

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

FEBRUARY 16, 2023

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PREPARED BY:

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

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

February 9, 2023

Board of Supervisors  
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “District”) will be held on **Thursday, February 16, 2023**, at **1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**.

The following WebEx link and telephone number are provided to join/watch the meeting.  
<https://districts.webex.com/districts/j.php?MTID=mfba396609240f4c3995f9997270602d5>  
Access Code: **2334 030 7609**, Event password: **Jpward**  
Phone: **408-418-9388** and enter the access code **2334 030 7609**, password **Jpward (579274** from phones) to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Consideration of Minutes:
  - I. January 19, 2023 – Regular Meeting. [Page 6]
  - II. January 27, 2023 – Continued Meeting. [Page 17]
4. Supervisor’s Requests.
5. Staff Items.
  - I. District General Counsel.
    - a. Discussion of Retention of District General Counsel (Litigation Counsel to remain the same). [Page 19]
  - II. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick
    - a. Status Report on Litigation and Appeal.
    - b. *Request to call Executive Attorney/client shade session. Discussion of settlement matters pertaining to Taylor Morrison Defendants. (File Number: 2020-CA-4147).*

Flow Way Community Development District

- III. District Engineer – Calvin, Giordano & Associates.
    - a. Engineer’s Report. [Page 21]
      - 1. Strategic Operational Plan.
      - 2. Bonita Springs Floodwater Diversion Plan.
  - IV. District Manager – JPWard & Associates, LLC.
    - a. Bond Refinancing – Series 2013 Bonds
    - b. Important Board Meeting Dates for Balance of Fiscal Year 2023.**
      - 1. Proposed Fiscal Year 2024 Budget - **March 16, 2023, at 1:00 P.M.**
      - 2. June Board Meeting – **June 29, 2023.**
      - 3. Public Hearings: Fiscal Year 2024 Budget Adoption – **July 20, 2023, 1:00 P.M.**
    - c. Financial Statements for period ending January 31, 2022 (unaudited). [Page 36]
    - d. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities. (Continuing Item – No additional report for February 2023)
6. 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.
7. Announcement of Next Meeting – Regular Meeting on March 16, 2023.

Quorum Call for March 16, 2023.

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

8. Adjournment.

**Staff Review**

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

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The second order of business is Public Comments for non-agenda items. The Public is provided three opportunities to speak during the meeting. This is the first time for the Public to speak on non-agenda items. Each member of the Public will also be provided an opportunity to speak on each agenda item, and at the end of the Agenda a final time to speak on any other matter will be provided.

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The third order of business is the consideration of the January 19, 2023, Regular Meeting minutes and the January 27, 2023, continued Meeting minutes.

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The fourth item of business are Supervisor's Requests, as of this agenda no requests have been received, however Board Members may bring up matters during this item.

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The fifth order of business are staff reports.

**Item 5 (I)** is the retention of a District Attorney for general legal counsel work (non-litigation matters). Enclosed is a representation letter from the firm of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., a firm that I have worked with previously and who represents many CDD's across the State. They have represented that there is no conflict of interest with TM, and I hope will be a good fit for the District.

**Item 5 (II)** is a request of the District Attorney (Mr. Woods) is for the Board of Supervisors to hold an executive session of the Board of Supervisors.

***The executive attorney/client session is recommended for Thursday, February 28, 2023, at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119 and is to begin at the end of the District's regular meeting.***

***The sole purpose of the executive attorney/client session is to discuss a settlement in the Flow Way Community Development District's lawsuit Number (File Number: 2020-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, Tom Kleck, Martinn Winters: District Attorney Greg Woods and Jessica Tolin, District Manager James Ward. The executive attorney/client session is closed to the public.***

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

***At the conclusion of the executive session, the District will re-open the regular meeting and the Chairman will announce the closure of the executive session.***

**Item 5 (III)** is the Engineer's Report, which includes the current status of the District's Strategic Operations Plan and continuing updates on the Bonita Springs Floodwater Discharge Plan.

**Item 5 (IV)** is the District Manager's Report which is an update related to the re-financing of the District's Series 2013 Bonds. As we have previously discussed, all District Bonds have a ten (10) year call protection, which means the District would not be able to call those bonds under a current refinancing structure. At the prior meeting I indicated the call date was December 2023 – however the call date is December, 2024, as such, I will move this item to the 1<sup>st</sup> quarter of calendar year 2024 for discussion.

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

Yours sincerely,  
Flow Way Community Development District



James P. Ward  
District Manager

**The Fiscal Year 2023 schedule is as follows:**

February 16, 2023	February 28, 2023
March 16, 2023	April 20, 2023
May 18, 2023	June 29, 2023
July 20, 2023	August 17, 2023
September 21, 2023	

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was  
11 held on Thursday, January 19, 2023, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre  
12 Vista Lane, Naples, FL 34119.  
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**Present and constituting a quorum:**

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

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**Also present were:**

James P. Ward	District Manager
James Messick	District Engineer
Greg Woods	District Counsel
Tony Grau	Grau and Associates

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**Audience:**

Lynn Hyduk	HOA
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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.

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

Chairperson Stamp reviewed public comment protocols.

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

50

**51 December 15, 2022 – Regular Meeting**

52

53 Chairperson Stamp added the last name of an audience member into the Minutes. He asked if there  
54 were any additional corrections or deletions; hearing none, he called for a motion.

55

**56 On MOTION made by Mr. Tom Kleck, seconded by Mr. Martinn  
57 Winters, and with all in favor, the December 15, 2022 Regular Meeting  
58 Minutes were approved as amended.**

59

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**61 FOURTH ORDER OF BUSINESS Consideration of Audited Financial Statements**

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**63 Consideration of Audited Financial Statements for Fiscal Year 2022, which ended September 30, 2022**

64

65 Mr. Ward introduced Tony Grau, Senior Partner with Grau and Associates.

66

67 Mr. Tony Grau reviewed the Audited Financial Statements for the Fiscal Year ended September 30,  
68 2022. He reported the format of the report had changed, but there was no impact to the report itself,  
69 only the wording changed. He stated the audit reflected a clean opinion with respect to the financial  
70 statements of the District; Grau believed the financial statements were fairly stated in accordance with  
71 generally accepted accounting principles. He stated the next section was the management discussion  
72 and analysis which was a recap of the financial activity during the Fiscal Year. He indicated on page 4  
73 was the government wide financial analysis which showed the statement of net position with  
74 comparative numbers with the prior year in condense form on the full accrual basis. He reported on  
75 page 5 was the condensed income statement which showed revenues, expenses, and the change in net  
76 position with comparative numbers to the prior year. He noted there was a slight decrease in the loss of  
77 net position between the two years. He reported after that, on page 7 and 8, were the government  
78 wide financial statements; first was the balance sheet which showed assets, liability, and net position;  
79 then was the statement of activities which showed expenses, and program revenues. He noted the  
80 \$472,000 dollars was the arbitration agreed to, so this was shown as revenue on the statements. He  
81 reported on page 9, there was the balance sheet for the governmental funds with the three major  
82 funds: the general fund, debt service fund, and capital project fund. He noted the arbitration award was  
83 unavailable at the fund level since it was not received in a timely manner to pay for expenditures of the  
84 general fund which resulted in a net position deficit of \$65,000 dollars as of the balance sheet date. He  
85 reported the income statement for the funds was on page 11. He reported on page 13 were the  
86 footnotes to the financial statements which were consistent with the prior year. He indicated on page  
87 19 were the changes in the capital assets; there were no additions, the only change was the  
88 depreciation which occurred during the year. He reported note 7 showed the various outstanding  
89 bonds: 2013, 2015, then 2015 phase 4, 2016 phase 5, 2017 phase 6, 2019 phase 7 and 8. He indicated  
90 the detail for this was at the bottom of page 20 reflecting the various bond issues along with the  
91 principal payments made during the year. He stated the District owed approximately \$29,000,000  
92 dollars on the various bonds. He reported on page 22 was the litigation disclosure explaining the status  
93 as it existed as of the date of the report. He reported budget to actual was on page 23 and page 25 was  
94 the information required by the State of Florida and the Auditor General. He stated the remainder of

95 the report contained the various reports required under government auditing standards and by the  
96 Auditor General. He reported there were no findings and only clean opinions.

97

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

99

100

**On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and  
with all in favor, the Audited Financial Statements were accepted for  
purposes of inclusion in the record.**

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103

104 Chairperson Stamp noted the Court Reporter was not yet in attendance; therefore, the meeting would  
105 proceed until the Court Reporter arrived at which point the meeting would be closed to the public for  
106 the Executive Session.

107

108

109 **FIFTH ORDER OF BUSINESS**

**Executive Session**

110

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

114

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

118

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

122

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

126

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

129

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

132

133

134 **SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

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136 Chairperson Stamp indicated he would skip this Item until after the Shade Session.

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138

139 **SEVENTH ORDER OF BUSINESS**

**Staff Items**

140

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

142

143 a) **Status Report on City of Bonita Springs application to SFWMD to discharge floodwater into**  
144 **Collier County (including the Preserve)**

145 b) **Status Report on Litigation**

146

147 Chairperson Stamp indicated this Item would be discussed after the Shade Session.

148

149 **II. District General Counsel – KE Law Group, PLLC.**

150

151 *Mr. Ward: Mr. Earlywine called me yesterday and told me due to a conflict, his firm would have to*  
152 *resign as the District Attorney for the Flow Way CDD. I will be receiving a resignation letter from the*  
153 *firm in the next week or two. He has not run up any fees to any extent at this point in time, and we*  
154 *are back to square one and I will begin a search again for you for a District Attorney. He wasn't able*  
155 *to tell me the nature of the conflict. He did say there would probably be an opportunity for him to*  
156 *tell me that, it would just not be in the immediate future.*

157

158 *Mr. Kleck: Did he send any bills in?*

159

160 *Mr. Ward: That he did do, but I'm not going to pay that bill. It was a couple of hundred dollars.*

161

162 *Mr. Miller: but he was not able to tell you what the conflict was?*

163

164 *Chairperson Stamp: He represented at the meeting that they had already (indecipherable).*

165

166 *Mr. Ward: He did. He told me that on the phone too.*

167

168 *Chairperson Stamp: Which may have been a true statement. There is always the possibility that the*  
169 *conflict has arisen since then.*

170

171 *Mr. Ward: Which is I think what happened, but I don't know the nature of the conflict.*

172

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

174

175 a) **Engineer's Report [page 27]**

176

1. **Strategic Operational Plan**

177

2. **Bonita Springs Floodwater Diversion Plan**

178

3. **Award of Bid for Lake Bank Restoration – Lakes 12, 20 and 21 [page 45]**

179

180 *Mr. Jimmy Messick: I prepared a District Engineer's Report to review with you this month. There*  
181 *are only two current items, but you will see in Appendix C we do have evaluation of bidders for*  
182 *the lake bank restoration project this year. Going right into the Strategic Operational Plan, the*  
183 *current vendors are listed with the items that are being addressed on a monthly basis. I want to*  
184 *note the first quarter of the capital improvement plan, lake 12 and 2021, lake bank restoration*  
185 *was advertised November 11, 2022 and we did get bids opened on December 21, 2022 and were*  
186 *evaluated. I did prepare, after review of the three bids that are attached, an evaluation bidders'*  
187 *letter that identifies who was the low bidder, and that was Land Shore Enterprises, LLC. We have*  
188 *worked with that contractor in the past and we found them to have good recommendations and*  
189 *successfully completed work that was similar to the nature of what they are going to be doing at*

190 *the Flow Way CDD. With that, I'm not sure Jim if you want to obtain approval from the Board to*  
191 *award the contract at this time, or if there is further information that needs to be discussed.*

192  
193 *Mr. Miller: How does the 165 compare to what's in the budget?*

194  
195 *Mr. Messick: We had 167 in the budget, including the contingencies for those lakes, so we did*  
196 *fall within budget.*

197  
198 *Mr. Ward: We had \$173,000 dollars basically for the project in the budget. I just want to clarify,*  
199 *Jimmy said Land Shore Enterprises, but the apparent low bidder is Cross Creek, correct?*

200  
201 *Mr. Messick: Yes. Cross Creek. The next low bidder was Land Shore.*

202  
203 *Mr. Ward: There is no action required from you. We went through the bidding process. I'll issue*  
204 *a purchase order for this because we didn't do it in the form of formal contract.*

205  
206 *Mr. Messick: Then the next item was just a followup about the Bonita Springs Floodwater*  
207 *Diversion Plan. We did have a meeting virtually on December 16, right around the last Board*  
208 *Meeting, which included Collier County, South Florida, Big Cypress, and Bonita Springs. We are*  
209 *still waiting on a followup conversation to be had with the technical experts, the technical group,*  
210 *to address any concerns that we may have with their emergency discharge to the woodland*  
211 *preserves. And we still haven't heard about a followup date on that meeting. The only other*  
212 *thing I will mention, in the permitting table, Jim and I did discuss the existing Water Use Permit*  
213 *that is still stated as a permittee by Taylor Morrison, is set to expire in May 2025, and that's one*  
214 *of the permits we would like to transfer to the Flow Way CDDs name. Obviously, there are a*  
215 *couple of permits that we want to transfer over, but that the one that's in the works. We*  
216 *thought we were going to start kicking off with our counsel, but apparently, we are going to*  
217 *change directions a little bit. We will punt that till next month and try to figure it out.*

218  
219 *Chairperson Stamp: Lily pads. I know we sprayed. I know we have been in conversation. They*  
220 *still look to me like they are alive. Are they fooling me, or they just need a bit more?*

221  
222 *Mr. Messick: I know that's been their focus and the cord grass was started. They explained to*  
223 *me that it's a several month process. I know you don't want to hear that, but they are working*  
224 *on that. The letup in rainwater I think is going to help the process when they start attacking and*  
225 *spraying for that, but they are continuing to address the lakes that have the worst amount of lily*  
226 *pads in them.*

227  
228 *Chairperson Stamp: Those drainage pipes that go out into the lake, those technically aren't our*  
229 *responsibility, but you're going to take a look at what needs to be done or can be done and the*  
230 *cost?*

231  
232 *Mr. Messick: At this point we have been made aware of some of the rainwater leaders, or yard*  
233 *drains, that extend out into the lakes that have become buoyant and are starting to float, but we*  
234 *don't have a good understanding of what was constructed because they are not in the South*  
235 *Florida permit. It's not something that was turned over to the CDD as an asset. But they are*  
236 *within the lakes that we do maintain, so while we go through, we are going to evaluate how*  
237 *many we have, where they are at, and come up with a game plan of how to address them.*

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*Chairperson Stamp: We did get the dead alligator out. What did they do with it?*

*Mr. Messick: All I know is he put it in the back of his truck, and he went to dispose of it in a lawful manner.*

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

- a) Financial Statements for period ending December 31, 2022 (unaudited) [page 74]**
- b) Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities (Continuing Item – no report for January, 2023)**

*Mr. Ward: I have nothing for you. I will tell you that, from a financial perspective, we are literally just getting the fiscal year started, so our expenditures are pretty low. Our revenues are okay at this point. If you recall, the State extended the payment date on assessments out to December 31 to take the 4 percent discount, so in all of the Districts I represent I am seeing a slower pace come in, but that's going to change because December 31 was the discount date. You guys are actually a littler higher than what I've seen in other Districts, but I still want it to get a little higher. That will trigger an analysis of exactly when I can repay the Truist loan, which I am anticipating – I originally said March 31 – I am anticipating probably by end of February at this point.*

*Mr. Miller: Was that a permanent extension?*

*Mr. Ward: That was a one time extension due to Hurricane Ian.*

*Chairperson Stamp: You are going to start looking to refinance the bonds in a few months?*

*Mr. Ward: Your 2013 bonds were issued around December 15, 2013. This year, that will be the earliest date we could do a refinance. So, for either your next agenda, or in March, I will have an item that will explain the process that we need to go through to retain the consulting team to look at refinancing those bonds and then once we retain the consulting team, putting together the time schedule to do that, and then shoot for a date so that we can do the refinance on or around the date of the issuance of the bonds 10 years later.*

*Mr. Miller: (Indecipherable).*

*Mr. Ward: That's 500 pages of documents. I'm going to have to go back and look. I don't remember that date. I remember December 2023, but I'll double check. Do you remember where you saw that?*

*Mr. Miller: (Indecipherable).*

*Mr. Ward: That would be helpful in trying to read all of those pages of documents.*

*Mr. Miller: I have one other (indecipherable), with respect to the debt fund that we have service bonds (indecipherable).*

285 *Mr. Ward: No. The interest on the money is only available for debt service. I cannot move the*  
286 *money out. We levy it. Max annual debt service, so that was max annual debt service at the time*  
287 *of issuance of the bonds. On each of these bond accounts, the number sticks in my head of about*  
288 *\$5,000 dollar a year for each issue, but as that money accumulates, I can't do anything with it.*

289  
290 *Mr. Miller: (Indecipherable).*

291  
292 *Mr. Ward: It's only available for use for debt service. I invested these funds when the issues were*  
293 *initially done. The interest rates are different, but they were all done based upon whatever the*  
294 *interest rates were in that market at the time of issuance. But I recall they run between \$5,000*  
295 *and \$7,000 dollars a year for whatever funds we can invest in, which is basically just the reserve*  
296 *account. I cannot invest the assessment money that's coming in because that's paying current*  
297 *year stuff.*

298  
299 *Mr. Miller: You can't even do that in (indecipherable)?*

300  
301 *Mr. Ward: Under these trust indentures, not under the instruments that I'm permitted to invest in.*  
302 *They are extremely restricted. I can't go stick it in any money market fund. It's basically in the*  
303 *Trustee's money market fund, overnights, and that's basically nothing. It's not at the 4% that*  
304 *money markets are at right now.*

305  
306 *Mr. Bhatla: (Indecipherable).*

307  
308 *Mr. Ward: The closeout?*

309  
310 *Chairperson Stamp: The last payment will be reduced because we have that money sitting there.*

311  
312 *Mr. Ward: Right. Whatever is leftover in those accounts at the end of the term of the bond,*  
313 *generally, you can reduce it to –*

314  
315 *Mr. Bhatla: So, it will come back (indecipherable)?*

316  
317 *Chairperson Stamp: It will reduce your last assessment.*

318  
319 *Mr. Ward: Right, so if you pay \$2,000 dollars a year towards it, it goes down to some other*  
320 *number.*

321  
322 *Mr. Miller: We have to keep the interest, which is excess redemption money we already have*  
323 *(indecipherable).*

324  
325 *Mr. Ward: You can reduce the 30<sup>th</sup> year assessment. I have some ability to use some of the*  
326 *interest, but you have to accumulate cash before you can start to do that, but what that does is it*  
327 *will lower your assessments on the debt service side by \$5 bucks, \$10 bucks, \$15 bucks a unit, but*  
328 *then you are right back up there the following year. It's not a lot of money. \$5,000 dollars over*  
329 *300 or 400 people within a bond issue is not a lot. It doesn't make a ton of sense to bury those*  
330 *assessments that little in a bond issue.*

331

332 Mr. \_\_\_\_\_26:47: So, do you have the ability to roll over that investment on an annual basis, or  
333 has that money been invested?

334  
335 Mr. Ward: It's been invested. I think I did five year investments on these things, so whenever we  
336 did a bond issue, then I roll it to the next five years. The reserve account stays invested for five  
337 years, and then in the fifth year I will roll it to whatever the interest rates are at that particular  
338 time. In the 2013 series, whatever the excess is in that account, when we do the refinance, I can  
339 use any of that excess that's been accumulated towards the refunding, so what that will eventually  
340 do is, instead of issuing a par debt that's higher than what it is now, it will be slightly lower  
341 because of the interest we have accumulated over time.

342  
343 Chairperson Stamp: Court reporter report?

344  
345 Mr. Greg Woods: I was hoping it was the court reporter's fault. It appears that my assistant, who  
346 I generally love, is not on my good side at the moment. She is scrambling to see if she can get  
347 somebody. The good news is, most court reporters work out of home these days, so if we find  
348 someone who lives reasonably close, we might be able to scramble somebody over here.

349  
350 Mr. Ward: So, we could just recess for like 20 minutes and see what you come up with?

351  
352 Mr. Woods: I apologize.

353  
354  
355 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

356  
357 **Audience Comments: Public comment period is for items NOT listed on the Agenda, comments are**  
358 **limited to three (3) minutes per person, assignment of speaking time is not permitted, however the**  
359 **Presiding Officer may extend or reduce the time for the public comment period consistent with**  
360 **Section 286.0114, Florida Statutes**

361  
362 Chairperson Stamp asked if there were any audience comments.

363  
364 Ms. Lynn Hyduk asked a question which was largely (indecipherable).

365  
366 Chairperson Stamp: Those are the homeowner's responsibility. I've got one of those too. Most of us do.  
367 This was before you were here, but originally when they built the first lots, they were going to rely on the  
368 slope between the houses to drain the water and they didn't put in any drains, and then they were  
369 cutting into the bank so bad they realized that they were losing a lot of shoreline, so they put those pipes  
370 in, and some float, and some don't float, and they are all kind of hell. So, they are the homeowner's  
371 responsibility, but what we are talking about is looking at the CDD picking that up. We don't have a  
372 legal obligation to do that, but we are seeing what that would cost us to roll into our lake bank  
373 restoration project.

374  
375 Ms. Hyduk: so (Indecipherable).

376  
377 Chairperson Stamp: I understand, and that's why we are looking at trying to do that.

378  
379 Ms. Hyduk: So, your recommendation is (indecipherable)?

380

381 *Chairperson Stamp: Well, we are going to look at what we can do, but it's going to be all 22 lakes, not all*  
382 *of them have pipes in them.*

383

384 *Mr. Ward: Our thought is, we are in the middle of a 5-year lake bank restoration project, so as we do*  
385 *these lake bank restorations, there may, and I emphasize the word may, there may be an opportunity for*  
386 *us to rebury those pipes in a way that they won't float back up as much as they have been recently. The*  
387 *reason they are floating is time; as the lake bank deteriorates or changes over time, consistent with*  
388 *everything that goes on in Florida, they pop up, and that's what's happening. They are owned by the*  
389 *homeowner because they are draining their particular individual roofs, or theirs and the homeowner next*  
390 *to them, or in the case of multifamily, however many units are in those buildings, so ultimately, they own*  
391 *it, and it is their responsibility to do whatever they want with it. We are going to look at doing this, but*  
392 *this is not going to happen in the next month, two months, three months. It's over the next 4 or 5 years.*

393

394 *Mr. Bhatla: It could be the responsibility of the homeowner's association (indecipherable).*

395

396 *Mr. Ward: Only to the extent that that's a multifamily unit, but the single family homes, those drains are*  
397 *the individual homeowners, it belongs to them. It doesn't belong to the Master HOA. It belongs to them*  
398 *individually. It doesn't belong to the CDD because we didn't buy it or pay for it, nor was it turned over to*  
399 *us. It is their responsibility. What we did is, what the District did, because I'm going to say that's before*  
400 *most of our times here, they were permitted to put the roof drains in the lake, which is fine. That's an*  
401 *okay way to drain your roof, but this is what happens 5, 8, 10 years down the road. They tend to pop up.*

402

403 *Mr. Winters: They run underground until they get to the lake bank, correct?*

404

405 *Mr. Ward: They run underground till they get to the lake bank. They kind of stay under the lake bank, so*  
406 *it stays down, but they kind of popped up because you've got erosion on the lake banks and now the*  
407 *pipes are popping up.*

408

409 *Chairperson Stamp: Even in the beginning they did both. Some of them, this is a Taylor Morrison thing,*  
410 *they didn't necessarily all run under ground. Some of them when they put them in were sticking out, so I*  
411 *thought about using a hack saw to them, but fortunately they buried mine, but I think it's because I'm on*  
412 *the driving range and they were still trying to sell houses and they didn't want people out on the driving*  
413 *range seeing 6 or 8 pipes sticking out of the ground.*

414

415 *Mr. Kleck: That drain leads to the homeowner's property but goes into the lake which is not their*  
416 *property. How do they work on something that's not on their property legally?*

417

418 *Mr. Ward: They can because we said they can do it. I wouldn't stop anybody. If somebody called and*  
419 *said, "they are working on CDD property," I'm not going to stop it. It's like the golf course guy going in*  
420 *and getting golf balls. I'm not going to tell him not to go into our lake and get the golf balls.*

421

422 *Mr. Winters: Should they be buried in gravel once they come out?*

423

424 *Mr. Ward: The answer is yes. When we are doing the lake bank restoration, beyond putting some sand*  
425 *in, they are putting down GeoTube, a kind of fabric that's on top of it, and that GeoTube fabric will kind*  
426 *of keep it better in place than what it is now. But you can't do 20 some odd lakes at one time. They*

427 anchor the GeoTube fabric and they can anchor that pipe underneath the fabric, and then sand overtop  
428 of it. So, that will help the problem.

429  
430 Mr. Kleck: Isn't that what they've done in (indecipherable) with all the gravel drainage coverings that  
431 they've done? If you go into (indecipherable) they've all got it, one of these drainage pipe systems  
432 covered up with gravel. I remember they brought a lot of gravel in and all of those were taken care of. I  
433 was wondering if that was done by Taylor Morrison or if it was done by (indecipherable)?

434  
435 Mr. Ward: It wasn't done by the CDD. Probably whoever the builder was for that particular project.

436  
437 Discussion continued regarding the yard drains.

438  
439 Mr. Ward indicated the HOA was welcome to direct any questions about the yard drains to himself.

440  
441 Discussion continued regarding the yard drains; the lake bank restoration project; and the littoral  
442 shelves; much of this conversation was (indecipherable).

443  
444 Chairperson Stamp asked if a court reporter was available.

445  
446 Mr. Woods: They've tried a dozen people. No one is available at the moment. A couple are in court and  
447 will free up. One problem is we are supposed to respond to Taylor Morrison's settlement proposal by  
448 tomorrow. I can probably get an extension, I'm guessing, but we can probably have someone out here  
449 3:30 ish. So, thoughts?

450  
451 Mr. Miller: Can a court reporter do their job from audio later? If we were to record it?

452  
453 Mr. Ward: No. You have to have the court reporter here in person.

454  
455 Mr. Woods: I question that because I think the statute is older. The Governor issued an order that court  
456 reporters – court reporters appear in court by zoom, and I think the Governor's order on COVID would  
457 allow us to have a court reporter zoom in. If we can get them to zoom in, I think we have a better shot of  
458 getting someone sooner.

459  
460 Mr. Ward: You're the attorney.

461  
462 Mr. Woods: Let me check and see if I can get a zoom court reporter.

463  
464 Chairperson Stamp: Let's stand in recess until 2:15 p.m.

465  
466 The meeting was recessed.

467  
468 Chairperson Stamp: Okay, we are back on the record at 2:27 p.m. The only other Item will be to recess  
469 or adjourn. If we recess, to what time and date do we recess? How is Friday the 27<sup>th</sup> [of January] looking  
470 to people?

471  
472 The Board agreed to continue the meeting until Friday, January 27, 2023 at 2:00 p.m.

473  
474

475 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

476

477 **Announcement of Next Meeting – Regular Meeting on February 16, 2023**

478

479

480 **TENTH ORDER OF BUSINESS** **Adjournment/Recess**

481

482 The meeting was recessed at approximately 2:31 p.m.

483

**On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, the Meeting was recessed until Friday, January 27, 2023 at 2:00 p.m. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.**

488

489

Flow Way Community Development District

491

492

493

494

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Zack Stamp, Chairperson

495

1  
2  
3  
4  
5  
6  
7  
8  
9

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District from  
11 Thursday, January 19, 2023, at 1:00 P.M., was continued to January 27, 2023, at 2:00 P.M. at the at the  
12 Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119 .  
13  
14

15  
16  
17  
18  
19  
20

**Present and constituting a quorum:**

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

21  
22

**Also present were:**

James P. Ward	District Manager
Greg Woods	District Counsel

23  
24  
25  
26

**Audience:**

27 All resident’s names were not included with the minutes. If a resident did not identify themselves  
28 or the audio file did not pick up the name, the name was not recorded in these minutes.  
29

30  
31  
32

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

33  
34  
35  
36

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

37 Chairperson Zack Stamp reconvened the January 19, 2023, meeting at approximately 2:00 p.m. Roll call  
38 was conducted, and all Members of the Board were present, constituting a quorum.  
39

40  
41  
42  
43

**SECOND ORDER OF BUSINESS**

**Executive Session**

44 Chairperson Stamp called for the executive session to begin at approximately 2:05 p.m.  
45

46 Mr. Ward ordered the video recording to cease so the executive session could be called to order. [The  
47 audio and video recording ceased at this point.]  
48

**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.**

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

52  
53 **The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron**  
54 **Miller, Tom Kleck, Martinn Winters, Bart Bhatla: District Attorney Greg Woods and Jessica Tolin, District**  
55 **Manager James Ward.**

56  
57 **At the close of the executive session the Board will reopen the meeting for any additional items to be**  
58 **considered by the Board of Supervisors.**

59  
60 At approximately 3:27 p.m. Chairperson Stamp indicated the continued public meeting was back in  
61 session. He noted the attorney/client shade session (executive session) was closed. And asked for  
62 Supervisor or Audience Comments.

63  
64 Chairperson Stamp: Last week when we left the last monthly meeting. We hired an appellate counsel. We  
65 hired a counsel to help us with four engineers. We agreed to retain those we did not need to move forward  
66 having a fee expert. If anybody wants to make any motions or comments about getting rid of without  
67 counsel, getting rid of the court person, this is the opportunity to do that.

68  
69 Mr. Ron Miller: I would motion to table that discussion. And we get further guidance from counsel on  
70 what was discussed in shades session.

71  
72 Mr. Bhatla Agreed.

73  
74 Chairperson Stamp noted that there were no members of the public present and that there were no  
75 members of the board had anything further, and asked for a motion to adjourn.

76  
77 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

78  
79 **Announcement of Next Meeting – Regular Meeting on February 16, 2023**

80  
81

82 **TENTH ORDER OF BUSINESS** **Adjournment/Recess**

83  
84 The meeting was adjourned at approximately 3:30 p.m.

85  
86 **On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and**  
87 **with all in favor, the Meeting adjourned.**

88  
89  
90 Flow Way Community Development District

91  
92  
93  
94 \_\_\_\_\_  
95 James P. Ward, Secretary

\_\_\_\_\_

Zack Stamp, Chairperson

LAW OFFICES

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PLEASE REPLY TO: FORT LAUDERDALE

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GREGORY F. GEORGE  
BRAD J. KIMBER  
JOHN C. WEBBER

OF COUNSEL  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
GERALD L. KNIGHT

STEVEN F. BILLING, 1947-1998  
HAYWARD D. GAY, 1943-2007

February 3, 2023

**VIA U.S. MAIL AND EMAIL (jimward@jpwardassociates.com)**

Mr. James Ward  
JPWard & Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, FL 33308

**Re: Proposal to serve as District Counsel for  
Flow Way Community Development District**

Dear Mr. Ward:

This letter will serve to memorialize our previous discussions regarding this firm's undertaking to provide legal services as District Counsel to the Flow Way Community Development District. General District legal services will be billed at the rate of \$300.00 per hour when that work is performed by a partner of the firm. Legal work carried out by associates will be billed at \$225.00 per hour. Tasks assigned to paralegals are billed at \$95.00 per hour. My partner, Dennis E. Lyles, will serve as registered agent and our office will be listed as the registered office for the Flow Way Community Development District pursuant to Florida law. There will be a monthly minimum fee of \$500.00 for general/recurring legal services which may include, but shall not be limited to: communications with District Manager and District Staff re: routine operations of the CDD; communications with state and local government agencies re: CDD matters, requests for information, audits, etc.; updating and maintaining CDD records, notices, filings, etc.; reviewing miscellaneous correspondence re: CDD; scheduling matters involving the CDD and Agendas re: meetings of the Board of Supervisors; monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD. This fee structure will be adjusted on a periodic basis in connection with the District's budget process and no later than every third fiscal year to reflect changes in the Consumer Price Index published by the U.S. Department of Labor.

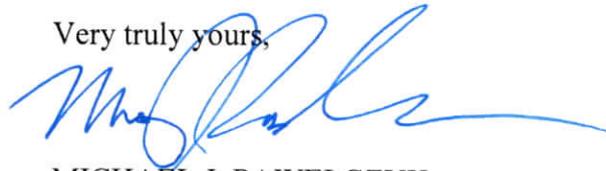
February 3, 2023

Page 2

Specialized legal services performed in connection with litigation, the validation and issuance of CDD bonds, as well as infrastructure construction activities funded by CDD bonds, will be invoiced separately and, when appropriate, charged against bond proceeds. Costs related to all of the above-listed activities will also be invoiced separately.

It is my understanding that this proposal will be placed upon the District's agenda for review and approval by the Board of Supervisors at its upcoming meeting. Should you have any questions regarding the above, please feel free to contact me at your convenience.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Pawelczyk", with a long horizontal flourish extending to the right.

MICHAEL J. PAWELCZYK  
For the Firm

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
February 2023**

**Board Meeting  
February 16<sup>th</sup>, 2023**

Prepared For:

**Board of Supervisors**

Prepared By:



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

---

**A SAFEbuilt® COMPANY**

CGA Project No. 21-4271  
February 16<sup>th</sup>, 2023

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

**LIST OF APPENDICES**

APPNEDIX A	LOCATION MAP
APPENDIX B	LEGAL DESCRIPTION
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**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. Bonita Springs Floodwater Diversion Plan – Follow-up Coordination

## 1. Strategic Operational Plan

### Current Asset Vendors

- Lake Maintenance
  - Eco-Logic Services (aquatic lake and wetland plant maintenance) – Treatment of the lily's continues and was intensified in January. Ecologic will be using a new chemical and browning started the following week. Algae has not been problematic this month. Limited manual raking was performed in Lake 18/19 to address resident complaints.
  - GHD Services, Inc. (Water Quality Sampling)
- Landscape Maintenance
  - Estate Landscaping and Lawn Management (perimeter planting) – Replacement of dead/dying/open spaces in existing beds (completed).
  - Everglades Pine straw (mulching)
- Irrigation Pump Station
  - Metro Pumping Systems (preventative pump maintenance)
  - MRI Underground Services (chemical treatment for irrigation) – provides adequate nutrient levels for reclaim water process.
- Entrance Features
  - Fast Signs
  - Bentley Electric (electrical contractor)
  - Marlin Pool Services (main entry fountain) – Lights and nozzles in Main Entry Fountain Completed.

### Projects

- CIP FY2023 Lake 12 & Lake 20/21 Lake Bank Restoration was awarded to Cross Creek Environmental (CCE) and PO provided on January 23<sup>rd</sup> 2023. Site meeting with Contractor conducted on 01/31/23. Currently waiting on CCE to determine start date for lakes 12 & 20/21.
- Entrance Improvements Completed (1/23/23) - Bridge arches paint black, paver roadway and bridge power washed and cleaned. See pictures in Appendices C.
- Proposal being requested from Hydrologic / Environmental Consultant for design & permitting for a 3<sup>rd</sup> recharge well and pump to potentially provided redundant flow to lakes during dry season.

## **2. Bonita Springs Floodwater Diversion Plan – Follow-up Coordination**

On October 26<sup>th</sup> 2022, coordination was made with Collier County – Transportation Management Services Department Head, Trinity Scott. The County set up a virtual meeting with representatives of City of Bonita Springs, Big Cypress Basin, SFWMD, Flow Way CDD Engineer and CDD Council, including Jeanne Marcella, Collier County’s Stormwater Management Section Capital Project Director, to join this meeting in hopes they could conclude for the recommended alternate swale design along Logan Boulevard, in leu of discharge to CDD’s preserve.

The meeting was held virtually on 12/16/22 with representatives from Collier County, SFWMD, Big Cypress Basin, City of Bonita Springs and the District Engineer (Jimmy Messick, PE) representing the Flow Way CDD.

Following introductions, and a brief explanation of the Bonita Springs Floodwater Diversion Plan and proposed Logan Boulevard discharge recommendation, the meeting was concluded, and a request was made by Collier County that just the technical experts hold a follow-up meeting to review possible solutions to appease all parties interested. Akin Owosina with SFWMD was tasked to pull together some ideas that the technical group can hash through to try and address our concerns regarding emergency discharge to the Woodlands Slough / preserves. Follow-up meeting date is to be determined.

## PERMITTING

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade 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, 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/ Site Inspection/ Approved Construction and Maintenance Agreement & Performance Bond

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

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

### III. ENGINEER’S REPORT COMPLETE

By: \_\_\_\_\_  
 By: James Messick, P.E.  
 District Engineer

State of Florida Registration No. 70870

# APPENDIX A

## LOCATION MAP



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

EXCEPTIONAL SOLUTIONS™

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Certificate of Authorization #514

## **APPENDIX B**

### **LEGAL DESCRIPTION**

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

## APPENDIX C

### ENTRANCE IMPROVEMENTS PICTURES



*Before Picture of The Columns on The Entrance Bridge*



*After Pressuring Cleaning of The Bridge*



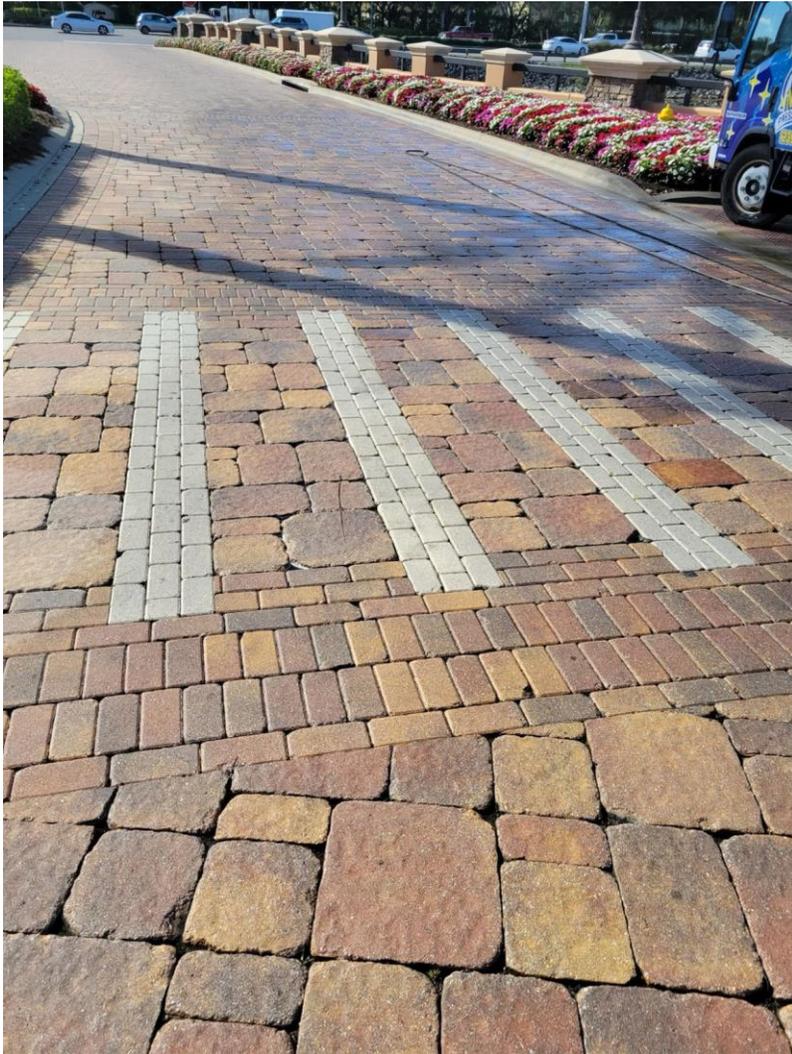
*Before Picture of The Columns on The Entrance Bridge*



*After Pressuring Cleaning of The Bridge*



*Before Picture of The Columns on The Entrance Bridge*



*After Pressuring Cleaning of The Bridge*

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JANUARY 2022**

FISCAL YEAR 2023

---

PREPARED BY:

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

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

*Flow Way Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 1,685,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,685,407
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,534	118,375	256,422	-	-	-	-	1,494,278
Revenue	-	604,736	348,673	230,008	346,025	227,938	509,629	-	-	-	-	2,267,009
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	27,517	18,069	34,300	-	79,887
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	17,374	8,245	6,966	11,280	7,659	16,609	-	-	-	-	68,133
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	11,226	-	-	-	-	-	-	-	-	-	-	11,226
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,833,049	3,833,049
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,616,951	24,616,951
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 2,169,052</b>	<b>\$ 1,161,110</b>	<b>\$ 603,105</b>	<b>\$ 400,358</b>	<b>\$ 531,839</b>	<b>\$ 353,972</b>	<b>\$ 782,664</b>	<b>\$ 27,517</b>	<b>\$ 18,069</b>	<b>\$ 34,300</b>	<b>\$ 28,450,000</b>	<b>\$ 34,531,988</b>

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

	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		
<b>Liabilities</b>													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	68,133	-	-	-	-	-	-	-	-	-	-	-	68,133
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	-	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ 540,552</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 28,990,552</u>
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	353,972	653,990	25,623	16,785	34,296	-	-	3,387,972
Results from Current Operations	-	163,993	76,966	62,561	89,585	-	128,675	1,894	1,284	5	-	-	524,963
<b>Unassigned</b>													
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,693,645	-	-	-	-	-	-	-	-	-	-	-	1,693,645
<b>Total Fund Equity and Other Credits</b>	<u>\$ 1,628,500</u>	<u>\$ 1,161,110</u>	<u>\$ 603,105</u>	<u>\$ 400,358</u>	<u>\$ 531,839</u>	<u>\$ 353,972</u>	<u>\$ 782,664</u>	<u>\$ 27,517</u>	<u>\$ 18,069</u>	<u>\$ 34,300</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,541,435</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 2,169,052</u>	<u>\$ 1,161,110</u>	<u>\$ 603,105</u>	<u>\$ 400,358</u>	<u>\$ 531,839</u>	<u>\$ 353,972</u>	<u>\$ 782,664</u>	<u>\$ 27,517</u>	<u>\$ 18,069</u>	<u>\$ 34,300</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 34,531,988</u>

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	1,455,925	1,594,494	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Other Financing Sources-Truist Loan Proceeds</b>	500,000				500,000	500,000	N/A
<b>Contributions Private Sources</b>	-				-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 512,295</b>	<b>\$ 407,003</b>	<b>\$ 985,271</b>	<b>\$ 51,356</b>	<b>1,955,925</b>	<b>\$ 2,009,241</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	-	2,000	800	-	2,800	12,000	23%
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	5,600	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	500	1,500	2,000	3,000	67%
<b>Other Contractual Services</b>							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	550	3,500	16%
Trustee Services	-	3,950	-	8,573	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	5,500	0%
Property Appraiser Fees	2,750	-	-	296	3,046	10,000	30%
Bank Services	15	11	-	-	26	300	9%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	229	-	-	229	250	92%
<b>Rentals &amp; Leases</b>							
Meeting Room Rental	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	-	-	-	-	-	2,000	0%
<b>Insurance</b>	-	11,196	-	-	11,196	15,000	75%
<b>Printing &amp; Binding</b>	-	-	-	-	-	250	0%
<b>Office Supplies</b>	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	1,967	4,659	1,845	8,470	20,000	42%
Boundary Expansion	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	35,667	4,005	22,705	62,377	175,000	36%
Truist Loan Fees	20,000	-	-	-	20,000	19,000	105%
<b>Other General Government Services</b>							
Engineering Services - General Fund	-	3,045	2,388	2,150	7,583	55,000	14%
Miscellaneous Services	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
<b>Community Wide Irrigation System</b>							
Professional Services							
Asset Management	-	938	938	938	2,813	-	N/A
Consumptive Use Permit Monitor	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Utility Services</b>							
Electric - Pump Station	-	3,014	-	-	3,014	-	N/A
Electric - Recharge Pumps	-	112	-	-	112	-	N/A
<b>Repairs and Maintenance</b>							
Pump Station and Wells	410	155	572	-	1,137	-	N/A
Recharge Pumps	-	-	-	932	932	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>							
<b>Preserve Area Maintenance</b>							
<b>Environmental Engineering Consultant</b>							
Task 1 - Bid Documents	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	1,000	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	1,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
<b>Repairs and Maintenance</b>							
Wading Bird Foraging Areas	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	3,333	0%
Northern Preserve Area 1	-	-	-	-	-	3,333	0%
Northern Preserve Area 2	-	-	-	-	-	3,334	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Installation - No Trespassing Signs	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>							
Internal and External	-	-	-	-	-	55,000	0%
<b>Lake, Lake Bank and Littortal Shelf Maintenance</b>							
Professional Services							
Asset Management	-	1,800	1,800	1,800	5,400	21,600	25%
Repairs & Maintenance							
Aquatic Weed Control	-	5,100	5,100	7,500	17,700	104,000	17%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	10,100	66,000	15%
Lake Bank Maintenance	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	14,500	0%
Littortal Shelf Planting	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	12,000	0%
Contingencies	-	-	-	-	-	15,505	0%
<b>Capital Outlay</b>							
Fountain Installations	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	4,040	183,128	2%
Water Control Structures	-	-	-	-	-	31,000	0%
Contingencies	-	-	-	450	450	-	N/A
<b>Community Wide Irrigation System</b>							
Professional Services							
Asset Management	-	-	-	-	-	11,250	0%
Consumptive Use Permit Monitoring	-	-	-	-	-	16,000	0%
Utility Services							
Electric - Pump Station	-	-	-	-	-	32,000	0%
Electric - Recharge Pumps	-	-	-	-	-	8,000	0%
Repairs and Maintenance							

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Pump Station and Wells	-	-	-	410	410	30,000	1%
Recharge Pumps	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	5,957	0%
Capital Outlay							
New Meter and Backup Pump/Motor	-	-	-	150	150	28,000	1%
<b>Landscaping Services</b>							
Professional Services							
Asset Management	-	771	771	771	2,312	9,250	25%
Utility Services							
Electric - Landscape Lighting	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	2,400	0%
<b>Community Entrance (Landscaping)</b>							
Repairs and Maintenance							
Landscaping Maintenance	-	7,930	7,930	-	15,860	95,000	17%
Tree Trimming	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,000	0%
Mulch Installation	-	-	8,686	-	8,686	12,500	69%
Annuals	-	-	-	15,200	15,200	32,000	N/A
Annual Holiday Decorations	-	5,650	5,650	-	11,300	18,000	N/A
Landscape Lighting	-	-	-	-	-	3,600	N/A
Landscape Monuments	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	2,090	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	13,500	0%
Miscellaneous Repairs	-	-	-	-	-	3,000	N/A
Contingencies	-	-	-	-	-	15,491	0%
<b>Debt Service</b>							
Principal	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	12,200	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Reserves and Overall Contingencies</b>							
District Asset Restoration	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	68,800	N/A
<b>Intragovernmental Transfer Out</b>							
	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>29,176</b>	<b>96,329</b>	<b>54,856</b>	<b>81,919</b>	<b>262,280</b>	<b>2,009,241</b>	<b>13%</b>
<b>Total Expenditures and Other Uses:</b>							
	<b>\$ 29,176</b>	<b>\$ 96,329</b>	<b>\$ 54,856</b>	<b>\$ 81,919</b>	<b>\$ 262,280</b>	<b>\$ 2,009,241</b>	<b>13%</b>
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	930,415	(30,563)	1,693,645	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,659,063	(65,145)	-	
<b>Fund Balance - Ending</b>	<b>\$ 417,974</b>	<b>\$ 728,648</b>	<b>\$ 1,659,063</b>	<b>\$ 1,628,500</b>	<b>1,628,500</b>	<b>\$ -</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	0	-	-	0	-	#DIV/0!
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	5,846	11,000	53%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	5	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	492,535	539,344	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>							
	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,006</b>	<b>\$ 137,690</b>	<b>\$ 333,315</b>	<b>\$ 17,375</b>	<b>498,386</b>	<b>\$ 550,344</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
Property Appraiser & Tax Collection Fees	930.45	-	-	-	930	\$ -	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2013 Bonds	-	130,000	-	-	130,000	\$ 130,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2013 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2013 Bonds	-	203,463	-	-	203,463	410,525	50%
<b>Operating Transfers Out (To Other Funds)</b>							
	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$930</b>	<b>\$333,463</b>	<b>\$0</b>	<b>\$0</b>	<b>\$334,393</b>	<b>\$540,525</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	163,993	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	997,116		
<b>Fund Balance - Ending</b>	<b>\$ 1,006,192</b>	<b>\$ 810,420</b>	<b>\$ 1,143,735</b>	<b>\$ 1,161,110</b>	<b>1,161,110</b>	<b>\$ 9,819</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	2,670	5,300	50%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	1	3	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	233,734	255,873	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>							
Debt Proceeds	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,645</b>	<b>\$ 65,342</b>	<b>\$ 158,176</b>	<b>\$ 8,245</b>	<b>236,408</b>	<b>\$ 261,173</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
Property Appraiser & Tax Collection Fees	442	-	-	-	442	\$ -	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2015 Bonds (Phase 3)	-	75,000	-	-	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2015 Bonds (Phase 3)	-	84,000	-	-	84,000	166,406	50%
<b>Operating Transfers Out (To Other Funds)</b>							
<b>Total Expenditures and Other Uses:</b>	<b>\$442</b>	<b>\$159,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$159,442</b>	<b>\$241,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	76,966	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	526,139	-	
<b>Fund Balance - Ending</b>	<b>\$ 530,342</b>	<b>\$ 436,684</b>	<b>\$ 594,859</b>	<b>\$ 603,105</b>	<b>603,105</b>	<b>\$ 19,767</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	1,756	3,500	50%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	8	22%
General Redemption Account	0	0	0	0	0	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	197,488	216,342	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,424</b>	<b>\$ 55,209</b>	<b>\$ 133,647</b>	<b>\$ 6,966</b>	<b>199,246</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
Property Appraiser & Tax Collection Fees	373.07	-	-	-	373	\$ -	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2015 Bonds (Phase 4)	-	60,000	-	-	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2015 Bonds (Phase 4)	-	76,313	-	-	76,313	151,356	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$373</b>	<b>\$136,313</b>	<b>\$0</b>	<b>\$0</b>	<b>\$136,686</b>	<b>\$211,356</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	62,561	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	337,797		
<b>Fund Balance - Ending</b>	<b>\$ 340,849</b>	<b>\$ 259,745</b>	<b>\$ 393,392</b>	<b>\$ 400,358</b>	<b>400,358</b>	<b>\$ 8,494</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	12	21%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	319,775	350,060	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,595</b>	<b>\$ 89,394</b>	<b>\$ 216,402</b>	<b>\$ 11,280</b>	<b>321,671</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
Property Appraiser & Tax Collection Fees	604.09	-	-	-	604	\$ -	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2016 Bonds (Phase 5)	-	110,000	-	-	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2016 Bonds (Phase 5)	-	119,589	-	-	119,589	236,785	51%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	1,894	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$604</b>	<b>\$231,482</b>	<b>\$0</b>	<b>\$0</b>	<b>\$232,087</b>	<b>\$346,785</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	89,585	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	442,254		
<b>Fund Balance - Ending</b>	<b>\$ 446,245</b>	<b>\$ 304,157</b>	<b>\$ 520,559</b>	<b>\$ 531,839</b>	<b>531,839</b>	<b>\$ 6,987</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	8	19%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	217,135	237,599	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,118</b>	<b>\$ 60,701</b>	<b>\$ 146,943</b>	<b>\$ 7,659</b>	<b>218,421</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
Property Appraiser & Tax Collection Fees	410.19	-	-	-	410	\$ -	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2017 Bonds (Phase 6)	-	70,000	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2017 Bonds (Phase 6)	-	81,488	-	-	81,488	161,750	50%
<b>Debt Service-Other Costs</b>							
Operating Transfers Out (To Other Funds)	0	1,284	0	0	1,284	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$410</b>	<b>\$152,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$153,182</b>	<b>\$231,750</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	65,239	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	288,733		
<b>Fund Balance - Ending</b>	<b>\$ 291,441</b>	<b>\$ 199,370</b>	<b>\$ 346,313</b>	<b>\$ 353,972</b>	<b>353,972</b>	<b>\$ 8,057</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	4	15	29%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	4	15	25%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	470,855	515,479	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,979</b>	<b>\$ 131,630</b>	<b>\$ 318,644</b>	<b>\$ 16,610</b>	<b>470,863</b>	<b>\$ 515,509</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
Property Appraiser & Tax Collection Fees	889.49	-	-	-	889	\$ -	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	171,295	339,743	50%
<b>Debt Service-Other Costs</b>							
Operating Transfers Out (To Other Funds)	1	1	1	1	4	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$891</b>	<b>\$341,296</b>	<b>\$1</b>	<b>\$1</b>	<b>\$342,189</b>	<b>\$509,743</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	128,675	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	653,990		
<b>Fund Balance - Ending</b>	<b>\$ 657,078</b>	<b>\$ 447,412</b>	<b>\$ 766,055</b>	<b>\$ 782,664</b>	<b>782,664</b>	<b>\$ 5,766</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>						
Construction Account	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-
<b>Debt Proceeds</b>						
-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	0	1,893	0	0	1,894	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,894</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>						
-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>						
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>						
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>						
<b>Construction in Progress</b>						
-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>						
-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ 0	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 1,894	-
Fund Balance - Beginning	25,623	25,623	\$ 27,517	\$ 27,517	25,623	-
<b>Fund Balance - Ending</b>	<b>\$ 25,623</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ -</b>

Prepared by:

**JWARD and Associates, LLC**

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

Description	October	November	December	January	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>						
Construction Account	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-
<b>Debt Proceeds</b>						
<b>Operating Transfers In (From Other Funds)</b>	0	1,284	0	0	1,284	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>						
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>						
Water-Sewer Combination-Construction	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>						
Series 2017 Bonds (Phase 6)	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>	-	-	-	-	\$ -	\$ -
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>					
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 1,284	-
Fund Balance - Beginning	16,785	16,785	\$ 18,069	\$ 18,069	16,785	-
<b>Fund Balance - Ending</b>	<b>\$ 16,785</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	January	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>						
Construction Account	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
<b>Debt Proceeds</b>						
<b>Contributions from Private Sources</b>						
Operating Transfers In (From Other Funds)	1	1	1	1	4	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 5</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>						
<b>Legal Services</b>						
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>						
Water-Sewer Combination-Construction	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>						
<b>Cost of Issuance</b>						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>						
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>					
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,296	-
<b>Fund Balance - Ending</b>	<b>\$ 34,297</b>	<b>\$ 34,298</b>	<b>\$ 34,299</b>	<b>\$ 34,300</b>	<b>\$ 34,300</b>	<b>\$ -</b>