

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

FEBRUARY 17, 2022

PREPARED BY:

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

February 10, 2022

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Flow Way Community Development District will be held on **Thursday, February 17, 2022, at 1:00 P.M.** at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

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

<https://districts.webex.com/districts/onstage/g.php?MTID=ed3b31101be75606c1b412ea66bef3b4c>

Access Code: **2342 354 8812**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2342 354 8812** 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. January 20, 2022 - Meeting. (page 5)
4. Consideration of **Resolution 2022-1**, a resolution of the Board of Supervisors of the Flow Way Community Development District amending the District's Fiscal Year 2022 General Fund Budget to account for the addition of the maintenance responsibilities of the District's assets from the Esplanade Lake and County Club, Inc (Master HOA). (page 24)
5. Discussion of Proposal from Truist Bank (formerly SunTrust) to provide a one (1) year Revenue Note financing anticipated operating expenses for the remainder of Fiscal Year 2022. (page 27)
6. Staff Items.
 - I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
 - a. Status Report on Litigation.
 - b. Non-Binding Arbitration Hearing - February 28, 2022.

- II. District Engineer – Calvin, Giordano & Associates.
 - a. Engineer’s Report. (page 31)
 - 1. Preserve Tree Removal.
 - 2. Strategic Operational Plan.
 - 3. SFWMD Water Use Permit transfer.
 - 4. Preserve Area Fire.
 - 5. 20-Year Stormwater Needs Analysis.
 - III. District Manager – JPWard & Associates, LLC.
 - a. Internal Preserve – Golf Cart Fire (Insurance and Liability).
 - b. Financial Statements for period ending January 31, 2022 (unaudited). (page 49)
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. Announcement of Next Meeting – March 17, 2022.
Quorum Call for March 17, 2022

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

9. Adjournment.

Staff Review

The third order of business is the consideration of the January 20, 2022, regular meeting minutes.

The fourth order of business is the consideration of **Resolution 2022-1**, a resolution of the Board of Supervisors of the Flow Way Community Development District amending the District’s Fiscal Year 2022 General Fund Budget, to account for the addition of the maintenance responsibilities for the District’s assets from the Esplanade Lake and County Club, Inc. (Master HOA).

The fifth order of business is the discussion of a Memorandum from the District Manager regarding short basis financing to fund District operating expenses for the remainder of Fiscal Year 2022.

The sixth order of business is the consideration of a Proposal from Truist Bank (formerly SunTrust) to provide a one (1) year Revenue Note financing to fund anticipated operating expenses for the remainder of Fiscal Year 2022.

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

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

Yours sincerely,
Flow Way Community Development District



James P. Ward
District Manager

The Fiscal Year 2022 schedule is as follows:

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

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held
11 on Thursday, January 20, 2022, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista
12 Lane, Naples, FL 34119.
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15 **Present and constituting a quorum:**

16 Zack Stamp	Chairperson
17 Ron Miller	Vice Chairperson
18 Tom Kleck	Assistant Secretary
19 Bart Bhatla	Assistant Secretary

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21 **Absent:**

22 Martinn Winters	Assistant Secretary
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24 **Also present were:**

25 James P. Ward	District Manager
26 James Messick	District Engineer
27 Greg Woods	District Counsel
28 Andrew Gill	JP Ward and Associates
29 Tony Grau	Grau and Associates

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31 **Audience:**

32 Mike O'Malley

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

35
36 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
37 TRANSCRIBED IN *ITALICS*.**

38
39 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

40 Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted,
41 and all Members of the Board were present, with the exception of Supervisor Martinn Winters,
42 constituting a quorum.

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44 **SECOND ORDER OF BUSINESS**

Public Comments

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

47 Chairperson Stamp reviewed public comment protocols.

48 **THIRD ORDER OF BUSINESS**

Consideration of Minutes

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I. December 2, 2021- Meeting

II. December 16, 2021 – Regular Meeting

Chairperson Stamp asked if there were any additions or corrections to the December 2, 2021 Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Bart Bhatla, seconded by Mr. Tom Kleck, and with all in favor, the December 2, 2021, Meeting Minutes were approved.

Chairperson Stamp asked if there were any additions or corrections to the December 16, 2021 Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla, and with all in favor, the December 16, 2021, Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration of Audited Financial Statements for Fiscal Year 2021, which ended September 30, 2021

Mr. Ward introduced Tony Grau of Grau and Associates.

Mr. Tony Grau reviewed the Audited Financial Statements for the Fiscal Year ended September 30, 2021. He reported page 1 and 2 reflected a clean opinion with respect to the audit of the financial statements of the District. He indicated there was a new item in the audit report on page 2, an additional information spreadsheet, which was now required by Florida Statute.

Mr. Bhatla: You said clean audit. We are in the hole for the budget this year because of the assumption of the (indecipherable) we have the preserves. Has that been uncovered by you? Is that not in the last fiscal year?

Mr. Ward: It's not in the last fiscal year.

Mr. Grau stated the next section was the management discussion and analysis which was a recap of the financial activity during the Fiscal Year. He indicated page 4 showed the statement of net position with comparative numbers to 2020. He stated page 5 was the income statement (changes in net position) with comparative numbers. He reported pages 7 and 8 were the government wide financial statements, which were on a full accrual basis and included capital assets and long term debt. He stated page 9 was the fund financial statements reflecting the general fund, debt service fund, and capital project fund. He noted Flow Way CDD had approximately \$3.5 million dollars in fund balance, most of which was in the debt service fund. He stated page 11 was the income statement for the governmental funds showing the assessments, expenditures, general fund, maintenance and operation, and debt service. He noted there was a large transfer out of the capital project fund into the debt service fund during the current fiscal year. He reported next were the footnotes to the financial statements which were similar to the prior year. He indicated on page 19 was the transfer for Note 5, the capital assets which reflected the appreciation in

96 the current year. He stated Note 7 itemized the long term debt for the different phases. He noted debt
97 was paid down by approximately \$1.7 million dollars. He reported there were very large prepayments
98 during the year, one for approximately \$1 million dollars. He noted page 21 was the amortization schedule
99 and the Note related to the preserves. He indicated page 22 was budget to actuals; page 24 was the new
100 schedule required by Florida Statutes and the Auditor General which was basically additional information
101 supplied by management. He stated the remainder of the report contained the various reports required
102 under government auditing standards and by the Auditor General including the newly required additional
103 data which was supplied by management. He noted there were no findings and only clean opinions.

104

105 Chairperson Stamp asked if there were any questions.

106

107 Mr. Bhatla asked for a copy of the Audited Financial Statements.

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109 Mr. Ward noted the Audited Financial Statements were included in the Agenda Packet.

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

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**On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla, and
with all in favor, the Audited Financial Statements for Fiscal Year 2021
were accepted for purposes of inclusion in the record.**

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117 FIFTH ORDER OF BUSINESS

Discussion

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119 Discussion of use of lake maintenance easements and recreational use of the lakes and water 120 management system

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122 *Chairperson Stamp: We are having issues arising from the lakes. One is, there is a 10 foot maintenance*
123 *easement around all of these lakes and there has been a couple of different scenarios where we believe*
124 *Taylor Morrison built right up against the easement and put the landscaping in the easement which wasn't*
125 *the buyers fault. The second, we have had at least one, if not a few, who have built out or put landscaping*
126 *into the easement. We need to talk, and the HOA needs to talk, because the HOA technically has*
127 *jurisdiction over that, about a general policy. I am not prepared to do anything today, but I wanted to*
128 *raise this, because Jim and I and Greg will probably be talking with the HOA, or maybe Bart would be better*
129 *brought into this than me, about what kind of policy we are going to have and how we are going to address*
130 *it when there are issues. I assume there will be some landscaping that really doesn't matter and*
131 *landscaping that really matters, and how we are going to treat each of those could become important. I*
132 *just wanted to put this on people's radar as something we going to be doing.*

133

134 *Mr. Miller: Do we know the measurement of this 10 foot easement from the (indecipherable)?*

135

136 *Mr. Ward: The easement is going to be 10 feet over from what's called "control." Control is an imaginary*
137 *line from where the water reaches its highest point. The water when it gets to its highest level, the*
138 *easement starts 10 feet above that, so it will vary all year long. You might see 10 feet of lake bank, you*
139 *might see 8 feet, you might see 12 feet of lake bank or more depending on the elevation.*

140

141 *Mr. Miller: Does the easement fluctuate with the water level?*

142

143 *Mr. Ward: The water level fluctuates, but the easement doesn't. Generally speaking, you can look at any*
144 *lake and the top of the slope of the lake bank is the top of the easement.*

145
146 *Mr. Bhatla: So, what is the issue.*

147
148 *Chairperson Stamp: The issue is a couple things. One, what do we as the CDD, hopefully in conjunction*
149 *with the HOA, want to do about people who have planted in the easement, some unintentionally and some*
150 *intentionally? In some places it may not matter. Obviously, it will matter more if it's a tree versus a bush.*
151 *We need to start developing a policy regarding how it's going to be handled and Jim can fill you in on what*
152 *some others have done where they have a notice that goes out that basically says, "We know you built*
153 *these, but you know you're in the easement. We reserve the right if we ever need to come in for*
154 *maintenance or emergency to take out what's there, and you agree we have the right to do that." We*
155 *need to work this out with the HOA. We don't have the authority to fine someone for building in that,*
156 *where the HOA has the authority to fine or take remedial action.*

157
158 *Mr. Kleck: If they've got the authority, why are we getting involved?*

159
160 *Chairperson Stamp: We need the access.*

161
162 *Mr. Ward: The lake bank is an integral part of your water management system. It was issued under the*
163 *permit that's requires it remain in place and that the integrity of the lake bank be maintained. What I see*
164 *sometimes in Districts is landscaping is the easy part. It's the fences, really big trees, pavers, air*
165 *conditioners, and this other stuff. Some Districts have, and what's been recommended to you, is we might*
166 *want to come up with a procedure, so if someone wants to put something in the easement, other than just*
167 *landscaping, then we can go through a procedure where we can permit that, and they sign an agreement*
168 *which says if we have to go in there, then we would be able to remove that structure (encroachment).*
169 *That's the concept.*

170
171 *Mr. Bhatla: My impression was we could not plant a tree in the easement area and the HOA was very*
172 *strict and they do it through the architectural committee. I think in this transition everything got kind of*
173 *lax because people started to plant in their backyards, etc. A year and a half ago it was a "no-no." You*
174 *just couldn't do it. So, probably it's an enforcement issue of the HOA. They have it. They have a policy in*
175 *place, but I think it is not being enforced at the moment. We need to talk to them.*

176
177 *Chairperson Stamp: We need to talk to them. There are innocent violations and outright violations. The*
178 *other issue, of which I've only seen one example, is a few weeks ago, there was a man, woman, and dog*
179 *kayaking in one of the lakes. Again, we need to talk to the HOA. Frankly, I'm okay that they are out there.*
180 *I'm more worried about the liability if there's a problem. I don't want the CDD or HOA assuming liability if*
181 *something happened to a boater or a boater caused some other problem. That's another issue. We will*
182 *be addressing that. This was just an informational item.*

183
184 **SIXTH ORDER OF BUSINESS** **Staff Items**

185
186 **I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

187
188 **a. Discussion of outcome of Motion for leave to amend hearing**
189 **b. Non-Binding Arbitration Hearing - February 28, 2022**

190

191 *Mr. Greg Woods: Since we last met, we had a hearing on our motion for leave to add the claim with*
192 *regard to the lakes and fencing and that stuff. The Taylor Morrison fought it and because their*
193 *position was if we add those claims, they are going to have to bring in their subcontractors and*
194 *subcontractors take another 60 days and it's going to blow all the current scheduling in the case.*
195 *The judge agreed with them, so we have to file a separate action. We are coordinating with the*
196 *HOA because the HOA needs to file an action on their issues as well. The HOA is kind of lagging.*
197 *They still need a couple reports and things of that nature, but I think they will ultimately be filing*
198 *suit. We will probably join in their suit on those different defective construction etc. claims.*

199
200 *Mr. Bhatla: So, it would be an addendum. How would you classify this?*

201
202 *Mr. Woods: It would be a separate lawsuit. I will probably need Board approval when the time*
203 *comes to approve the filing of the second lawsuit on the construction defects.*

204
205 *Chairperson Stamp: Or we could give you the authority to do it when the time comes.*

206
207 *Mr. Woods: The Board already approved adding it to the case. I think the Board would probably*
208 *approve now even though it has to be done separately.*

209
210 *Mr. Miller: I would be open to a motion on that just to move forward in the most expeditious*
211 *manner. Indecipherable).*

212
213 *Mr. Woods: I think the motion would be along the lines of the Board is authorizing the filing of a*
214 *second lawsuit for construction defects relative to the lakes, the piping system in the lakes, the*
215 *fencing, and any other construction issues that may arise in the interim. As a part of that, do you*
216 *want to make Mr. Stan Foss (ph) the liaison for the litigation attorney for the second case as well.*

217
218 *Mr. Bhatla: What is the practicality of combining that with the HOA lawsuit? Because the majority*
219 *of their lawsuit is going to be for construction deficiencies and defects. Is that practical?*

220
221 *Mr. Woods: We are working with them to potentially file a different lawsuit. We could file ours*
222 *separately. We could file jointly. I think there are advantages to filing jointly. I don't think there are*
223 *any changes in economics because we haven't prepared our claims, they haven't prepared their*
224 *claims, and actually there are some savings in that we can kind of share --*

225
226 *Mr. Bhatla: What about the processing and preparing both if they have to handle and schedule two*
227 *different.*

228
229 *Mr. Woods: There is a little bit of a delay with an extra set of attorneys when you try to schedule*
230 *things, but that is a minor delay. I think the benefits of having two attorneys on the same side asking*
231 *questions and depositions, we can take turns if we are having discovery. Some of that stuff can be*
232 *shared too which is a cost savings. There are overall benefits. But obviously the HOA has to agree*
233 *that they want to file the suit with us. So, we have to deal with that as well. But there are benefits*
234 *to doing this jointly.*

235
236 **On MOTION made by Mr. Ronald Miller, seconded by Mr. Bart Bhatla,**
237 **and with all in favor, the Board authorized the filing of a second lawsuit**
238 **for construction defects relative to the lakes, the piping system in the**

lakes, the fencing, and any other construction issues that may arise in the interim.

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243 *Chairperson Stamp: What about the HOA joining the underlying lawsuit, switching from being a*
244 *defendant to a plaintiff?*

245
246 *Mr. Woods: We have been encouraging the HOA's attorneys to do so. They just haven't quite gotten*
247 *there yet. There is intent to go that direction. The nonbinding arbitration got moved. It is now*
248 *February 28. It probably needed to be moved because we need some discovery. On Monday I will*
249 *be deposing another one of the Taylor Morrison Board Members. I forget his name, but after*
250 *speaking with some people, we felt he would be a good person to call for his deposition based on*
251 *the information we are trying to elicit. We will take that deposition and then Taylor Morrison has*
252 *designated Barbara Kininmonth, their President of the local branch here, as their corporate*
253 *representative, and then they also named their outside attorney as their corporate representative*
254 *on some of the legal issues which is somewhat unusual, but we will have those depositions coming*
255 *up as well. Hopefully, we should have them all done ahead of the nonbinding arbitration, so we can*
256 *put that information in front of the arbitrator.*

257
258 *Mr. Miller: Do you think we are still on target for May?*

259
260 *Mr. Woods: We are currently, I believe, on the end of June docket. He discussed the difficulties in*
261 *scheduling due to COVID. Based on other cases I have in the pipeline, my best guess is June might*
262 *be optimistic.*

263
264 *Chairperson Stamp: I want to point out a couple things from Drew Millers' deposition. He was very*
265 *candid in that they never intended to honor the permits. Their intent from the beginning was to give*
266 *it to the CDD, the permits be damned. Keep in mind, he didn't know who his employer was or what*
267 *his job title was. There were a lot of things he didn't know if you read the deposition.*

268
269 *Mr. Miller: (Indecipherable). He did not know who his employer was. He did not know where his*
270 *paycheck came from, and he did not know his title.*

271
272 *Chairperson Stamp: In fairness to him, I get that he was trying to draw distinctively that he didn't*
273 *know if he was employed by Taylor Morrison Florida, Taylor Morrison Esplanade, or Taylor Morrison*
274 *--, but he was being too cute in not knowing who he worked for.*

275
276 Discussion continued regarding Drew Miller's deposition.

277
278 *Mr. Bhatla: What's the implication of these two people who are being presented, the VP and the*
279 *other? These are the additional people that we are going to depose?*

280
281 *Mr. Woods: We can ask for the deposition of their corporate representative. The corporate*
282 *representative's testimony on a specific topic can bind the company. For instance, Drew Miller*
283 *testified, but this is just Drew Miller as an individual testifying. You want to bind the company on its*
284 *specific legal positions for the case. But they are entitled to decide who they put up as their*
285 *corporate representatives, so they split it into two.*

286

287 *Mr. Bhatla: I think that's a good move because I've gone through the deposition and Drew gives the*
288 *impression that basically the permit exists, but it doesn't mean anything. That was his attitude.*

289
290 *Chairperson Stamp: They were doing us a big favor. He made that very clear, that we should be*
291 *eternally thankful for them giving us a debt.*

292
293 **II. District Engineer - Calvin, Giordano & Associates**

- 294
295 **a. Preserve Tree Removal**
296 **b. Strategic Operational Plan**
297 **c. 20-Year Stormwater Needs Analysis**
298 **d. USGS/SFMWD Surface Recorder**

299
300 *Mr. James Messick: I have five things to review with you. Number 1 is Preserve Tree Removal. After*
301 *our submittal to the District, South Florida Water Management District, Mike Connor met with their*
302 *Staff to review the submittal and trees that were requested as the priority to be removed. That took*
303 *place on January 13. After the visit, I spoke with Mike and there were some conflicting opinions*
304 *about trees and Mike is going to revise those priority trees so that it is acceptable to the District to*
305 *get approval from them to be removed. He is in the middle of revising his plans.*

306
307 *Chairperson Stamp asked if the safety hazard the trees presented was discussed.*

308
309 *Mr. Messick: Yes. If it's 35 feet off of the path, and it is a 32 foot tall tree, Mike may have pushed a*
310 *little bit to have that tree removed, the dead tree. Another thing that they brought up was that they*
311 *expected the trees they did approve to have the top half of the trees removed while the bottom half*
312 *of the trees would be left in place (if it weren't a safety hazard) in case there were woodpeckers or*
313 *other types of birds who might want to use those trees as a habitat.*

314
315 *Mr. Bhatla: Who is the approving party on that?*

316
317 *Mr. Messick: South Florida Water Management District. They have an environmental department*
318 *that he met with, and they went and looked at all the different trees. I would like to note that the*
319 *prices we gave you were just to cut down the trees; that's what we've done in other communities.*
320 *Their request to cut down a portion and actually remove the portion, would increase the cost for*
321 *those trees, but it may be offset by the fact that not all of the trees were agreed upon, so there may*
322 *be less trees, but more cost per tree. We will have a revised budget and approach once we have a*
323 *revised plan submitted and approval from the District.*

324
325 *Mr. Bhatla: Removed to where?*

326
327 *Mr. Messick: They would have to be removed offsite and be disposed of.*

328
329 *Mr. Bhatla: Why? Can't we just ask the Authority to drop it there in the preserve?*

330
331 *Mr. Messick: I think it causes a threat if there is a forest fire and there is a lot of kindle and other*
332 *trees that are dead and just laying around. They want it removed out of the preserve.*

333

334 Discussion ensued regarding leaving the cut tree portions onsite; the potential problems the trees
335 could cause by impeding water flow and providing fuel for forest fires; and the existing dead trees
336 in the preserve area already being fuel for fire.

337
338 *Mr. Messick: Item number 2 is Strategic Operational Plan. I want to give you an update on the items*
339 *we are currently working on. We have approximately 90% of the assets investigated and have*
340 *performed several site visits to evaluate those assets and the draft report is being prepared. Some*
341 *of the deliverables I've noted. Last month we gave you the 2021-2022 fiscal year budget. We are*
342 *working and trying to finish the draft budget for fiscal year 2022-2023 by the end of this month. We*
343 *are about 25% with the 5 year CIP program (capital improvement program), and we are almost*
344 *complete with the lake bank slope erosion report and the asset evaluation report. Those are being*
345 *finalized hopefully before our next Board meeting. We have secured vendors for various assets. I've*
346 *gone through and listed those; under the lake maintenance we have Ecologic Services for aquatic*
347 *lake and wetland plant maintenance; under landscape maintenance we have Estates Landscaping*
348 *Lawn Management which is for the interim planting and the First Class Pools which is the main entry*
349 *fountain. The Everglades Pine Straw, the mulching is still under negotiations. For the irrigation*
350 *pump station, we have both Metro Pumping Station and MRI undergoing services for their respective*
351 *maintenance and treatment programs.*

352
353 *Mr. Bhatla: Is that all under the permit? The improvements we are making?*

354
355 *Mr. Messick: All the vendors are to maintain the various assets. We are not making any*
356 *improvements; we are just maintaining the existing assets we have. Landscaping, the pumpstation,*
357 *etc. those are the vendors we currently have, and we are in negotiations and have actually prepared*
358 *P.O.s for this fiscal year.*

359
360 *Mr. Bhatla: Is that at the entrance?*

361
362 *Mr. Messick: Yes. Primarily the landscape buffers are on the south side and at the entrance. The*
363 *next item I would like to present is the 20-year Stormwater Needs Analysis. Based on recent Florida*
364 *legislature, there is a need for a long term plan in process for stormwater and wastewater.*
365 *Obviously, wastewater is not applicable for Flow Way. Per section 403.9302 Florida Statutes*
366 *requires a 20 year Needs Analysis for local governments. That includes CDDs providing stormwater*
367 *services. The analysis will be completed by June 30, 2022 for the first round of the Stormwater Needs*
368 *Analysis. CGA has reviewed the template and prepared the analysis of existing stormwater*
369 *management system. A lot of the items included in the previous item, Strategic Operational Plan,*
370 *will be incorporated into this template and the draft will be provided to the District Manager by*
371 *March 2022 for review. Attached in Exhibit 3 are the memorandum of Stormwater Needs Analysis*
372 *and the template worksheet that we will use.*

373
374 *Chairperson Stamp: Okay, want to talk about the Service Recorders?*

375
376 *Mr. Messick: We got the revised draft agreement approved at the last supervisor meeting and the*
377 *District Manager signed fully executed agreement was sent by our counsel to USGS and South Florida*
378 *on January 12, 2022. As stated before, this program is intended to be completed this Fiscal Year, so*
379 *our ability to work with them cooperatively was much appreciated.*

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381 *Mr. Bhatla: What are we doing here? Is this the USGS station you were talking about?*

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Mr. Messick: This is the surface water recorder. It is a gauging station they will use to update their water models. We do not maintain it. It is fully owned and operated by them. It's just on our land.

Chairperson Stamp: It's powered by a solar panel and is way off in the northwest corner of our property in the preserves.

Mr. Bhatla: What is our role in that?

Chairperson Stamp: We just have to approve them placing it there.

Mr. Messick: The fifth thing I wanted to discuss was the South Florida Water Management Consumptive Use Permit Transfer. We are currently investigating and preparing documents to transfer that, and supervisor Bhatla had requested public records from South Florida that we are currently waiting on. They actually just replied to me requesting a fee of \$74.40 that we have to pay them to get the public records released.

Mr. Bhatla: I think we should spend the money and also, I would recommend we have a pre-permit application meeting with the Agency. It usually avoids a great deal of revisions and going back and forth, and you understand their intent, and they will provide direction on how much work is involved. You want to minimize the amount of work and establish an understanding because it is so important to get your water permit. It is very customary to do that.

Mr. Messick: That is something we can perform and attend with you or by ourselves and then we can –

Mr. Bhatla: I think we need the owner present there, in other words the CDD. We are the owners and I think we'd like to be there. I will volunteer to be there.

Chairperson Stamp: We have a visitor who has a comment. I would like to go out in the preserves and see them. I don't want to set up a special visit, but if one of the vendors, or yourself, is going out there and has room on a gator or something, I would like to go out and see the place. I think some of the other members might like to go, but we cannot go together because then it becomes a public meeting.

Mr. Marty Tepero (ph): I am noticing a very large imbalance on the height of the lakes, depth of the lakes, particularly if you look behind (indecipherable). The lakes there are lower than I have ever seen in my life and here it is only mid-January. I'm wondering, does anybody come out and look at this and monitor the lakes and walk the area to see the imbalance?

Mr. Messick: There are monitoring wells that we can refer to on a quarterly basis if we can get our hands on the report to get some historical water level elevations, but those are primarily not in the lakes, but in the preserve areas. I can certainly talk to my Staff that's out there in the field and get their opinion about the water levels, but we have not been the District Engineer for more than a year, so we don't have the experience that you may have been here for four years. We have only been through one dry season. This would be our second dry season. But if I can get my hands on some of those water table monitoring reports, then I can look back at years past to see where we are at and see if there is any historical significance with the water level.

430

431 *Mr. Miller: It might be a good thing if we could identify the lake he is referring to and then it is my*
432 *understanding that all the lakes are interconnected with pipes, so the levels of all the lakes, with one*
433 *exception, should be the same. If the water level on one lake was not the same, that might be an*
434 *indication that we have a clogged pipe.*

435

436 *Chairperson Stamp: Jim, it might be worth looking at the pipe to see if any interconnects are not*
437 *working. Marty is going to send pictures and I will forward them on.*

438

439 *Mr. Messick: If we can identify the exact location that would be great.*

440

441 *Mr. Miller: (Indecipherable).*

442

443 *Chairperson Stamp: I explained to Marty when he came in, if you have specific questions on specific*
444 *agenda items, just get my attention; otherwise, there will be a public comment period at the end.*

445

446 *Mr. Jordan Ball: (Indecipherable).*

447

448 *Chairperson Stamp: Jimmy can you hear the questions?*

449

450 *Mr. Messick: No. You will have to paraphrase what he's asking. Sorry.*

451

452 *Chairperson Stamp: They are concerned about the lakes, the littoral plantings in them, and now*
453 *balls are getting lost in the littorals.*

454

455 *Mr. Jordan Ball: if you go to any other driving range with a lake. The edge of the lake banks is clear.*
456 *You can walk right down. It's sand, but here we don't have that luxury, so we lose – as fast as we*
457 *can put golf balls into circulation, we lose them. Not to mention (indecipherable) we have a boat*
458 *they go out on, but because the littorals are so thick, and with the drop-offs, they can't get the balls,*
459 *so we have a big problem with members not having golf balls, and with the supply chain issues*
460 *currently we can't buy golf balls. At this rate within the next couple of weeks we are going to be*
461 *totally out of golf balls.*

462

463 *Mr. Bhatla: Do you have a suggestion?*

464

465 *Mr. Jordan Ball: I do. My first suggestion is, long term suggestion, how can we along the lake banks,*
466 *get rid of the vegetation? Is there a certain percentage of lake bank planting that needs to stay? If*
467 *that's the case, can we clear out the driving range lake and count the other lakes at the percentage?*
468 *If not, is there an opportunity for us to put a boom in it which is a floatation device which contains*
469 *the golf balls.*

470

471 *A short discussion ensued regarding the driving range which was (indecipherable).*

472

473 *Mr. Messick: I can speak on this. I did talk to my environmentalist about littorals and whether or*
474 *not we can modify them. The approved South Florida permit has littorals on the aqua range,*
475 *primarily on the south side of the lake and the kind of wrap around the east on the preserve and the*
476 *west on the flow way. It does not creep along the east and west sides of the lake and there are no*
477 *littorals required on the north side of the lake immediately adjacent to where they are driving from.*

478 *So, we can move littorals, we can shift littorals, as long as we keep the minimum linear foot of*
479 *required littorals in that lake preserved, we don't have to go back to the District. It is all a*
480 *maintenance issue. We can cut down littorals and replant if you want to move them to a different*
481 *area. There are certainly things we can look at to try to make it easier with your operations at the*
482 *driving range, so you don't have problems retrieving all the golf balls being hit into the lake.*

483
484 *Mr. Jordan Ball: Would it be possible to set up a meeting for myself and Joe to meet with you in the*
485 *near future to look at that in detail and come up with an Agenda, and if that is the case where we*
486 *have to have a certain percentage of littoral on the driving range lake, we could at least identify that*
487 *and then get with the HOA Board on putting a boom in to eliminate golf balls from getting into the*
488 *littorals.*

489
490 *Mr. Messick: The first thing I can do is prepare an email and send it to the District Manager to*
491 *coordinate with you and I can show you where the littorals are permitted. If there are littorals in*
492 *other areas, you can remove them as long as you keep the permitted littorals in the permitted areas.*
493 *If you want to meet on site to look at them in more detail, I can certainly meet with you myself or as*
494 *I said, I have Staff that's out there every week and are more familiar with the lakes and lake banks*
495 *and they have don't a lot of the strategic investigations of the assets for the CDD.*

496
497 *Mr. Jordan Ball: Once we identify that area, is there any CDD restriction on us putting in a boom,*
498 *which is a floatation device?*

499
500 *Mr. Ward: That would need to be permitted. We need to give you permission to do that, which I*
501 *don't see being a problem, but you have to go through the process.*

502
503 *Chairperson Stamp: The only problem I see here is "quick." I don't know what quick means.*
504 *(Indecipherable). We can meet quickly but reaching a solution –*

505
506 *Mr. Jordan Ball: Understood.*

507
508 *Mr. Kleck: Does every lake have the same percentage of the among of littorals that they are*
509 *supposed to have?*

510
511 *Mr. Messick: Not the same. In fact, there is an interior lake, I believe someone got up and spoke*
512 *about not have any littorals before, and that lake does not have any required littorals. There never*
513 *was supposed to be littorals in that lake. We can certainly add littorals to that, but there was a zero*
514 *percentage on that lake and there are other lakes that have higher percentages. The average littoral*
515 *percentage is anywhere from 30% to 50% depending on the lake.*

516
517 Discussion ensued regarding littoral percentages in lakes; the lake without littorals; helping to get
518 the driving range lake littorals to a manageable level; the CDD's budget limitations; and the cost of
519 moving littorals. Portions of this discussion were (indecipherable).

520
521 *Mr. Miller: if a lake only has 25% littorals planted. If that's the case, I think what I'm hearing, what*
522 *they would be asking, is much less than removing 25%. If it's only a 25% requirement, we could help*
523 *them achieve their objective easily by removing littorals in the places where balls are found. This*
524 *whole matter came to my attention a couple of weeks ago. I don't use the range, but I'm hearing*
525 *other people whining about the lack of balls. There just aren't any golf balls to hit at that point, and*

526 *one thing led to another. I had a tour which was quite interesting, I learned a lot. The guy in the*
527 *boat was trying to net balls and that wasn't working. There was another guy on the north shore*
528 *taking them out one at a time, dodging the people on the range hitting balls right at them. I wouldn't*
529 *want that job. I do fully support doing what we can for them quickly. (Indecipherable). Perhaps we*
530 *don't know what the real critical need is, or top two critical needs, and assuming we can remove the*
531 *littorals, finding out how much that might cost. Are we talking \$5,000 dollars, \$10,000 dollars? We*
532 *can come up with that kind of money. We as a CDD must do things (indecipherable) and should*
533 *want to do things to help the community. I would prefer postponing the \$7,500 dollar tree cutting*
534 *and spending \$7,500 dollars to pull the weeds out of the lake. I haven't heard a single person say,*
535 *Ron, when are they going to cut down those trees? I've only heard complaints about the range.*

536
537 *Mr. Bhatla: I want to propose that we should assign somebody through Jimmy who can go ahead*
538 *and prepare a sketch, etc., of the project we need to do and that could be the basis, but I think this*
539 *seems to be urgent because if we don't do this, we'll have a lot of unhappy people. I think we need*
540 *to attempt this, Jimmy, as quickly as possible.*

541
542 *Chairperson Stamp: I have heard a couple of complaints, but more because the trees are ugly, but*
543 *it is certainly not a predominant theme out there. Jimmy will be in touch to set up a meeting.*

544
545 *Mr. Bhatla: Hopefully the problem will be resolved inside a month.*

546
547 *Chairperson Stamp: If we are going to do that, we need a process to do that, and we need a budget*
548 *to do that.*

549
550 *Mr. Bhatla: So, we need a definition of the problem and the amount involved, and then we can act.*

551
552 *Mr. Ward: As Ron indicated, he did bring this to my attention a couple of weeks ago. I have gotten*
553 *CGA involved in the process to determine what we can do and how quickly we can do it within the*
554 *constraints of our existing budget, and then to the extent it's not in there we would have to figure*
555 *out what the cost is going to be, whether we can afford it etc. I clearly have the authority to do that*
556 *outside of the Board Meetings and will continue to move forward and do that process. If it's out of*
557 *control and the number is not fathomable, we will have to come back to you, but it is on our radar.*

558
559 *Mr. Miller: What is your authority level in spending money without Board approval?*

560
561 *Mr. Ward: Within the constraints of the budget, I have authority to do so, but the budget is kind of*
562 *a hot mess at the moment. We are going to go through that in a minute. I can move things around*
563 *as I deem appropriate.*

564
565 *Mr. Kleck: Jimmy, if you meet a few guys from the golf course, are you able to give them an estimate*
566 *of what they want to have done would cost?*

567
568 *Mr. Messick: Yes.*

569
570 **III. District Manager – JPWard & Associates, LLC**

571

572 **a. Review of Operations Financial Position – Remainder of Fiscal Year 2022**

573 **b. Review of Questions and Answers to Audience Questions from the December 16, 2022, meeting**

574 **c. Financial Statements for period ending December 31, 2021 (unaudited)**

575

576 *Mr. Ward: I provided to you our current fiscal year 2022 operations. From an overall perspective,*
577 *we have roughly \$753,000 dollars in our budget for our entire operations during the current year.*
578 *Of that \$753,000 we are anticipating using about \$150,000 dollars of existing cash to fund it. Taking*
579 *over the operations of all of our assets, you will see in the estimated expenditures out, they include*
580 *the lakes, the MRI cleaning, the landscaping for (indecipherable) as you come into the community,*
581 *the irrigation, a little bit of a contingency, and we have also identified in the last two months alone*
582 *extra items that have come to our attention as items that should have been repaired in the past, but*
583 *haven't been repaired, like the video of the drainage pipe, the structure repairs and broken pipes,*
584 *the entrance (indecipherable) which were partially inoperable, and the preserve tree removal. In*
585 *total, in just what we know today, there is \$1,172,000 dollars in anticipated operating expenditures*
586 *through September of 2022. That simply means there is not enough cash in the bank to fund this*
587 *entire operation for the balance of this fiscal year. I put together items that either can be deterred*
588 *or not done in the current year, including your preserves and all of the extra items that we have*
589 *identified to date. Even doing all the operations excluding program reductions, by the end of this*
590 *year, I anticipate our cash balance to drop to \$82,000 dollars. That is insufficient to fund the*
591 *operations in October, November and December. Just doing normal course of business for that time*
592 *period would be roughly \$203,000 dollars in operations. If we are going to continue down this road,*
593 *clearly all the extra items we cannot do. The preserve item we can defer the decision on doing that*
594 *but based on the purchase orders we already have written, in order to do the landscaping, doing the*
595 *preserves in June is not something I think we are going to be able to do at this point. I will continue*
596 *to update this for you as we go forward through each month. As I mentioned to you, it seems like*
597 *every time we turnover a rock something new pops out that we did not know about and it's not a*
598 *\$2,000 dollar item, it's always a 5 digit number item we have to deal with. This is the state of*
599 *financial affairs that we are in at the current time.*

600

601 *Mr. Bhatla: You made a comment about the already purchase orders relative to the preserve that*
602 *you can't implement. Is that what you said?*

603

604 *Mr. Ward: Yes. That is what I said. In order to handle the standard operations for lakes,*
605 *landscaping, irrigation system, there won't be sufficient funds, I don't think, to do the preserve*
606 *maintenance item that is normally at this sum. I'm going to caveat, "I don't think," because we will*
607 *know that in a few months when we get there. The number may not be \$250,000; it may be another*
608 *number this year. It does seem to be going down on a yearly basis in terms of what we are actually*
609 *spending to do the maintenance, but it's a decision we will have to make in two months.*

610

611 *Mr. Miller: do we have the authority to borrow money? Did we think about getting a line of credit*
612 *to get us through this time?*

613

614 *Mr. Ward: I have been reaching out in the last three or four weeks to numerous professionals that I*
615 *know that would know, and there are only two that I have come across: Synovus is one bank, and I*
616 *forgot the name of the other bank. I will be reaching out to them, but it's unlikely that we will be*
617 *able to do that, but it's something I want to try. No other banks I have found do that.*

618

619 *Mr. Miller: Is it reticence on the part of the banks?*

620

621 *Mr. Ward: The reticence is there is no security for the pledge of the borrow. It's like a bond*
622 *anticipation note. The pledge is you would be required to levy an assessment next year to fund the*
623 *repayment of that note. You can't guarantee that right now because you haven't gone through the*
624 *public hearing process, you haven't levied the assessment. It's a chicken and egg thing.*

625
626 *Mr. Miller: It might take some creativity, but don't we have substantial deposits with several banks?*
627

628 *Mr. Ward: All of the money that we have, which is millions of dollars obviously, is in trust accounts*
629 *or pledged to the bond issues. Those cannot be pledged for any other source. The only money we*
630 *have is our cash account which as I said is \$350,000/\$400,000 whatever the number may be, but it's*
631 *not enough to pledge what I know we are going to need. But I still want to proceed and figure out*
632 *if a solution is discoverable, but I am not optimistic at this point.*
633

634 *Mr. Bhatla: The implication is, if we don't do the maintenance of the preserves, we have internalized*
635 *the problem it seems to me, through lawsuit and we haven't brought the Corps into it, at least*
636 *informing them that we have this conundrum. We have to solve it because if in future they apply a*
637 *fine etc., part of the consideration of this is that they will say you never informed us about these*
638 *issues. We need to bring them in and share our problem, and I think they will understand about the*
639 *delay. Also, I think we need to bring to the surface that we have to explain to the court what has*
640 *happened. We have assumed responsibility without the funds, and we are unable to do this. What*
641 *is their take on it? We don't have a downside on that. We are involved anyway. We have to get it*
642 *done. But I think not to inform the regulatory agency and internally just deciding we will delay – we*
643 *need to be transparent. Everything we do is essentially transparent. I propose we meet with the*
644 *Corps, and the theme is the permit application because that permit also has to come to us eventually.*
645 *The court indicated there is no need to make a transfer at this point in time because they were*
646 *concerned about the success on the part of Taylor Morrison, so they might have some comments,*
647 *and they might call Taylor Morrison and say hey guys, we want to do this, that or the other. I think*
648 *we need to bring up the problem in the open and not just internalize it. By internalizing I mean is we*
649 *are trying to recover the fund through our lawsuit, but the agency is controlling us, and we are not*
650 *informing them of what's going on. I don't think it's a good idea because when push comes to shove*
651 *if there are any penalties, one of the considerations is cooperation and information sharing. We*
652 *don't want to fall into that because everything we do is—*
653

654 *Chairperson Stamp: I don't think anybody here would disagree with that. The problem is we've*
655 *asked the Corps for a meeting, and they haven't given it to us. We could ask again. Before the*
656 *lawsuit was filed, we asked.*
657

658 *Mr. Bhatla: They won't meet with us?*
659

660 *Mr. Woods: If you approach them as a preapplication meeting and then perhaps I could bring a*
661 *letter with deposition excerpts.*
662

663 *Mr. Bhatla: We do the preapplication meeting. They may say no, no, you can't do this etc. I think*
664 *I'd like us to approach them, if you think it's alright, not on a legal basis. Because the protocol is, if*
665 *you bring your attorney you have to inform them, and they bring their attorney, and the conversation*
666 *will be different. We are speaking of preapplication requirements, etc., so at least we get some*
667 *feedback. If you like, I think we can approach them.*
668

669 *Chairperson Stamp: Who do you mean by “we?” Through Jim? How do we approach them?*

670

671 *Mr. Bhatla: I think through Jim or us. We make a call as a CDD and ask. They may say write a letter*
672 *in this form and then we’ll respond. I don’t think it hurts anything.*

673

674 *Chairperson Stamp: I don’t think it hurts anything, but two concerns come to my mind. As individual*
675 *board members we don’t really have the authority to do anything. It doesn’t mean we can’t reach*
676 *out. The other thing is, would that come back and bite us in the lawsuit. That’s my two concerns.*

677

678 *Mr. Woods: It could be beneficial to have an open frank discussion. I just worry if they ask hard*
679 *questions and then take a different –*

680

681 *Mr. Bhatla: Like what? We just are playing the game.*

682

683 *Mr. Woods: Well, let’s not play a game because I’m tendering legal advice here.*

684

685 *Chairperson Stamp: You are also on public record.*

686

687 *Mr. Bhatla: I am asking what is the potential downside?*

688

689 *Mr. Woods: I don’t want to explain the downside on the public record.*

690

691 *Chairperson Stamp: When I say you don’t have any authority, it does not mean you cannot act. It*
692 *just means you cannot act with any authority as an individual member. It doesn’t mean you can’t*
693 *meet. You can meet and say you’re a member of the board, you just don’t have the authority to bind*
694 *the board.*

695

696 *Mr. Ward: I must support Greg in this. It’s really difficult to know what the Corps is going to do,*
697 *good or bad. And if you anticipate what they normally do as being more bad than good to start*
698 *with, I would be very careful of calling or setting up appointments or doing anything with respect to*
699 *– I think you could look at this permit to begin with. If you don’t do the maintenance, all it really*
700 *does is extend your maintenance program another year or whatever time needed to meet the*
701 *success criteria. I don’t think it’s a particularly onerous decision to defer it. It just extends the time*
702 *period you have in order to do the maintenance. I would tend to be really careful, especially because*
703 *we are in litigation, about doing anything at the Corps level.*

704

705 *Mr. Bhatla: I view this in this way, that we are not a party to the permit. We are by implication, by*
706 *default we took ownership, and we assume we are the permit holder. We are not the permit holder.*
707 *The Corps, I think, assumes that anybody they gave the ownership to, they give them the funds. That*
708 *is how I think the discussion – as long as we don’t do anything legally with the Corps, then technically*
709 *are not going to be involved.*

710

711 *Chairperson Stamp: Question for legal counsel: Is the ability for the court to come to a decision, isn’t*
712 *that information going to come up in the trial that we got more than we can chew so to speak, and*
713 *we got property that never got funded for? Won’t that come out in the trial?*

714

715 *Mr. Woods: That will come out in the trial, but the Corps is not a participant in the trial. We have*
716 *sent the Corps a very lengthy detailed letter on the position and the fact that there is no escrow fund*

717 *and all. The Corps is aware of that. The Corps has previously made several determinations in our*
718 *favor, but Taylor Morrison tried to modify the permit to basically pass it off to us and the Corps said*
719 *no, you are not going to modify the permit at this time. So, Taylor Morrison is still on the block. In*
720 *response to what Jim said, delaying the success criteria, I don't think the Corps will let Taylor*
721 *Morrison off until the success criteria are met, so that keeps Taylor Morrison as permittee out there.*
722 *I believe we should, perhaps after depositions, we may want to send supplemental correspondence*
723 *to the Corps just on some of the information we have gleaned. I don't know if you want to push*
724 *them to make a decision now, but you want to keep them informed and let them know what's going*
725 *on and that there is still no escrow fund and there might be a mention about our budget.*

726
727 *Chairperson Stamp: Is there anything to telling Taylor Morrison you are still the permittee by the*
728 *way, and we are not going to fund this.*

729
730 *Mr. Woods: Taylor Morrison is probably aware of it. I bet Taylor Morrison pays attention to our*
731 *meeting minutes. I think they are aware of the situation we are in.*

732
733 *Mr. Miller: Leaving this to the judgment of counsel, if there came a point in time, we might want to*
734 *try an innocent communication with the Corps, I could be used as a vessel to do so as a citizen and*
735 *not acting on behalf of the Board as I have had conversations and several pieces of correspondence*
736 *before this thing really took off.*

737
738 *Mr. Woods: I could have a discussion one on one with you about timing and when a good time might*
739 *be to do that.*

740
741 *Mr. Miller: The trust funds we have for the debt, they are on deposit with some bank or banks. It*
742 *would seem they would probably like to give us a line of credit.*

743
744 *Mr. Ward: The trust bank is U.S. Bank, so most of these other banks, most of the trust departments*
745 *in these larger banks over the last few years have been sold off. There are not many of them left in*
746 *this state. As a matter of fact, our Florida U.S. Trust and Wells Fargo are the only two left. And*
747 *Wells Fargo just sold theirs to some Hedge Fund. That is an opportunity, but it's not a strong*
748 *opportunity, but it's something I could explore.*

749
750 *Mr. Bhatla: What about our reserves? Do we have reserves?*

751
752 *Mr. Ward: We have no reserves, so to speak, in our operations. None whatsoever. What you see*
753 *in reserves is only for our bond issuance.*

754
755 *Chairperson Stamp: You are saying to fully be funded and get caught up we would basically have to*
756 *do another \$250 dollars per door basically for the preserves?*

757
758 *Mr. Ward: Correct.*

759
760 *Chairperson Stamp: And our current ballpark assessment per door is about \$2500 dollars, so we*
761 *would be talking about going up to \$2750 roughly?*

762
763 *Mr. Ward: Correct.*

764

765 *Chairperson Stamp: But that doesn't take into account any of the other lakes, fencing, any of the*
766 *other hiccups, and if we wanted to fully get caught up next fiscal year with all the deferred*
767 *maintenance that we are aware of, and who knows what tomorrow is going to bring, what size*
768 *increase in the assessment are we looking at?*

769
770 *Mr. Ward: I will not know that for another 45 to 60 days, until the CDD finishes the operating budget*
771 *for 2021-2022 and we identify where all the deficiencies are, and then we can plan them out.*

772
773 *Chairperson Stamp: But if you don't plan them out and just say we are going to do it all in one year*
774 *--?*

775
776 *Mr. Ward: I don't know because I don't know the number. For example, we know the lake banks*
777 *are in poor condition and there's hundreds of thousands of dollars there. We know the littorals need*
778 *work. We know a lot of things that need to be done, we just don't know the value of all of that yet.*

779
780 *Chairperson Stamp: Would \$1 million dollars be a ballpark figure?*

781
782 *Mr. Ward: I think that's a good ballpark.*

783
784 *Chairperson Stamp: That would be basically raising everybody's assessment from \$2500 to \$3500*
785 *or more roughly. That gets us caught up in one year and it could go back down after that.*

786
787 *Mr. Kleck: That could be a one-time assessment of \$847 dollars per door.*

788
789 *Mr. Miller: There is no such thing as getting caught up. We will be doing this every year. Frankly I*
790 *would be opposed to paying \$1000 dollars for a catch up which wasn't going to catch anything up*
791 *as opposed to assessing someone with a slow increase.*

792
793 *Discussion continued regarding the assessment.*

794
795 *Mr. Ward: The operating program numbers are a good quarter million dollars below where they*
796 *really are, so you've got \$250,000 dollars to \$300,000 dollars more per year coming online just to*
797 *do your operations, plus to do the capital over a period of time, and then that is a recurring program*
798 *that you do every 3 years, 5 years, whatever it may be and that's another \$200,000 to \$300,000*
799 *dollars, so I'm guessing \$1 million dollars is not out of the ballpark. It's probably going to be that,*
800 *but it's going to go up and \$100 dollar increase is not going to cut it.*

801
802 *Chairperson Stamp: We are talking serious numbers here. We are talking \$250 to \$500 dollars*
803 *minimum for next year. It could be more. I just want to get that out there so people can start to*
804 *understand.*

805
806 *Mr. Ward: The only other thing I have for you, I sent you under a separate cover, I did a memo that*
807 *outlined the questions that you asked from the residents last month and what my answers are. I will*
808 *just quickly go through those with you. Our fiscal year is set by statute from October 1 through*
809 *September 30; no changes need to be made to that. Our bonds have a call provision and can only*
810 *be refinanced in the call provision. The first series of bonds would be the year 2013 bonds and the*
811 *refinance is for December 2023. They are at 645 for an average coupon, so we will be able to do*
812 *that refinancing a few months before December of 2023 and we will start in January of 2023 to do*

813 *that financing. I gave you a schedule for when the refinancing dates are for the remaining bonds.*
 814 *The question asked about election of the board members, obviously you know you are elected by*
 815 *landowners when the District is established and after a specific period of time you transfer to*
 816 *qualified electors. That means all of you who sit on the board now, and which will forever sit on this*
 817 *board, must be citizens of the United States, residents of the state of Florida, and a resident in Flow*
 818 *Way CDD who has registered to vote with the supervisor of elections here in Collier County. Those*
 819 *are the requirements. The concept that someone outside of this District could be a board member*
 820 *is not going to happen from this point forward. Somebody asked about termination clauses in*
 821 *contracts. We do have termination clauses in contracts or purchase orders as we deem appropriate.*
 822 *They are relatively strong. The Hatcher property does pay assessments for operations. Obviously,*
 823 *the District did not fund this with any of its capital infrastructure, so as a result there is no capital*
 824 *infrastructure, and as the auditor mentioned, we lowered our bonds by \$1,075,000 dollars due to*
 825 *redemption of bonds for the capital which was supposed to go into the infrastructure.*

826
 827 *Mr. Bhatla: We are electors. When the CDD was created, electors were the people who own land.*
 828

829 *Mr. Ward: They are called landowners.*
 830

831 *Mr. Bhatla: After everybody buys residences, is it landowners then?*
 832

833 *Mr. Ward: Not landowner. To register to be a voter in the state of Florida, or anywhere else in this*
 834 *country, you have to live in the geographic location. You can be a renter, but as long as you live here*
 835 *and are registered to vote in the county where the agency is located, then you can sit on a particular*
 836 *board, county commission, city commission, whatever it may be. That is what you have here.*
 837

838 *Mr. Bhatla: I was interested in the creation of the CDD. How in this case, could Taylor Morrison,*
 839 *they were the landowners, so they put everybody on the board? Is that the idea? As we have*
 840 *residential people come in, then they can become also electors, right?*
 841

842 *Mr. Ward: Yes, they become electors. The minimum requirements are 6 years from the date of*
 843 *establishment and 250 qualified electors within the District.*
 844

845 **SEVENTH ORDER OF BUSINESS** **Old Business**
 846

847 **Future Funding of Preserve Mitigation and Maintenance**
 848

849 *Chairperson Stamp: We may as well take this off here going forward because it's going to get rolled into*
 850 *the budget issue.*
 851

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

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

859 *Chairperson Stamp noted there were no audience members left in attendance. He asked if there were*
 860 *any additional comments or questions from the Board Members; there were none.*

861
862 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**
863

864 **Announcement of Next Meeting – February 17, 2022**

865
866 **TENTH ORDER OF BUSINESS** **Adjournment**
867

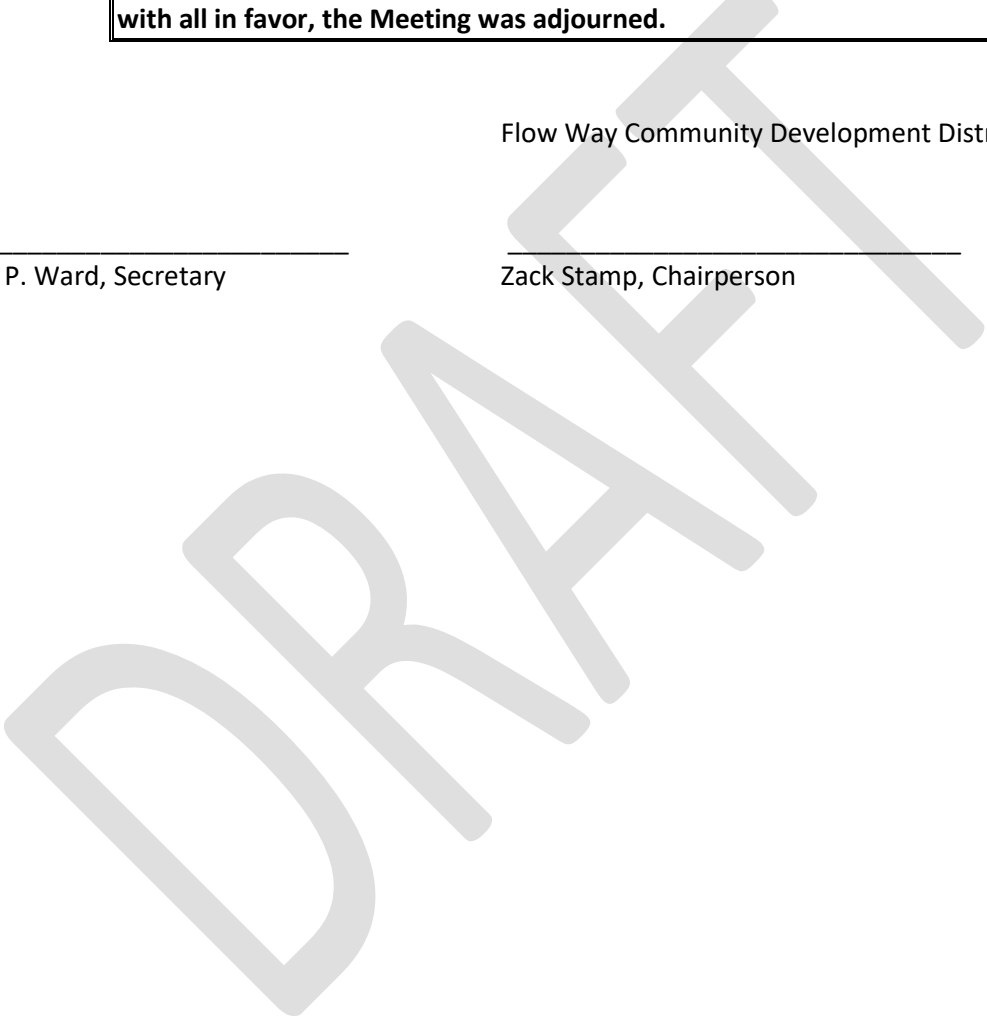
868 Chairperson Stamp adjourned the meeting at approximately 2:40 p.m.
869

870 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Ron Miller, and**
871 **with all in favor, the Meeting was adjourned.**

872
873
874 Flow Way Community Development District
875
876

877 _____
878 James P. Ward, Secretary

_____ Zack Stamp, Chairperson



RESOLUTION 2022-1

THE RESOLUTION OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2022 BUDGET WHICH BEGAN ON OCTOBER 1, 2021, AND ENDS ON SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2022 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2022 Budget in accordance with Exhibit A attached hereto;

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2022 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2022.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. 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 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Flow Way Community Development District.

PASSED AND ADOPTED this 17TH day of February 2022.

ATTEST:

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

**Flow Way Community Development District
General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2022 Budget	Amendment #1	Amended Fiscal Year 2022 Budget
Revenues and Other Sources			
Carryforward	\$ 156,760	\$ 86,785	\$ 243,545
Interest Income - General Account	\$ -	\$ -	\$ -
Assessment Revenue			
Assessments - On-Roll	\$ 621,646	\$ -	\$ 621,646
Assessments - Off-Roll	\$ -	\$ -	\$ -
Contribution - Private Sources	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 778,406	\$ 86,785	\$ 865,191
Appropriations			
Legislative			
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000
Board of Supervisor's - FICA	\$ -	\$ -	\$ -
Executive			
Professional - Management	\$ 40,000	\$ -	\$ 40,000
Financial and Administrative			
Audit Services	\$ 4,500	\$ -	\$ 4,500
Accounting Services	\$ 16,000	\$ -	\$ 16,000
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000
Other Contractual Services			
Recording and Transcription	\$ -	\$ -	\$ -
Legal Advertising	\$ 3,500	\$ -	\$ 3,500
Trustee Services	\$ 25,450	\$ -	\$ 25,450
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000
Bank Service Fees	\$ 400	\$ -	\$ 400
Travel and Per Diem			
	\$ -	\$ -	\$ -
Communications and Freight Services			
Telephone	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 600	\$ -	\$ 600
Rentals and Leases			
Meeting Room Rental	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000
Insurance			
	\$ 6,700	\$ -	\$ 6,700
Subscriptions and Memberships			
	\$ 175	\$ -	\$ 175
Printing and Binding			
	\$ 500	\$ -	\$ 500
Office Supplies			
	\$ -	\$ -	\$ -
Legal Services			
General Counsel	\$ 50,000	\$ -	\$ 50,000
Special Counsel - SFWMD	\$ 10,000	\$ -	\$ 10,000
Special Counsel - Litigation	\$ 100,000	\$ 125,000	\$ 225,000
Boundary Expansion	\$ -	\$ -	\$ -
Series 2016 (Phase 5)	\$ -	\$ -	\$ -
Series 2017 (Phase 6)	\$ -	\$ -	\$ -
Requisitions	\$ -	\$ -	\$ -
Sub-Total:	\$ 306,325	\$ 125,000	\$ 431,325
Other General Government Services			
Engineering Services	\$ 25,000	\$ 25,000	\$ 50,000
Sub-Total:	\$ 25,000	\$ 25,000	\$ 50,000
Stormwater Management Services			
Preserve Area Maintenance			
Enviromental Engineering Consultant			
Task 1 - Bid Documents	\$ -	\$ -	\$ -
Task 2 Monthly site vitis	\$ 13,350	\$ (13,350)	\$ -

**Flow Way Community Development District
General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2022		Amended Fiscal
	Budget	Amendment #1	Year 2022 Budget
Tax 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ (8,000)	\$ -
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ (10,350)	\$ -
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ (1,000)	\$ -
Clearing Downed Trees/Cleanup	\$ 1,000	\$ (1,000)	\$ -
Code Enforcement for Incurtion into Preserve	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -
Reparis and Maintenance			
Wading Bird Foraging Areas	\$ 1,523	\$ (1,523)	\$ -
Internal Preserves	\$ 6,598	\$ (6,598)	\$ -
Western Preserve	\$ 33,215	\$ (33,215)	\$ -
Northern Preserve Area 1	\$ 64,560	\$ (64,560)	\$ -
Northern Preserve Area 2	\$ 113,120	\$ (113,120)	\$ -
Clearing Downed Trees/Cleanup	\$ 5,000	\$ 2,500	\$ 7,500
Code Enforcement for Incurtion into Preserve	\$ 2,500	\$ (2,500)	\$ -
Installation - No Trespassing Signs	\$ -	\$ -	\$ -
Sub-Total:	\$ 260,215	\$ (252,715)	\$ 7,500
Lake, Lake Bank and Littoral Shelf Maintenance			
Professional Services			
Asset Management	\$ 15,000	\$ -	\$ 15,000
Repairs & Maintenance			
Aquatic Weed Control	\$ 35,000	\$ 85,000	\$ 120,000
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000
Water Quality Testing	\$ 5,000	\$ -	\$ 5,000
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000
Aerations System	\$ -	\$ -	\$ -
Capital Outlay			
Aeration Systems	\$ -	\$ -	\$ -
Littoral Shelf Replating	\$ -	\$ -	\$ -
Lake Bank Restorations	\$ -	\$ -	\$ -
Erosion Restoration	\$ -	\$ -	\$ -
Contingencies	\$ 1,600	\$ 18,400	\$ 20,000
Sub-Total:	\$ 81,600	\$ 103,400	\$ 185,000
Lanscaping Services			
Professional Services			
Asset Management	\$ 5,000	\$ -	\$ 5,000
Utility Services			
Electric	\$ 2,400	\$ -	\$ 2,400
Irrigation Water	\$ 3,000	\$ -	\$ 3,000
Repairs & Maintenance			
Pubic Area Landscaping	\$ 30,000	\$ 76,100	\$ 106,100
Irrigaton System	\$ 25,000	\$ -	\$ 25,000
Well System	\$ 10,000	\$ -	\$ 10,000
Plant Replacement	\$ -	\$ -	\$ -
Operating Supplies			
Mulch	\$ 5,000	\$ 10,000	\$ 15,000
Capital Outlay	\$ -	\$ -	\$ -
Sub-Total:	\$ 80,400	\$ 86,100	\$ 166,500
Reserves for Future Operations			
Future Operations/Restorations	\$ -	\$ -	\$ -
Other Fees and Charges			
Discounts	\$ 24,866	\$ -	\$ 24,866
Total Appropriations	\$ 778,406	\$ 86,785	\$ 865,191
Net Increase/(Decrease) in Fund Balance	\$ (156,760)	\$ -	\$ (243,545)
Fund Balance - Beginning	\$ 335,904	\$ -	\$ 335,904
Fund Balance - Ending (Projected)	\$ 179,144	\$ -	\$ 92,359

Flow Way Community Development District

Memorandum

From: James P. Ward, District Manager
To: Board of Supervisors
Dated: February 17, 2022 Board Meeting

SHORT TERM REVENUE NOTE

During the current fiscal year 2022 – and with the assumption of the assets that were being maintained by the Esplanade Lake and County Club HOA, and which the District has now assumed all responsibility for operations, the question has been raised if the District can borrow funds either internally from bond funds (not permissible) or secure a note from a bank to be able to finance our operations.

With that background, borrowing funds on a short basis from a bank for a governmental agency is very limited. To accomplish this, Truist (formerly SunTrust) – is the bank the District uses to hold our operating funds. This bank like most in this market, will only lend to existing customers, and as such, Truist has offered the following financing to the District.

Amount: \$400,000 (excluding cost of issuance noted below)

This is essentially a line of credit in \$100,000 increments, not to exceed four increments. Costs of issuance may be paid from the note proceeds.

Term 12 months

Interest Rate 1.25%

Tax Status: Tax Exempt – Bank Qualified.

Payments Principal and Interest at Maturity

Maturity Date: May 1, 2023

Closing Costs: The District retain and compensate General Counsel and Bond Counsel (approximately 40k – 50k, along with paying bank counsel review fee of \$5,000, all of which is a standard practice for governmental financings.

This type of financings although it solves the immediate issue of securing funds to meet certain expenditures, this does not come without downside risk. This will require the District to assess the community approximately \$400.00 in Fiscal Year 2023 to cover this repayment, and the cost of issuance required at issuance does not justify the issuance of this short term note. This assumes that any litigation and appeals is not resolved during the time of this Note.

The choices about which services will or will not provide lies best with the establishment of reasonable plans and expectations critical to the interests of the District during the budget process. I believe that we

need to start this budget process with a solid plan that lays out not only the Fiscal Year 2023 expenditures (including the identified needs to date), but also established a five (5) year strategic operations/capital plan, that would include the items we have already identified.

The District's budget process is critical to the expression of our needs and is the most important tool for the control and evaluation of sources and the uses of resources. My recommendation is to continue without using note proceeds while we move forward with the preparation of our operating and capital budgets.

Governmental Finance

2320 Cascade Point Blvd. Suite 600
Charlotte, North Carolina 28208
Phone (704) 954-1700
Fax (704) 954-1799

February 4, 2022

Mr. James P. Ward
Flow Way Community Development District
2301 NE 37th St.
Ft Lauderdale, FL 33308

Dear Mr. Ward:

Truist Bank (“Lender”) is pleased to offer this proposal for the financing requested by Flow Way Community Development District (“Borrower”).

PROJECT: 2022 Revenue Note

AMOUNT: \$400,000.00

TERM: 12 months

INTEREST RATE: 1.25%

TAX STATUS: Tax Exempt – Bank Qualified

PAYMENTS: Interest: At Maturity
Principal: At Maturity

INTEREST RATE CALCULATION: 30/360

SECURITY: Special assessment from General Fund levy

PREPAYMENT TERMS: Prepayable in whole at any time without penalty

RATE EXPIRATION: May 06, 2022

DOCUMENTATION/ LEGAL REVIEW FEE: \$5,000

FUNDING: The financing shall be fully funded at closing and allow for a maximum of four funding disbursements in the form of wires or checks.

DOCUMENTATION: It shall be the responsibility of the Borrower to retain and compensate counsel to appropriately structure the financing documents according to Federal and State

statutes. Documents shall include provisions that will outline appropriate changes to be implemented in the event that this transaction is determined to be taxable or non-bank qualified in accordance with the Internal Revenue Code. These provisions must be acceptable to Lender. In the event of default, any amount due, and not yet paid, shall bear interest at a default rate equal to the interest rate on the 2022 Revenue Note plus 2% per annum from and after five (5) days after the date due.

Lender shall also require the Borrower to provide an unqualified bond counsel opinion, a no litigation certificate, and evidence of IRS Form 8038 filing. Lender and its counsel reserve the right to review and approve all documentation before closing. Lender will not be required to present the bond for payment.

**REPORTING
REQUIREMENTS:**

Lender will require financial statements to be delivered within 270 days after the conclusion of each fiscal year-end throughout the term of the financing or in accordance with state requirements.

Lender shall have the right to cancel this offer by notifying the Borrower of its election to do so (whether this offer has previously been accepted by the Borrower) if at any time prior to the closing there is a material adverse change in the Borrower's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the Borrower or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to Lender.

Costs of counsel for the Borrower and any other costs will be the responsibility of the Borrower.

The stated interest rate assumes that the Borrower expects to borrow no more than \$10,000,000 in the current calendar year and that the financing will qualify as qualified tax-exempt financing under the Internal Revenue Code. Lender reserves the right to terminate this bid or to negotiate a mutually acceptable interest rate if the financing is not qualified tax-exempt financing.

We appreciate the opportunity to offer this financing proposal. Please call me at (803) 413-4991 with your questions and comments. We look forward to hearing from you.

Sincerely,

Truist Bank



Andrew G. Smith
Senior Vice President

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
February 2022**

**Board Meeting
February 17th, 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
February 17th, 2022**

**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
APPENDIX C	PRESERVE AREA FIRE PICTURES

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. Preserve Tree Removal – Dead/Hazardous Tree Inspection Report
2. Strategic Operational Plan
3. SFWMD Water Use Permit transfer
4. Preserve Area Fire

1. Preserve Tree Removal

Following submittal to SFWMD for Priority 2- and 3-Star rated trees (30 total), a site visit was completed with SFWMD staff on January 13th, 2022 for review of first phase of tree removal. During site visit, SFWMD agreed that half of the 30 proposed trees to be felled would be acceptable. Furthermore, SFWMD identified that dangerous trees could be topped off and downed components removed from preserve areas. Resubmittal of revised preserve tree removal plan has been completed and approval anticipated in the coming weeks. Due to the additional activities, costs are estimated at double per tree, but half the trees still meet the anticipated costs of \$7,500 for this work. This work is included in the strategic operations plan, which is currently being prepared.

2. 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 currently ongoing. Draft Asset Maps are completed and currently being reviewed. Review of AutoCAD files of previous asset maps from Waldrop Engineering and Turrell, Hall & Associates, Inc. have been completed and x-ref files (supplemental CAD and GIS files) have been provided. SharePoint files downloaded, organized, and sorted from current CDD staff. CDD Utility and Asset investigations commenced. All of the CDD assets have been investigated. Several site visits have been completed for the asset evaluations, and a draft report sent to district manager for review of operation and maintenance costs associated with the CDD infrastructures for the next five (5) years.

Confirmation of CDD's ownership and maintenance for roadway entries and landscape buffer assets requested to legal team.

Deliverables w/ Percent Complete:

- FY budget 21/22 – completed (11/30/21)
- FY budget 22/23 – 98% complete
- 5-Year CIP Program – 96% complete
- Lake Bank Slope Erosion Report – 96% complete
- Flow Way CDD Asset Management Spreadsheet – 92% 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

3. SFWMD Water Use Permit (Consumptive Use Permit) transfer

Existing South Florida Water Management District (SFWMD) Water User Permit (WUP) 11-02032-W was permitted by Taylor Morrison Esplanade Naples, LLC in May 2020 (expires in 2025). Flow Way CDD District Manager has requested that WUP be transferred to operating entity. Request for Water Use Permit Transfer Application and required submittal/ownership documents currently be reviewed by CDD prior to submittal to SFWMD.

Receipt of public records from SFWMD our request on various permit related information related to the WUP transfer. Review of records complete with no outstanding reporting/items to note. Pre-application meeting with Supervisor Bhatla and SFWMD scheduled for 2/9/2022.

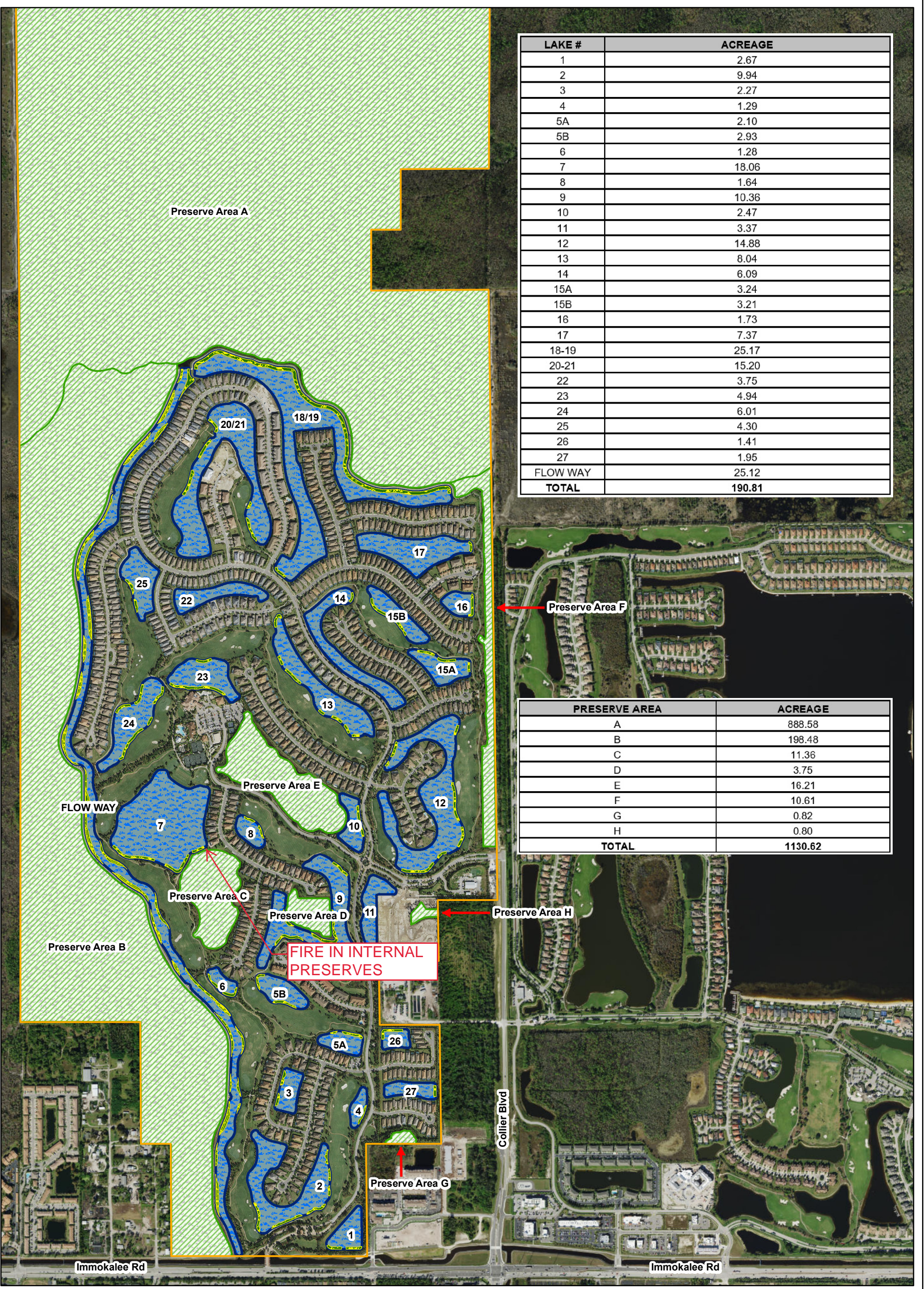
4. Preserve Area Fire

Esplanade Golf and Country Club of Naples staff were retrieving golf balls from southeaster most corner of the aqua lake driving range, when their golf cart caught fire along the path which separates preserves from lake. No one was hurt and fire department was called to address and extinguish fire. No remedial efforts are necessary and tarnished area should be grown over with new ground cover within the next few months.

Pictures from preserve area fire event are attached in Exhibit 3 in this report.

Debris Cleaning in Preserve:

Request with SFWMD for removal of downed trees and debris from internal preserves was made at the request of District Manager. SFWMD has identified that it is possible with preparation of Long-Term Preserve Maintenance Report and submitted to SFWMD for approval to include removal debris or material which possess a threat or potential fire hazard. Further investigations and coordination need to be made with SFWMD staff for requirements in reporting and coordination with contractor for ball-park costs for future CDD budget.



LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.10
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	15.20
22	3.75
23	4.94
24	6.01
25	4.30
26	1.41
27	1.95
FLOW WAY	25.12
TOTAL	190.81

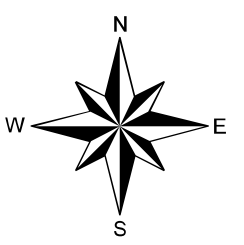
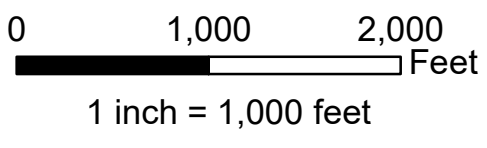
PRESERVE AREA	ACREAGE
A	888.58
B	198.48
C	11.36
D	3.75
E	16.21
F	10.61
G	0.82
H	0.80
TOTAL	1130.62

Flow Way CDD Lakes and Preserves

Date: 12/14/2021



- Legend**
- CDD Boundary
 - Lakes
 - Preserve Areas
 - Permitted Littoral Shelf



III. PERMITTING

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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade at Naples Golf & Country Club (G&CC) -- Excavation	PL20120001253	2/20/13	2/20/14	Waldrop Engineering, P.A.	Closed / Final Excavation Acceptance 09/14/21
Esplanade G&CC of Naples -- Plans & Plat	PL20120001261	10/28/19	10/21/21	Waldrop Engineering, P.A.	Under Construction / Extension granted until 10/21/2023
Esplanade G&CC of Naples, Phase 2 -- Plans & Plat	PL20120002897	10/28/19	12/09/2023	Waldrop Engineering, P.A.	Under Construction / Extension granted until 12/09/2023
Esplanade G&CC of Naples, Parcels E & G2 --	PL20140002187	12/16/19	10/21/2023	Waldrop Engineering, P.A.	Under Construction/ Extension granted until 10/21/2023

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Plans & Plat					
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Waldrop Engineering, P.A.	Under Construction/ 2nd LDC Extension
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Waldrop Engineering, P.A.	Under Construction/ 2nd LDC Extension
Esplanade G&CC of Naples - DiLillo Parcel - Plans & Plat	PL20160000536	08/23/21	09/13/23	Waldrop Engineering, P.A.	Granted Final Acceptance on 12/14/2021
Esplanade G&CC of Naples, Ph3, Blk K1, K2 & H3 -- Plans & Plat	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade Naples LLC	Pre-Construction submittal Pending
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Waldrop Engineering, P.A.	Under Construction/ Phase 4 Bond Reduction
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Under Construction / Application Withdrawn
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Under Construction/ Approved Construction and Maintenance Agreement & Performance Bond

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

*Additional Collier County permits completed, available upon request.

IV. ENGINEER'S REPORT COMPLETE

By: _____
 By: James Messick, P.E.
 District Engineer

State of Florida Registration No. 70870

APPENDIX A
LOCATION MAP



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316
(phone) 954.921.7781 · (fax) 954.266.6487
Certificate of Authorization #514

APPENDIX B

LEGAL DESCRIPTION

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

APPENDIX C

Preserve Area Fire Pictures



App. C – 1: Golf Cart on Fire



App. C – 2: Fire Damage



App. C – 3: Fire Damage



App. C – 4: Fire Damage



App. C – 5: Fire Damage

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2022

FISCAL YEAR 2022

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending January 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	\$ 841,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 841,302
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	-	575,664	323,276	216,837	335,279	216,541	492,245	-	-	-	-	2,159,842
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	23,704	15,521	34,286	-	73,511
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	34,889	16,559	13,998	22,646	15,366	33,346	-	-	-	-	136,803
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,444,325	3,444,325
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,210,675	26,210,675
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 841,302	\$ 1,149,553	\$ 586,023	\$ 394,218	\$ 532,514	\$ 350,283	\$ 782,017	\$ 23,704	\$ 15,521	\$ 34,286	\$ 29,655,000	\$ 34,364,420

**Flow Way Community Development District
Balance Sheet
for the Period Ending January 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)	136,803	-	-	-	-	-	-	-	-	-	-	-	136,803
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>\$ 136,803</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>\$ 29,791,803</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	350,283	648,324	21,810	14,237	34,281	-	-	3,299,975
Results from Current Operations	-	178,739	84,468	69,929	98,132	-	133,693	1,894	1,284	5	-	-	568,144
Unassigned													
Beginning: October 1, 2021 (Unaudited)	335,757	-	-	-	-	-	-	-	-	-	-	-	335,757
Results from Current Operations	368,741	-	-	-	-	-	-	-	-	-	-	-	368,741
Total Fund Equity and Other Credits	<u>\$ 704,499</u>	<u>\$ 1,149,553</u>	<u>\$ 586,023</u>	<u>\$ 394,218</u>	<u>\$ 532,514</u>	<u>\$ 350,283</u>	<u>\$ 782,017</u>	<u>\$ 23,704</u>	<u>\$ 15,521</u>	<u>\$ 34,286</u>	<u>\$ -</u>	<u>\$ 4,572,617</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 841,302</u>	<u>\$ 1,149,553</u>	<u>\$ 586,023</u>	<u>\$ 394,218</u>	<u>\$ 532,514</u>	<u>\$ 350,283</u>	<u>\$ 782,017</u>	<u>\$ 23,704</u>	<u>\$ 15,521</u>	<u>\$ 34,286</u>	<u>\$ 29,655,000</u>	<u>\$ 34,364,420</u>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ 156,760	0%
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	5,770	145,452	363,408	38,608	553,239	596,781	93%
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	553,239	\$ 753,541	73%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	2,000	2,000	-	4,000	12,000	33%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	1,500	4,000	-	5,500	4,500	122%
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	-	-	-	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	-	3,450	25,450	14%
Dissemination Agent Services	-	5,500	-	-	5,500	5,500	100%
Property Appraiser Fees	-	-	-	-	-	10,000	0%
Bank Services	-	-	-	-	-	400	0%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	8	39	-	-	46	600	8%
Rentals & Leases							
Meeting Room Rental	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	2,000	0%
Insurance	10,331	-	-	-	10,331	6,700	154%
Printing & Binding	3	-	-	-	3	500	1%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	-	-	50,000	0%
Boundary Expansion	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	10,000	N/A
Special Counsel - Litigation	-	8,512	574	2,412	11,498	100,000	11%
Other General Government Services							
Engineering Services - General Fund	435	4,768	3,533	-	8,735	25,000	35%
Miscellaneous Services	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	4,993	-	4,993	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
Stormwater Management Services							
Preserve Area Maintenance							
Environmental Engineering Consultant							
Task 1 - Bid Documents	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	8,000	0%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	1,000	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	1,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Repairs and Maintenance							
Wading Bird Foraging Areas	-	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	-	-	-	64,560	0%
Northern Preserve Area 2	-	-	-	-	-	113,120	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	-	2,905	5,000	58%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	2,500	0%
Installation - No Trespassing Signs	-	-	-	-	-	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance							
Professional Services							
Asset Management	-	-	1,964	-	1,964	15,000	13%
Repairs & Maintenance							
Aquatic Weed Control	-	-	-	-	-	35,000	0%
Lake Bank Maintenance	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	5,000	0%
Littortal Shelf Planting	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	N/A
Water Control Structures	500	97,310	300	-	98,110	-	N/A
Capital Outlay							
Aeration Systems	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Lake Bank Restoration	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	1,600	0%
Landscaping Services							
Professional Services							
Asset Management	-	-	1,864	-	1,864	5,000	37%
Utility Services							
Electric	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	3,000	0%
Repairs & Maintenance							
Public Area Landscaping	-	-	-	-	-	30,000	0%
Irrigation System	-	-	-	-	-	25,000	0%
Well System	-	-	-	-	-	10,000	0%
Plant Replacement	-	-	-	-	-	-	N/A
Operating Supplies							
Mulch	-	-	-	-	-	5,000	0%
Capital Outlay	-	-	-	-	-	-	N/A
Reserves for Future Operations							
Future Operations/Restorations	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	N/A
Sub-Total:	18,273	128,855	28,956	8,412	184,497	753,541	24%
Total Expenditures and Other Uses:	\$ 18,273	\$ 128,855	\$ 28,956	\$ 8,412	\$ 184,497	\$ 753,541	24%
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	30,196	368,741	-	
Fund Balance - Beginning	335,757	323,253	339,851	674,303	335,757	-	
Fund Balance - Ending	\$ 323,253	\$ 339,851	\$ 674,303	\$ 704,499	704,499	\$ -	

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

Description	October	November	December	January	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	5,846	11,000	53%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	5	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	5,214	131,443	328,405	34,889	499,951	539,344	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,216	\$ 137,289	\$ 328,406	\$ 34,890	505,802	\$ 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	\$327,063	\$537,575	N/A
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	34,890	178,739	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	1,114,663	970,814		
Fund Balance - Ending	\$ 976,030	\$ 786,257	\$ 1,114,663	\$ 1,149,553	1,149,553	\$ 12,777	

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

Description	October	November	December	January	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	2,670	5,000	53%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	3	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	2,475	62,384	155,864	16,559	237,282	255,873	93%
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	239,955	\$ 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	\$155,488	\$239,488	N/A
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	16,560	84,468	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	569,463	501,555	-	
Fund Balance - Ending	\$ 504,031	\$ 413,598	\$ 569,463	\$ 586,023	586,023	\$ 21,385	

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

Description	October	November	December	January	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	1,756	3,500	50%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	8	20%
General Redemption Account	0	0	0	0	0	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	2,092	52,736	131,758	13,998	200,584	216,342	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,093	\$ 54,492	\$ 131,758	\$ 13,998	202,342	\$ 219,850	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	-	-	-	-	-	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 4)	-	55,000	-	-	55,000	\$ 55,000	100%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds (Phase 4)	-	77,413	-	-	77,413	153,994	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$132,413	\$0	\$0	\$132,413	\$208,994	N/A
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	13,998	69,929	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	380,220	324,289		
Fund Balance - Ending	\$ 326,382	\$ 248,462	\$ 380,220	\$ 394,218	394,218	\$ 10,856	

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

Description	October	November	December	January	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	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	12	21%
Special Assessment Revenue							
Special Assessments - On-Roll	3,384	85,315	213,158	22,646	324,503	350,060	93%
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	326,399	\$ 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	1,894	-	N/A
Total Expenditures and Other Uses:	\$0	\$228,267	\$0	\$0	\$228,267	\$345,963	N/A
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	22,646	98,132	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	509,868	434,382		
Fund Balance - Ending	\$ 437,767	\$ 296,710	\$ 509,868	\$ 532,514	532,514	\$ 7,809	

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

Description	October	November	December	January	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	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	8	19%
Special Assessment Revenue							
Special Assessments - On-Roll	2,296	57,890	144,637	15,366	220,189	237,599	93%
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	221,475	\$ 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	1,284	-	N/A
Total Expenditures and Other Uses:	\$0	\$153,996	\$0	\$0	\$153,996	\$234,200	N/A
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	15,366	67,479	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	334,916	282,804		
Fund Balance - Ending	\$ 285,101	\$ 190,279	\$ 334,916	\$ 350,283	350,283	\$ 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 January 31, 2022

Description	October	November	December	January	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	4	2,700	0%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	4	1,100	0%
Special Assessment Revenue							
Special Assessments - On-Roll	4,983	125,627	313,875	33,346	477,831	515,479	93%
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	477,839	\$ 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	4	-	N/A
Total Expenditures and Other Uses:	\$1	\$344,144	\$1	\$1	\$344,147	\$515,438	N/A
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	33,346	133,693	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	748,671	648,324		
Fund Balance - Ending	\$ 653,309	\$ 434,795	\$ 748,671	\$ 782,017	782,017	\$ 3,841	

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

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income						
Construction Account	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-
Debt Proceeds						
-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	0	1,893	0	0	1,894	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 1,894	\$ -
Expenditures and Other Uses						
Executive						
Professional Management	-	-	-	-	\$ -	\$ -
Other Contractual Services						
Trustee Services	-	-	-	-	\$ -	\$ -
Printing & Binding						
-	-	-	-	-	\$ -	\$ -
Legal Services						
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -	\$ -
Other General Government Services						
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Capital Outlay						
Construction in Progress						
-	-	-	-	-	\$ -	\$ -
Cost of Issuance						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -
Underwriter's Discount						
-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 1,894	-
Fund Balance - Beginning	21,810	21,810	\$ 23,704	\$ 23,704	21,810	-
Fund Balance - Ending	\$ 21,810	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,704	\$ -

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, 2022**

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-
Debt Proceeds						
Operating Transfers In (From Other Funds)	0	1,284	0	0	1,284	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 1,284	\$ -
Expenditures and Other Uses						
Executive						
Professional Management	-	-	-	-	\$ -	\$ -
Other Contractual Services						
Trustee Services	-	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	-	\$ -	\$ -
Legal Services						
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -	\$ -
Capital Outlay						
Water-Sewer Combination-Construction	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	\$ -	\$ -
Construction in Progress	-	-	-	-	\$ -	\$ -
Cost of Issuance						
Series 2017 Bonds (Phase 6)	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 1,284	-
Fund Balance - Beginning	14,237	14,237	\$ 15,521	\$ 15,521	14,237	-
Fund Balance - Ending	\$ 14,237	\$ 15,521	\$ 15,521	\$ 15,521	\$ 15,521	\$ -

Prepared by:

JPWARD and Associates, LLC

**Flow Way Community Development District
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022**

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	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	4	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	\$ -
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	\$ 5	-
Fund Balance - Beginning	34,281	34,282	34,283	34,285	34,281	-
Fund Balance - Ending	\$ 34,282	\$ 34,283	\$ 34,285	\$ 34,286	\$ 34,286	\$ -