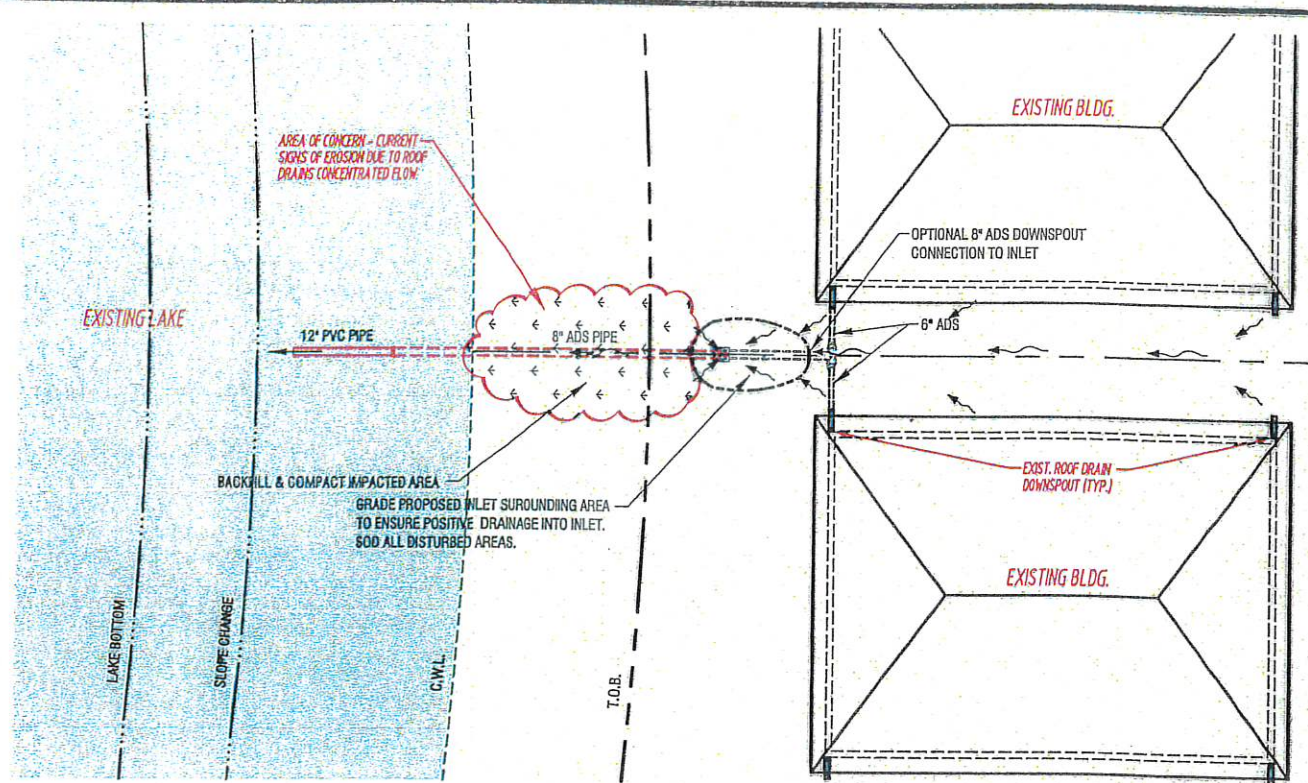
| LAKES AND BANK SLOPES | Lake 22 | Lake 23 |
|---|--|---------------------------------|
| Lake Bank Materials (fill and sod, plantings) | | |
| Residential | Sod | Sod |
| Non-Residential | Sod , Plantings | Sod , Plantings |
| Lake Bank Linear Footage | | |
| Residential | 2223 FT | 368 FT |
| Non-Residential | 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 |
| | | |

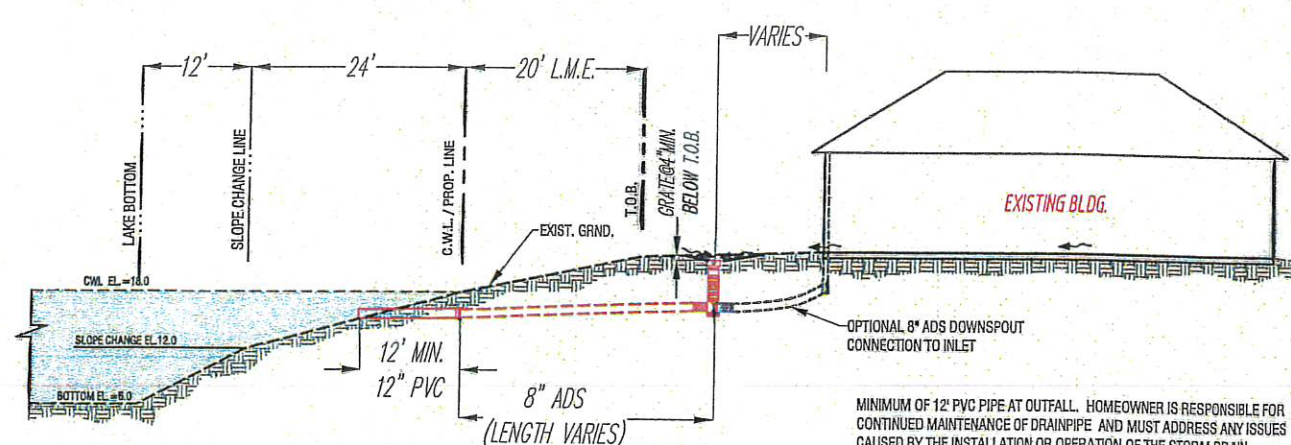
| LAKES AND BANK SLOPES | Lake 26 | Lake 27 |
|---|---------|---------------------------------|
| Lake Bank Materials (fill and sod, plantings) | | |
| Residential | Sod | Sod |
| Non-Residential | Sod | Sod |
| Lake Bank Linear Footage | | |
| Residential | 482 FT | 1059 FT |
| Non-Residential | 440 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, EASTBILLS LAKE, BANK EROSION PREVENTION DETAIL-REV.dwg, Job: INLET DETAIL, Oct. 16, 2014

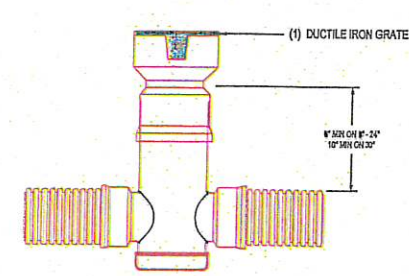
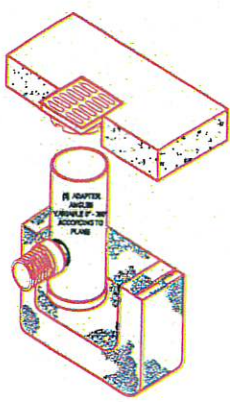


PLAN



SECTION

MINIMUM OF 12" PVC PIPE AT OUTFALL. HOMEOWNER IS RESPONSIBLE FOR CONTINUED MAINTENANCE OF DRAINPIPE AND MUST ADDRESS ANY ISSUES CAUSED BY THE INSTALLATION OR OPERATION OF THE STORM DRAIN.



Nyloplast
 3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 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.

DRAWING CURRENT AS OF 10/16/14

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:
 LAKE BANK EROSION
 PREVENTION DETAIL
SHEET NO.:

October 16, 2014

**Flow Way Community
Development District Lake
Maps and Photos**

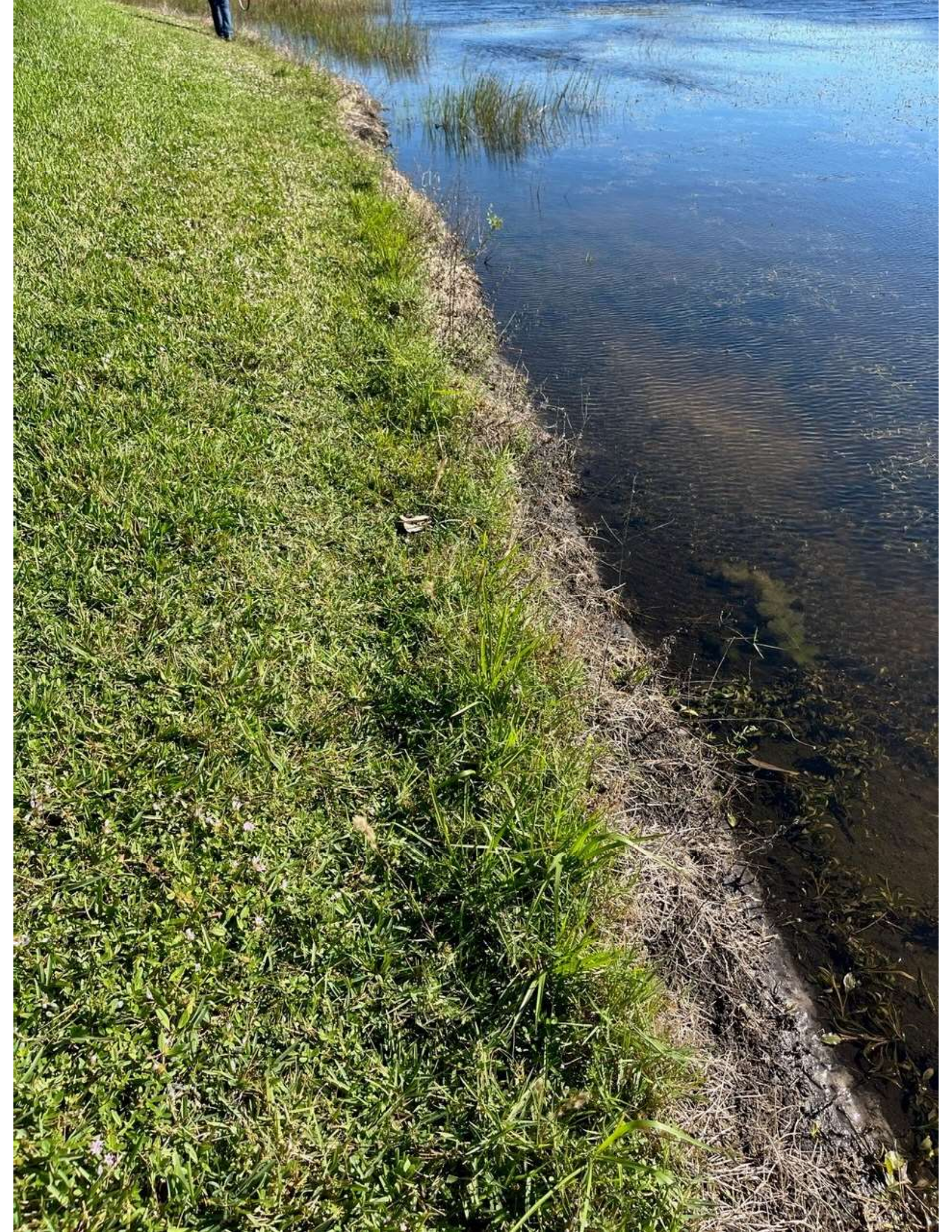
Lake 1

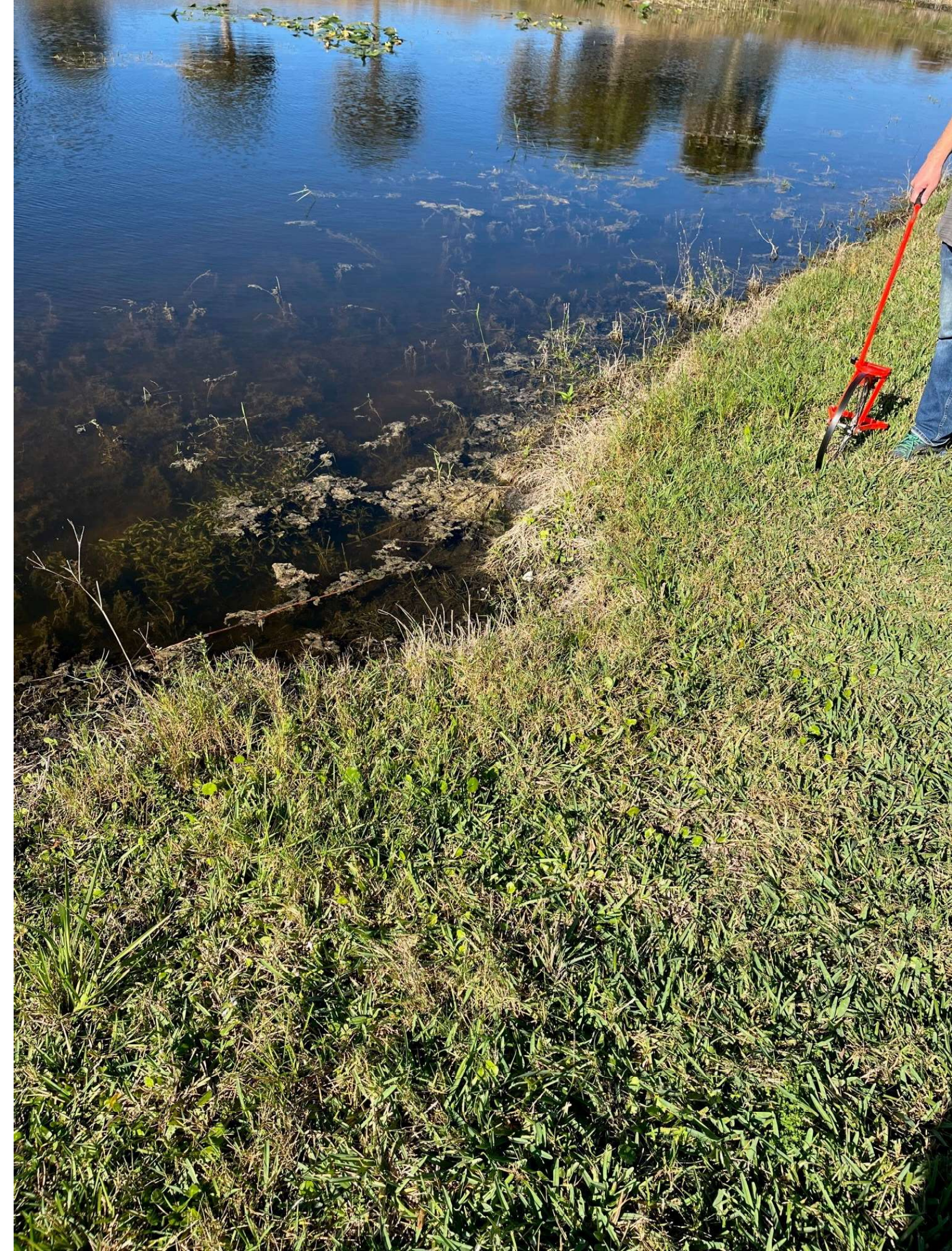




Lake 2









Lake 3









Lake 5A



Lake 5B





Lake 7









Lake 8







Lake 9





Lake 10





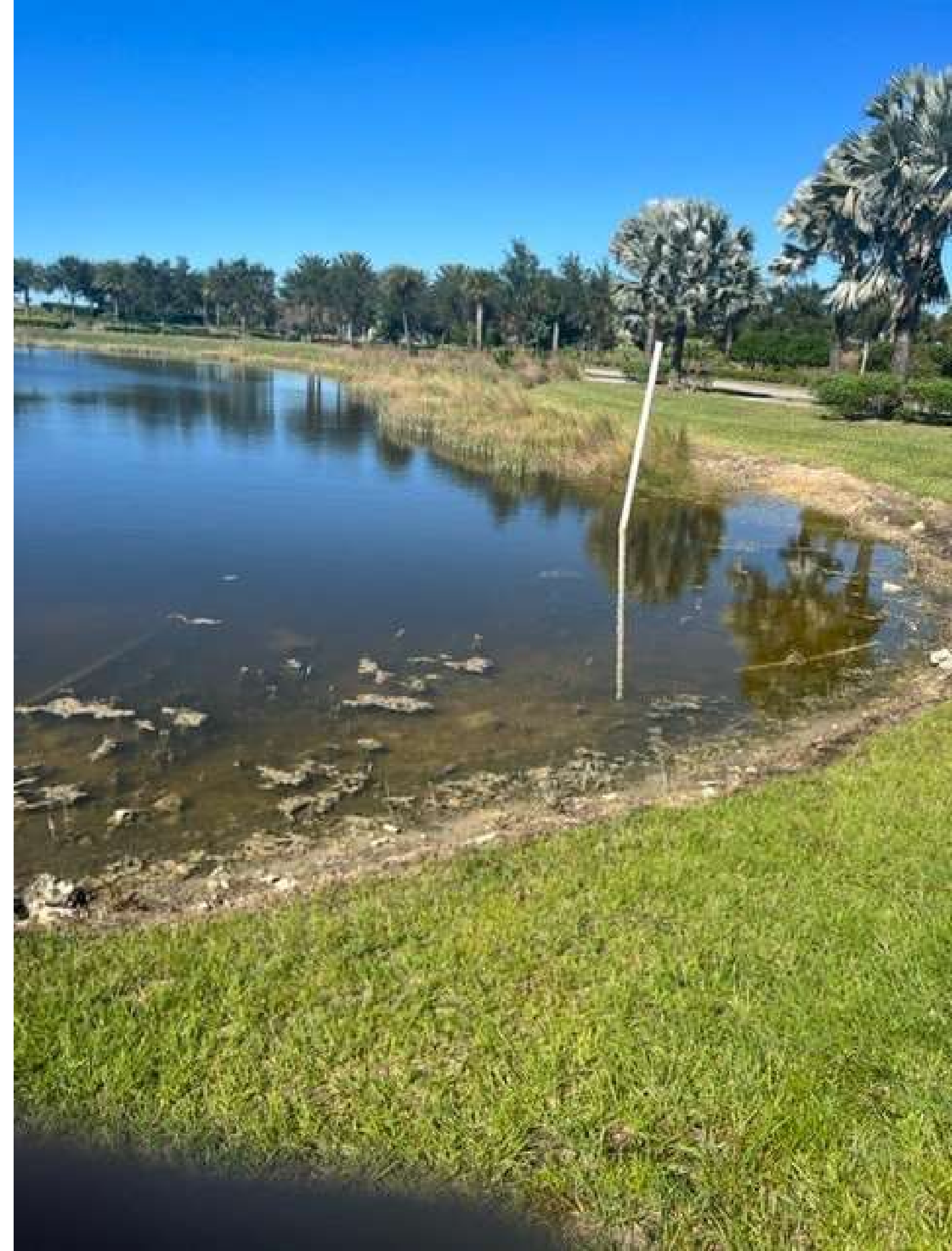
Lake 11











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): $370' \times 20'$ wide = 7,400 S.F. @ 24" O.C. = 2,146 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% $80' \times 20'$ wide = 1,600 S.F. @24" O.C. = 464 Plants

Remainder of lake bank perimeter: Existing coverage = 90% $450' \times 20'$ 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% = $490' \times 20'$ 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% = $500' \times 20'$ 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% $600' \times 20'$ wide = 12,000 S.F. x .25 = 3,000 S.F. @24" O.C. = 870 Plants

Remainder of lake bank perimeter: Existing coverage = 60% $3,150' \times 20'$ 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.

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 21th day of April 2022.

ATTEST:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Zack Stamp, Chairman

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
April 2022**

**Board Meeting
April 21st, 2022**

Prepared For:

**Board of Supervisors
Flow Way Community Development District**

Prepared By:



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

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

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

**CGA Project No. 21-4271
April 21st, 2022**

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

| | |
|-------------------------------------|----|
| I. PURPOSE..... | 4 |
| II. CURRENT ITEMS..... | 4 |
| III. PERMITTING | 5 |
| IV. ENGINEER’S REPORT COMPLETE..... | 11 |

**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 & Pump Maintenance
3. Lakes Drainage System Maintenance

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. Draft Capital Improvements Program and supporting Reports presented to Board of Supervisors' March 2022 board meeting.

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)

Permit Transfer

The existing South Florida Water Management District (SFWMD) Water User Permit (WUP) 11-02032-W which was permitted by Taylor Morrison Esplanade Naples, LLC in May, 2020 (expires in 2025). Public records from SFWMD based on various permit related information related to the WUP transfer was received. Review of records complete with no outstanding reporting/items to note. Pre-application meeting with Supervisor Bhatla and SFWMD completed on 2/9/2022. The District Manager has authorized that WUP be transferred to the operating entity (Flow Way CDD)

Request for Water Use Permit Transfer Application signed by District Manager and submittal completed to SFWMD on 3/31/22 and approval is expected by May 2023.

Recharge Pump Maintenance

Currently, the WUP 11-02032-W includes two 8” recharge wells and pumps (PW-1 & PW-2) that can draw water from the underground aquifer and fill the adjacent lakes / stormwater management system at dryer times of the year.

These wells were designed to withdraw 385 GPM/well. Modeling was completed by the developer’s engineer to confirm required withdraw flows required for the recharge system. Recently, PW-2 was noticed to be only pumping approximately 30 GPM. Replacement costs to match pump characteristics and flows are quoted at ~\$20k.

A new PW-2 pump (385 GPM) is anticipated to be installed by the end of the month, subject only to manufacture delivery delays.

During the initial engineering review, based on a video of PW-2’s well casing, the well casing was thought to be damaged, but after additional high intensity video investigation, the casing is intact and fixing or replacing the existing casing, or re-establishing/drilling a new well (w/ casing) is not necessary.

Additionally, the flow meters for these recharge wells are broken and replacement costs of \$6,000 are included in FY 2023 in the CIP for replacement.

Due to the problems with this well, and the significance of ensuring the integrity of this system, we are investigation the cost and permitting requirements for a backup well to further ensure the functional integrity of a strategic asset to the Community.

As we continue to evaluate this option, we must have redundancy in this system, as such we are recommending purchasing a back-up pump (in addition to the pump currently being made), to have on-hand in case of an emergency. We will include this in the Fiscal Year 2023 Budget for the District. The approximate cost of this is \$ 20,000.

No additional SFWMD permitting will be required for replacement of back-up / redundant pumps in the future.

During Fiscal Year 2023, we will continue our investigations into the benefit and costs to drill a 3rd well to provide further redundancy. A follow up discussion will be included in future board meetings to discuss costs associated with these redundant systems.

3. Lake Drainage System Maintenance

Aquatic Lake and Wetland Plant Maintenance

During the March 2022 Board of Supervisors meeting, a request was made for the District Engineer to reach out to Audubon Golf and Country Club and inquire on their lake and wetland program implemented to achieve high levels of water quality. After speaking with their golf course manager and aquatic vendor who maintain their 27 lakes to a typical industry standard using weekly spraying. He mentioned that to the occasional visitor, their lake system may seem in great shape, but he felt the system experienced similar ups and downs as other water management systems including the clarity of the water and superior levels of water quality. Every system is different and variables such as existing soil conditions and initial drainage system design (both geographic lakes layout and aquatic wetland species included at initial planting) play a big part in how a system functions. Additionally, he said they have their own typical problems that they deal with in any given season. His most important recommendation was to make sure to keep up with the weekly spraying and address problems early on before letter them get out of hand.

Littoral Maintenance

Mr. Jim Harderer brought to the board's attention that there are several trees growing within littoral shelf along the lake bank on hole #16. At the request of the District, Michael Conner, Certified Arborist and Senior Landscape Architect has reviewed his request for the removal of the dead trees and volunteer palm. He responded to Mr. Harderer on April 8th, that he takes no exception to the Esplanade Golf & CC's superintendent, Ben Crowther to remove the identified species, so long as no damage is made to the adjacent permitted species. This determination is an exception and should not set ground for future maintenance of landscape within L.M.E. / littoral shelf by the HOA or Golf & Country Club. Community Development District shall have final and sole authority.

Overgrown littoral shelves have been a topic of discussion, most recently at hole #11 (lake 23). This location is a permitted littoral shelf, however the length and apparent width exceeds the minimum requirements. Coordination with our aquatic vendor to address this area with spraying is the recommended solution. Beginning in October 2022 with the start of the District's Fiscal Year, the FY 2023 Budget increases the level of service to weekly service and increase from 2-3 times per month as is currently being done, with the limited funding available until we begin our new Fiscal Year. We believe this increased service level will substantially improve the system, and we will continue to improve this water management system as we more fully determine the needs going forward. We are also implementing a reporting function in Fiscal Year 2023 that includes water quality testing three (3) times per year to ensure that the system meets water quality standards required for discharge into the "flow way". In addition, we are implementing a quarterly report for each lake in the system including the "flow way" for wetland planting and littoral shelf conditions. This report will highlight any areas of concern and establish a process to address those concerns.

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 -- Plans & Plat | 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 |
|---|----------------------|----------------------|---------------------|--------------------------------------|--|
| 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 |
| 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 | PL20160000757 | 11/02/16 | 11/02/17 | Taylor Morrison | Final Acceptance Scheduled for 7/13/2021. The Final |

| Permit Agency / Project Name | Permit Number | Date Received | Date Expires | Permitee-Constructed by | Current Status |
|--|---------------|---------------|--------------|---------------------------|--|
| Naples Amenity Center Phase 2B -- Utility Acceptance | | | | Esplanade Naples LLC | 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.

III. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.

District Engineer

State of Florida Registration No. 70870

APPENDIX A
LOCATION MAP



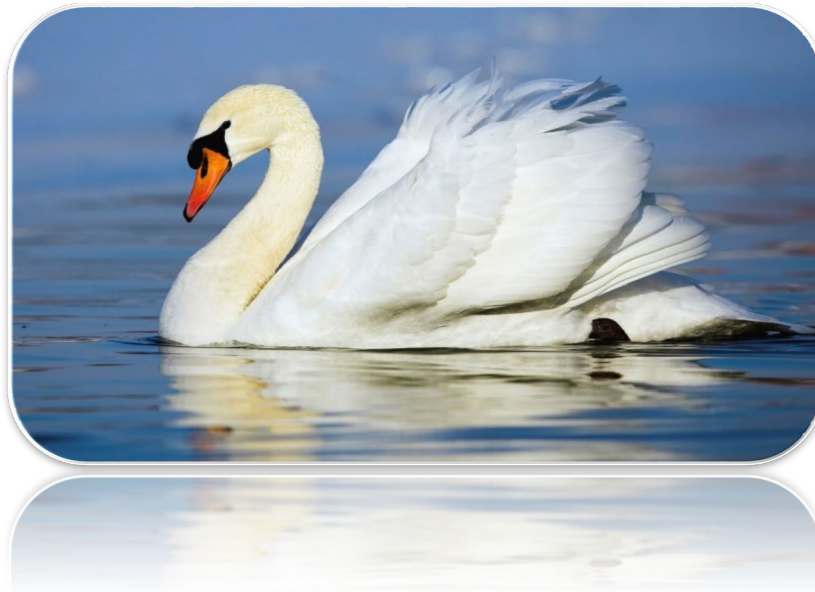
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APPENDIX B

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 - MARCH 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

Table of Contents

| | |
|---|------------|
| <i>Balance Sheet – All Funds</i> | <i>1-2</i> |
| <i>Statement of Revenue, Expenditures and Changes in Fund Balance</i> | |
| <i>General Fund</i> | <i>3-7</i> |
| <i>Debt Service Fund</i> | |
| <i>Series 2013 Bonds</i> | <i>8</i> |
| <i>Series 2015 Bonds (Phase 3)</i> | <i>9</i> |
| <i>Series 2015 Bonds (Phase 4)</i> | <i>10</i> |
| <i>Series 2016 Bonds (Phase 5)</i> | <i>11</i> |
| <i>Series 2017 Bonds (Phase 6)</i> | <i>12</i> |
| <i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i> | <i>13</i> |
| <i>Capital Project Fund</i> | |
| <i>Series 2016 Bonds (Phase 5)</i> | <i>14</i> |
| <i>Series 2017 Bonds (Phase 6)</i> | <i>15</i> |
| <i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i> | <i>16</i> |

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending March 31, 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 | \$ 560,666 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 560,666 |
| 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 | - | 610,559 | 339,838 | 230,836 | 357,927 | 231,909 | 525,594 | - | - | - | - | 2,296,665 |
| Prepayment Account | - | - | 881 | 272 | - | - | 5 | - | - | - | - | 1,158 |
| General Redemption Account | - | - | - | 2,471 | - | - | - | - | - | - | - | 2,471 |
| Construction | - | - | - | - | - | - | - | 23,705 | 15,521 | 34,288 | - | 73,514 |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | | | | |
| General Fund | - | 22,225 | 10,548 | 8,917 | 14,426 | 9,788 | 21,242 | - | - | - | - | 87,145 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - | - | - | - |
| Market Valuation Adjustments | | | | | | | | | | | | |
| Accrued Interest Receivable | - | - | - | - | - | - | - | - | - | - | - | - |
| Assessments Receivable/Deposits | - | - | - | - | - | - | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | - | - | - | - | - | - | 3,521,699 | 3,521,699 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | - | - | - | - | - | 26,133,301 | 26,133,301 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Assets | \$ 560,666 | \$ 1,171,784 | \$ 596,574 | \$ 403,137 | \$ 546,942 | \$ 360,073 | \$ 803,263 | \$ 23,705 | \$ 15,521 | \$ 34,288 | \$ 29,655,000 | \$ 34,170,951 |

**Flow Way Community Development District
Balance Sheet
for the Period Ending March 31, 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) | 87,145 | - | - | - | - | - | - | - | - | - | - | - | 87,145 |
| 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 | <u>\$ 87,145</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 29,655,000</u> | <u>\$ 29,742,145</u> |
| 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 | 360,073 | 648,324 | 21,810 | 14,237 | 34,281 | - | - | 3,309,765 |
| Results from Current Operations | - | 200,970 | 95,019 | 78,848 | 112,560 | - | 154,938 | 1,895 | 1,285 | 7 | - | - | 645,521 |
| Unassigned | | | | | | | | | | | | | |
| Beginning: October 1, 2021 (Unaudited) | 335,757 | - | - | - | - | - | - | - | - | - | - | - | 335,757 |
| Results from Current Operations | 137,763 | - | - | - | - | - | - | - | - | - | - | - | 137,763 |
| Total Fund Equity and Other Credits | <u>\$ 473,520</u> | <u>\$ 1,171,784</u> | <u>\$ 596,574</u> | <u>\$ 403,137</u> | <u>\$ 546,942</u> | <u>\$ 360,073</u> | <u>\$ 803,263</u> | <u>\$ 23,705</u> | <u>\$ 15,521</u> | <u>\$ 34,288</u> | <u>\$ -</u> | <u>\$ 4,428,806</u> | |
| Total Liabilities, Fund Equity and Other Credits | <u>\$ 560,666</u> | <u>\$ 1,171,784</u> | <u>\$ 596,574</u> | <u>\$ 403,137</u> | <u>\$ 546,942</u> | <u>\$ 360,073</u> | <u>\$ 803,263</u> | <u>\$ 23,705</u> | <u>\$ 15,521</u> | <u>\$ 34,288</u> | <u>\$ 29,655,000</u> | <u>\$ 34,170,951</u> | |

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

| Description | October | November | December | January | February | March | 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 | 4,801 | 577,832 | 596,780 | 97% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | N/A |
| Contributions Private Sources | | | | | | | | | |
| | - | - | - | - | - | - | - | - | N/A |
| Miscellaneous Revenue | | | | | | | | | |
| | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | | | | |
| | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 5,770 | \$ 145,452 | \$ 363,408 | \$ 38,608 | \$ 19,793 | \$ 4,801 | 577,832 | \$ 840,325 | 69% |
| Expenditures and Other Uses | | | | | | | | | |
| Legislative | | | | | | | | | |
| Board of Supervisor's Fees | - | 2,000 | 2,000 | - | 1,000 | 1,800 | 6,800 | 12,000 | 57% |
| Executive | | | | | | | | | |
| Professional Management | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 20,000 | 40,000 | 50% |
| 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 | 1,333 | 8,000 | 16,000 | 50% |
| Assessment Roll Services | 1,333 | 1,333 | 1,333 | 1,333 | 1,333 | 1,333 | 8,000 | 16,000 | 50% |
| 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% |

Unaudited

Prepared by:
JPWARD and Associates, LLC

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

| Description | October | November | December | January | February | March | 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 | - | - | - | - | 566 | 569 | 500 | 114% |
| Office Supplies | - | - | - | - | - | - | - | - | N/A |
| Subscription & Memberships | 175 | - | - | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | | | |
| Legal - General Counsel | - | - | - | - | 4,273 | 556 | 4,829 | 50,000 | 10% |
| Boundary Expansion | - | - | - | - | - | - | - | - | N/A |
| Special Counsel - SFWMD | - | - | - | - | - | - | - | - | N/A |
| Special Counsel - Litigation | - | 8,512 | 574 | 2,412 | 64,421 | 29,519 | 105,439 | 225,000 | 47% |
| Other General Government Services | | | | | | | | | |
| Engineering Services - General Fund | 435 | 4,768 | 3,533 | - | - | 935 | 9,670 | 50,000 | 19% |
| Miscellaneous Services | - | - | - | - | - | - | - | - | N/A |
| Boardwalk & Golf Cart Review | - | - | - | - | - | - | - | - | N/A |
| Asset Evaluation | - | - | - | - | - | - | - | - | N/A |
| Stormwater Needs Analysis | - | - | - | - | - | 1,688 | 1,688 | - | N/A |
| Strategic Operations Plan | - | - | 4,993 | - | - | 11,555 | 16,548 | - | N/A |
| Capital Outlay | - | - | - | - | - | - | - | - | N/A |
| Community Wide Irrigation Ssystem | | | | | | | | | |
| Professional Services | | | | | | | | | |
| Consumptive Use Permit Monitor | - | - | - | - | - | 300 | 300.00 | - | N/A |
| Utility Services | | | | | | | | | |
| Electric - Pump Station | - | - | - | - | 5,527 | 4,208 | 9,735.42 | - | N/A |

Unaudited

Prepared by:
JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|---|---------|----------|----------|---------|----------|--------|--------------|---------------------|-------------|
| Electric - Recharge Pumps | - | - | - | - | 2,104 | 1,826 | 3,929.86 | - | 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 |
| Task 4 - Fish Sampling to US Fish & Wildlife | - | - | - | - | - | - | - | - | N/A |
| Task 5 - Attendance at Board Meeting | - | - | - | - | - | - | - | - | N/A |
| Clearing Downed Trees/Cleanup | - | - | - | - | - | 338 | 338 | - | 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 | 1,964 | 7,855 | 15,000 | 52% |
| Repairs & Maintenance | | | | | | | | | |
| Aquatic Weed Control | - | - | - | - | 38,250 | 12,000 | 50,250 | 120,000 | 42% |
| Lake Bank Maintenance | - | - | - | - | - | - | - | 15,000 | 0% |
| Water Quality Testing | - | - | - | - | - | - | - | 5,000 | 0% |

Unaudited

Prepared by:
JPWARD and Associates, LLC

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|----------|----------|---------|----------|--------|--------------|---------------------|-------------|
| 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 |
| Lake Bank Restoration | - | - | - | - | - | - | - | - | N/A |
| Erosion Restoration | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | 20,000 | 0% |
| Landscaping Services | | | | | | | | | |
| Professional Services | | | | | | | | | |
| Asset Management | - | - | 1,864 | - | 3,727 | 2,249 | 7,840 | 5,000 | 157% |
| Utility Services | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | 2,400 | 0% |
| Irrigation Water | - | - | - | - | - | - | - | 3,000 | 0% |
| Community Entrance (Landscaping) | | | | | | | | | |
| Repairs & Maintenance | | | | | | | | | |
| Public Area Landscaping | - | - | - | - | 15,860 | 7,930 | 23,790 | 106,100 | 22% |
| Fountains | - | - | - | - | - | 12,610 | 12,610 | - | N/A |
| Irrigation System | - | - | - | - | 425 | 1,155 | 1,580 | 25,000 | 6% |
| Well System | - | - | - | - | - | 690 | 690 | 10,000 | 7% |
| Plant Replacement | - | - | - | - | - | - | - | - | N/A |
| Operating Supplies | | | | | | | | | |
| Mulch | - | - | - | - | - | - | - | 15,000 | 0% |
| Capital Outlay | - | - | - | - | - | - | - | - | N/A |
| Road and Street Services | | | | | | | | | |
| Repairs and Maintenance | | | | | | | | | |
| Paver Repairs | - | - | - | - | - | 3,900 | 3,900 | - | N/A |
| Reserves for Future Operations | | | | | | | | | |

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Future Operations/Restorations | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer Out | - | - | - | - | - | - | - | - | N/A |
| Sub-Total: | 18,273 | 128,855 | 28,956 | 8,412 | 153,785 | 101,788 | 440,070 | 840,325 | 52% |
| Total Expenditures and Other Uses: | \$ 18,273 | \$ 128,855 | \$ 28,956 | \$ 8,412 | \$ 153,785 | \$ 101,788 | \$ 440,070 | \$ 840,325 | 52% |
| Net Increase/ (Decrease) in Fund Balance | (12,504) | 16,597 | 334,452 | 30,196 | (133,992) | (96,987) | 137,763 | - | |
| Fund Balance - Beginning | 335,757 | 323,253 | 339,851 | 674,303 | 704,499 | 570,507 | 335,757 | - | |
| Fund Balance - Ending | \$ 323,253 | \$ 339,851 | \$ 674,303 | \$ 704,499 | \$ 570,507 | \$ 473,520 | 473,520 | \$ - | |

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

| Description | October | November | December | January | February | March | 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 | 0 | 5,847 | 11,000 | 53% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 2 | 2 | 0 | 1 | 2 | 2 | 9 | - | N/A |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 5,214 | 131,443 | 328,405 | 34,889 | 17,886 | 4,339 | 522,176 | 539,344 | 97% |
| 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 | \$ 4,341 | 528,032 | \$ 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 | \$0 | \$327,063 | \$537,575 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 5,216 | (189,773) | 328,406 | 34,890 | 17,889 | 4,341 | 200,970 | 12,777 | |
| Fund Balance - Beginning | 970,814 | 976,030 | 786,257 | 1,114,663 | 1,149,553 | 1,167,443 | 970,814 | | |
| Fund Balance - Ending | \$ 976,030 | \$ 786,257 | \$ 1,114,663 | \$ 1,149,553 | \$ 1,167,443 | \$ 1,171,784 | 1,171,784 | \$ 12,777 | |

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

| Description | October | November | December | January | February | March | 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 | 0 | 2,671 | 5,000 | 53% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 1 | 1 | 1 | 6 | - | N/A |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 2,475 | 62,384 | 155,864 | 16,559 | 8,489 | 2,059 | 247,830 | 255,873 | 97% |
| 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 | \$ 2,061 | 250,506 | \$ 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 | \$0 | \$155,488 | \$239,488 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 2,476 | (90,433) | 155,865 | 16,560 | 8,491 | 2,061 | 95,019 | 21,385 | |
| Fund Balance - Beginning | 501,555 | 504,031 | 413,598 | 569,463 | 586,023 | 594,513 | 501,555 | - | |
| Fund Balance - Ending | \$ 504,031 | \$ 413,598 | \$ 569,463 | \$ 586,023 | \$ 594,513 | \$ 596,574 | 596,574 | \$ 21,385 | |

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

| Description | October | November | December | January | February | March | 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 | 0 | 1,757 | 3,500 | 50% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 0 | 1 | 1 | 3 | 8 | 42% |
| General Redemption Account | 0 | 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 | 1,741 | 209,500 | 216,342 | 97% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | - | - | N/A |
| Operating Transfers In (To Other Funds) | | | | | | | | | |
| Debt Proceeds | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 2,093 | \$ 54,492 | \$ 131,758 | \$ 13,998 | \$ 7,177 | \$ 1,742 | 211,260 | \$ 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) | | | | | | | | | |
| Total Expenditures and Other Uses: | \$0 | \$132,413 | \$0 | \$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 | 1,742 | 78,848 | 10,856 | |
| Fund Balance - Beginning | 324,289 | 326,382 | 248,462 | 380,220 | 394,218 | 401,395 | 324,289 | | |
| Fund Balance - Ending | \$ 326,382 | \$ 248,462 | \$ 380,220 | \$ 394,218 | \$ 401,395 | \$ 403,137 | 403,137 | \$ 10,856 | |

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

| Description | October | November | December | January | February | March | 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 | 0 | 1,894 | 3,700 | 51% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 0 | 1 | 1 | 5 | 12 | 44% |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 3,384 | 85,315 | 213,158 | 22,646 | 11,609 | 2,816 | 338,928 | 350,060 | 97% |
| 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 | \$ 2,818 | 340,828 | \$ 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 | 0 | 1,894 | - | N/A |
| Total Expenditures and Other Uses: | \$0 | \$228,267 | \$0 | \$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 | 2,818 | 112,560 | 7,809 | |
| Fund Balance - Beginning | 434,382 | 437,767 | 296,710 | 509,868 | 532,514 | 544,124 | 434,382 | | |
| Fund Balance - Ending | \$ 437,767 | \$ 296,710 | \$ 509,868 | \$ 532,514 | \$ 544,124 | \$ 546,942 | 546,942 | \$ 7,809 | |

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

| Description | October | November | December | January | February | March | 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 | 0 | 1,284 | 2,200 | 58% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 1 | 0 | 0 | 1 | 1 | 3 | 8 | 41% |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 2,296 | 57,890 | 144,637 | 15,366 | 7,877 | 1,911 | 229,978 | 237,599 | 97% |
| 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 | \$ 1,912 | 231,265 | \$ 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 | 0 | 1,284 | - | N/A |
| Total Expenditures and Other Uses: | \$0 | \$153,996 | \$0 | \$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 | 1,912 | 77,269 | 5,607 | |
| Fund Balance - Beginning | 282,804 | 285,101 | 190,279 | 334,916 | 350,283 | 358,161 | 282,804 | | |
| Fund Balance - Ending | \$ 285,101 | \$ 190,279 | \$ 334,916 | \$ 350,283 | \$ 358,161 | \$ 360,073 | 360,073 | \$ 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 March 31, 2022

| Description | October | November | December | January | February | March | 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 | 1 | 6 | 2,700 | 0% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 2 | 2 | 0 | 0 | 2 | 2 | 8 | 1,100 | 1% |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 4,983 | 125,627 | 313,875 | 33,346 | 17,095 | 4,147 | 499,073 | 515,479 | 97% |
| 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 | \$ 4,150 | 499,087 | \$ 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 | 1 | 6 | - | N/A |
| Total Expenditures and Other Uses: | \$1 | \$344,144 | \$1 | \$1 | \$1 | \$1 | \$344,149 | \$515,438 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 4,985 | (218,514) | 313,875 | 33,346 | 17,097 | 4,149 | 154,938 | 3,841 | |
| Fund Balance - Beginning | 648,324 | 653,309 | 434,795 | 748,671 | 782,017 | 799,114 | 648,324 | | |
| Fund Balance - Ending | \$ 653,309 | \$ 434,795 | \$ 748,671 | \$ 782,017 | \$ 799,114 | \$ 803,263 | 803,263 | \$ 3,841 | |

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Revenue and Other Sources | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | |
| Construction Account | 0 | 0 | 0 | 0 | 0 | 0 | 1 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | |
| Operating Transfers In (From Other Funds) | 0 | 1,893 | 0 | 0 | 0 | 0 | 1,894 | - |
| Total Revenue and Other Sources: | \$ 0 | \$ 1,893 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 1,895 | \$ - |
| Expenditures and Other Uses | | | | | | | | |
| Executive | | | | | | | | |
| Professional Management | - | - | - | - | - | - | \$ - | \$ - |
| Other Contractual Services | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | \$ - | \$ - |
| Printing & Binding | | | | | | | | |
| 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 | \$ 0 | \$ 1,895 | - |
| Fund Balance - Beginning | 21,810 | 21,810 | \$ 23,704 | \$ 23,704 | \$ 23,704 | \$ 23,704 | 21,810 | - |
| Fund Balance - Ending | \$ 21,810 | \$ 23,704 | \$ 23,704 | \$ 23,704 | \$ 23,704 | \$ 23,705 | \$ 23,705 | \$ - |

**Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Revenue and Other Sources | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - | \$ - |
| Interest Income | | | | | | | | |
| Construction Account | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | |
| Operating Transfers In (From Other Funds) | 0 | 1,284 | 0 | 0 | 0 | 0 | 1,284 | - |
| Total Revenue and Other Sources: | \$ 0 | \$ 1,284 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 1,285 | \$ - |
| Expenditures and Other Uses | | | | | | | | |
| Executive | | | | | | | | |
| Professional Management | - | - | - | - | - | - | \$ - | \$ - |
| Other Contractual Services | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | \$ - | \$ - |
| Printing & Binding | | | | | | | | |
| 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 | | | | | | | | |
| Construction in Progress | - | - | - | - | - | - | \$ - | \$ - |
| Cost of Issuance | | | | | | | | |
| Series 2017 Bonds (Phase 6) | - | - | - | - | - | - | - | \$ - |
| Underwriter's Discount | | | | | | | | |
| 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 | \$ 0 | \$ 1,285 | - |
| Fund Balance - Beginning | 14,237 | 14,237 | \$ 15,521 | \$ 15,521 | \$ 15,521 | \$ 15,521 | 14,237 | - |
| Fund Balance - Ending | \$ 14,237 | \$ 15,521 | \$ 15,521 | \$ 15,521 | \$ 15,521 | \$ 15,521 | \$ 15,521 | \$ - |

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 March 31, 2022

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Revenue and Other Sources | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - | \$ - |
| Interest Income | | | | | | | | |
| Construction Account | 0 | 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 | 1 | 6 | - |
| Total Revenue and Other Sources: | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 7 | \$ - |
| 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 | \$ 1 | \$ 7 | - |
| Fund Balance - Beginning | 34,281 | 34,282 | 34,283 | 34,285 | 34,286 | 34,287 | 34,281 | - |
| Fund Balance - Ending | \$ 34,282 | \$ 34,283 | \$ 34,285 | \$ 34,286 | \$ 34,287 | \$ 34,288 | \$ 34,288 | \$ - |