

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

June 17, 2021

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

June 10, 2021

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, June 17, 2021 at 1:00 P.M.** in Conference room of the offices of **Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.**

The following WebEx link and telephone number are provided to join/watch the meeting. The District encourages those individuals who have not been fully vaccinated to wear masks at all times during the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e24941f8139547b018982867f551597cc>

Access Code: **173 258 4062**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **173 258 4062** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Public Comments for NON-Agenda items (limited to three (3) minutes). Individuals are permitted to speak on items on the Agenda during that item and will be announced by the Chairperson.

New Business

3. Consideration of Minutes:
 - I. June 3, 2021 – Regular Meeting.
4. Consideration of Forge Engineering Report on the condition of the District's Assets.
 - I. Forge Engineering Report – Report of Water Management System Study.
 - II. Discussion of MRI Proposal for the cleaning of the water management system drainage pipes. (See Appendix E to Forge Report) – MRI proposal to provide services.

5. Consideration of Agreement with Master Homeowner’s Association.
 - I. Consideration of Existing Agreement with the Esplanade Golf and Country Club, Inc.
 - II. Consideration of Agreement with Calvin, Giordano and Associates to provide field management services.

6. Staff Items
 - I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
 - II. District Engineer – Calvin, Giordano & Associates.
 - III. District Manager – JPWard & Associates, LLC.
 - a. Financial Statements for period ending May 31, 2021 (unaudited).

Old Business

7. Discussion of Future Funding of Preserve Mitigation and Maintenance (***Continuing Item until Final Decision***).

8. Staff Items
 - I. District Attorney.
 - a. Complaint regarding Ownership and Maintenance responsibilities for the Main Preserve located within the boundaries of Flow Way CDD.
 - II. District Manager.

9. Board Items (None).

Final Board Items

10. Audience Comments.

11. Announcement of Next Meeting – July 15, 2021.

12. ***Attorney/Client Executive Session to Discuss Proposed Settlement Related to Case of Flow Way Community Development District v. Taylor Morrison of Florida, Inc., et al. (File Number: 2020-CA-4147.) THIS IS A CLOSED SESSION AND IS NOT OPEN TO THE PUBLIC – At the conclusion of the executive session, the District will re-open the meeting to the public and the Chairman will announce that the executive session is closed.***

13. Adjournment.

Meetings for Fiscal Year 2021 are as follows:

June 17, 2021	July 15, 2021
August 19, 2021	September 16, 2021

Staff Review of New Items

The Third Order of Business is the consideration of the June 3, 2021, Regular Meeting Minutes.

The Fourth Order of Business is a presentation by Forge Engineering that was previously authorized to advise the Board on the condition of the District's Assets. This report covers the stormwater system, buffer landscaping along Immokalee Road and the Irrigation system (pump station and line distribution system). A representative from Forge Engineering will be at the meeting to review and answer questions on the report.

As a part of the report, the District engaged the firm of M.R.I. Inspections (coordinated by Forge) to inspect the underground pipe work of the stormwater system. That pipework connects the water management system from lake to lake, then to an outfall structure to move stormwater out of the Community. That report found significant blockage in the system. With that blockage, M.R.I. provided a cost estimate (proposal) for the cost to clean the blockages from the system. The purpose of this item is to more fully explore the requirements to clean this system within a timeline to ensure that the District's water management system does not experience any type of flooding in the Community. Both Forge Engineering and our District Engineer (Calvin, Giordano & Associates) will be in a position to more fully discuss this at the meeting.

The Fifth Order of Business deals with consideration by the District as to whether the District's Board would like to terminate the Agreement with the HOA related to the maintenance of the District's assets. Currently, under the Agreement, the HOA is maintaining the stormwater management system (this includes lakes, littoral shelves, lake banks, connecting drainage pipes, and outfall weir), the entrance landscaping along Immokalee Road, and the irrigation system for the entire community.

Pursuant to the terms of the Agreement, the District may terminate the Agreement for any or no reason upon thirty (30) days written notice to the HOA. The Agreement further provides that the HOA may terminate the Agreement on September 30th of each calendar year provided the HOA provides the District written notice of termination no later than May 30th of each calendar year. If written notice of termination is provided by the HOA after May 30th of each year, then the effective date of termination shall be September 30th of the following calendar year.

With the transition of the HOA from developer-controlled to resident-controlled, the resident-controlled HOA Board is evaluating their options and will be in a position to advise the District's Board of its desire to keep, modify or terminate the Agreement at the Board Meeting. A copy of the existing Agreement is included with your Agenda.

Based on that discussion, we will be able to determine the District's next course of action.

If there is some accommodation for the HOA to continue to assume all or a part of the existing obligations under the agreement, then we can discuss those next steps during the meeting. If the District moves forward with terminating the Agreement, then the District will need to retain CGA for the transition and ongoing maintenance and management of the District's assets.

The thirteenth (13) order of business is an executive session of the Board of Supervisor's.

An executive attorney/client session will be held to discuss the Flow Way Community Development District's lawsuit Number (File Number: 2020-CA-4147) on Thursday, June 17, 2021 at the end of the District's regular meeting at the offices of Woods Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.

The executive session is expected to last approximately Twenty (20) minutes. At the conclusion of the executive session the Board of Supervisor's will go back into Regular Session to conduct the balance of the regular agenda items.

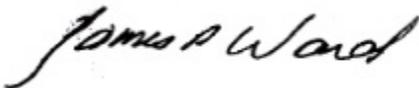
The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Tom Kleck, Martinn Winters: District Attorney Greg Woods and Jessica Tolin, District Manager James Ward. The executive attorney/client session is closed to the public.

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

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

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

49 Chairperson Stamp indicated there would be a time for public comments regarding non-agenda items at
50 the end of the meeting; however, he would be happy to recognize speakers for brief comments during
51 regular Agenda Items.

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53

54 **NEW BUSINESS**

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THIRD ORDER OF BUSINESS

Consideration of Minutes

58 **April 15, 2021, Regular Meeting Minutes**

59
60

Chairperson Stamp noted there was one error in the minutes which needed correction.

61

62 *Mr. Ward: On page 9, just above the final Board items, where the Chairperson is talking, we are going to*
63 *change that sentence to read "I am sure somebody had these property acquisitions on the Agenda and*
64 *said these are properties the District should accept. I think there would be some better use of our*
65 *resources than wasting time on an ethics complaint." We will make that change as appropriate.*

66

67 Chairperson Stamp asked if there were any other additions or corrections to the Minutes; hearing none,
68 he called for a motion.

69

**On MOTION made by Mr. Tom Kleck, seconded by Mr. Drew Miller,
and with all in favor, the April 15, 2021, Regular Meeting Minutes
were approved as amended.**

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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-4

76

77 **Consideration of Resolution 2021-4 of The Board of Supervisors of Flow Way Community**
78 **Development District approving a proposed Budget for Fiscal Year 2022 and setting a Public Hearing**
79 **for Thursday July 15, 2021, at 1:00 p.m. thereon pursuant to Florida Law to be held at the Offices of**
80 **Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109**

81

82 *Mr. Ward: Fiscal Year 2022 starts October 1 of this year and ends on September 30, 2022. The Statute*
83 *requires me to present a Budget to you before June 15 of each year. You are required to approve it,*
84 *solely for the purpose of setting your public hearing. Public hearing is scheduled for Thursday, July 15,*
85 *2021, at 1:00, here at the Law Offices of Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell*
86 *Court, Suite 400, Naples, Florida 34109. I will point out to you that the approval of your budget today*
87 *does not bind you to any of the services and programs contained therein. You may change those as you*
88 *deem appropriate between now and the date of your public hearing. It does bind you, however, to the*
89 *maximum assessment rates that are contemplated pursuant to the preparation of the budget itself for*
90 *Fiscal Year 2022. That rate is \$525.04 per unit, per year, for 1,150 units which does include the Hatcher*
91 *property for 2022. In comparison your 2021 assessment rate is \$525.08, so we came in a whopping 4*
92 *cents under your existing rate.*

93

94 Discussion ensued regarding the number of Hatcher units and the number of total units being assessed.

95

96 *Mr. Ward: The number of units is 1,150. I have checked this number four times. This is the fixed number*
97 *of units you have within the District for your bonds, including the Hatcher piece this year. It should*
98 *eventually be consistent with the developer once it has been completely built out.*

99

100 *Mr. Tom Kleck: Is the parking lot next to the sales center included in these numbers?*

101

102 *Mr. Ward: The unit count is. I don't know what the parking lot next to the sales center is.*

103

104 *Mr. Kleck: They are going to build there.*

105

106 *Mr. Ward: Then it would have the units already in it.*

107

108 Mr. Ron Miller asked if the Hatcher properties would be included in the assessment roll.

109

110 Mr. Ward explained the Hatcher properties were included in the assessment roll for 2022 for purposes
111 of operations and maintenance. He explained the Hatcher properties had no debt and as such would
112 not be included in the assessments related to the District's bond issues.

113

114 *Mr. Ward: In terms of the Budget itself, it is essentially the same as what we had in FY-2021 and*
115 *includes the storm water management system assumption that we will take that over at some point. It*
116 *does include the appropriate levels of funding with respect to the litigation we have ongoing for FY-2022.*
117 *The way I balanced this budget, the cost of litigation is being paid for through cash carryforward, so that*
118 *will basically keep the assessment rates the same going into 2022. At some point that rubber will hit the*
119 *road in some future year, if you expend all of the monies that you have in the general fund as*
120 *appropriate. If you don't do that, then you will always have money to carry over. At some point, in 2023*
121 *probably, if we don't raise the assessments over the \$525 number, then you end up having to reduce*
122 *your budget accordingly in order to compensate for that problem. I will just point that out to you. The*
123 *balance of this budget is exactly the same as what we have seen in the prior years. All of the debt service*
124 *funds basically account for the money coming in to pay the principal and interest due on the bonds. The*
125 *assessment rates for all of the product types associated with the various bond issues remain the same*
126 *from year to year since we levy on what's called maximum manual debt service. As principal and interest*
127 *changes during a year-to-year basis, we might have a little lower revenue than what's due for principal*
128 *and interest, or a little more revenue that's due to principal and interest, but the assessment rates*
129 *remain constant.*

130

131 Mr. Ron Miller indicated he was still confused about the Hatcher properties.

132

133 *Mr. Ward: If you look on page 22, it gives you the number which is – did I say 1,150 units earlier? – it is*
134 *1,184 units subject to the assessment for FY-2022. 1,184 is the correct number. Sorry about that. He*
135 *asked if there were any questions; hearing none, he called for a motion. He explained approval of the*
136 *Resolution set the public hearing date.*

137

138 *Mr. Ward: Your public hearing is July 15. Once you get to the public hearing, you can't change this*
139 *budget because I have no way to recalculate assessments during the public hearing. I will put this on*
140 *your regular Agenda next month and in a couple of weeks again, just to see if you have any more*
141 *questions or comments with respect to it, and then at the public hearing it has to be adopted.*

142

143 Mr. Ron Miller asked if the Budget/assessment rates could be lowered at the public hearing.

144

145 *Mr. Ward: Legally we can change the rates on July 15, but if we do that, I am going to have to calculate*
 146 *the rates after the meeting, which I can do, but it's preferable in this world not to do that. So, if we have*
 147 *any changes, we should try to make them by your next meeting which I believe is in two weeks.*

148

149 *Mr. Ron Miller: I thought I read in here that you have to give at least 60 days' notice to the County. I*
 150 *don't think you have 60 days between now and July 15.*

151

152 *Mr. Ward: The Statute doesn't say I have to give the notice after you approve it, so I actually did the*
 153 *notice a month ago.*

154

On MOTION made by Mr. Tom Kleck, seconded by Mr. Ron Miller, and with all in favor, Resolution 2021-4 was approved, and the Chair was authorized to sign.

155

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FIFTH ORDER OF BUSINESS**Staff Items**

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162

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

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164

a. SFWMD – Appeal to Change of Permittee

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175

Chairperson Stamp: Is the HOA in agreement with that decision? The new HOA?

177

178

Mr. Woods: It is my understanding that the HOA is (indecipherable).

179

180

Mr. Ron Miller: I didn't really hear what you were saying very well.

181

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190

Mr. Kleck: Does that mean we have a better chance with the Army Corps?

191

192 *Mr. Woods: They are two very separate things. One does not affect the other.*

193

194 *Chairperson Stamp: Would you fill the Board in on the motion to dismiss and where we are at?*

195

196 *Mr. Woods: We had a hearing on Taylor Morrison's, defendant's, motions to dismiss. The court*
197 *denied the motions to dismiss, so the litigation will proceed on. Somewhere up the road there will*
198 *be a motion for a summary of judgement, but they can't do that until after discovery and a bunch*
199 *of stuff, so that won't occur until several months up the road.*

200

201 *Chairperson Stamp: The HOA, they are realigning? What are they doing?*

202

203 *Mr. Woods: I believe the HOA will be retaining new counsel. New counsel will be making an*
204 *appearance. The HOA will be shifting its positions in litigation to align with us. This is my*
205 *understanding.*

206

207 Discussion ensued regarding difficulty attending or logging into the Master HOA Meeting.

208

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

210

211 Mr. Ward noted Mr. James Messick was present.

212

213 *Mr. Messick: I am working on several tasks and starting the next meeting, or July, we will have an*
214 *Engineer's Report that identifies outstanding items I am looking at.*

215

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

217

218 **a. Report on number of Registered Voters as of April 15, 2021**219 **b. Financial Statements for period ending March 31, 2021 (unaudited)**220 **c. Financial Statements for period ending April 30, 2021 (unaudited)**

221

222 Mr. Ward indicated he was required to report to the Board the number of registered voters
223 residing within the District annually. He noted as of April 15, 2021, the District had 1,115
224 registered voters. He noted this number was no longer significant for the Flow Way District as the
225 Board would be fully transitioned to a qualified elector Board in November of 2022. He noted no
226 action was required.

227

228

229 **OLD BUSINESS**

230

231 **SIXTH ORDER OF BUSINESS**231 **Agreement with MHOA and District**

232

233 **Agreement with Master Homeowner's Association and District (Continuing Item until Final Decision)**

234

235 *Mr. Ward: In terms of a little history, we have an agreement with the Master homeowner's association*
236 *to maintain the District's assets. They include everything with the exception of the external preserves*
237 *which we are doing "in-house" for the moment. The 2020 Budget contemplated the District terminating*
238 *the agreement with the Master homeowner's association. We chose not to do that. The 2022 budget*

239 *has the same concept in it. We, both Zack and I, had a call with some of the new members of the HOA*
240 *Board 3 or 4 weeks ago about how to transition the facilities that the CDD owns over to the CDD and*
241 *keep those with the HOA that need to stay there on an ongoing basis. We are in the throws of preparing*
242 *that agreement, at this time, and will come back with this in a meeting in the near future. The big*
243 *decision the CDD Board will have to make is whether or not you will assume those responsibilities from*
244 *the HOA on a going forward basis. That should be done in concert with the HOA.*

245

246 *Mr. Kleck: Is there an availability of a list of those obligations that we are going to be responsible for? A*
247 *specific list of items?*

248

249 *Mr. Ward: The budget has some good specificity in it in terms of the cost of those programs. In order to*
250 *do the kind of list you are talking about we have to get into the operational part of this job and put that*
251 *together. Generally speaking, we are both going to know what you have to do on a day-to-day basis.*

252

253 *Mr. Kleck: I would like to know what our obligations are going to be specifically before we take on the*
254 *obligation.*

255

256 *Mr. Ward: We can put something together with a little more detail than what we have in the budget.*

257

258 *Mr. Kleck gave examples of what he wished to know prior to undertaking tasks, for example, fountain*
259 *maintenance.*

260

261 *Mr. Ward agreed to put together a more detailed list of CDD versus HOA obligations. Conceptually what*
262 *I was thinking was of all of the assets that will remain with the HOA that's ours is the reuse irrigation*
263 *system, because that is used to irrigate your entire community. That is better served operationally to be*
264 *within the context of the HOA, so, I need to prepare a scope for what they need to do for that, to operate*
265 *and maintain that reuse system. I've got to get CGA to actually prepare that for us. Once I have that*
266 *done, I will do another spoke for our services.*

267

268 *Chairperson Stamp: Today, if we took over, we've got the money in the budget, correct?*

269

270 *Mr. Ward: Correct. We have thirty days' notice on the existing contract. They have a longer period.*
271 *They are in their termination period. They literally could unilaterally terminate that, and we would have*
272 *to take that back as of October 1st at this point if they chose to do so.*

273

274 *Chairperson Stamp: What would be your recommended time to affect this change.*

275

276 *Mr. Ward: If we decide to do this change, it is June, so probably October 1, our new budget year, would*
277 *be a good starting point for us. We could do it sooner. My thought is, if the HOA wants it done sooner,*
278 *we could do it sooner, but October 1 would give us a couple of months over the summer to get prepped*
279 *for an October 1 start date.*

280

281 *Mr. Ron Miller: I'm happy to see that the proposed budget includes the funds so the CDD can take this*
282 *over and pay for its responsibilities, but at this point in time I think I would rather continue it as we have*
283 *been continuing it, until such time as Taylor Morrison fulfills its obligations have been fulfilled and*
284 *approved by the County. I still am of the view that something could come out of the woodwork that we*
285 *just cannot anticipate. Deferring this until that time I think would still be the best approach. We should*

286 *also coordinate this with the HOA and get their point of view because we are one and the same. I would*
287 *be interested in the HOA's point of view.*

288

289 *Mr. David Boguslawski: The assumption last year, so, let's leave Taylor Morrison out of this for the*
290 *moment – the assumption last year was that HOA would not include funding in the budget for*
291 *maintenance and CDD would. Is that accurate?*

292

293 *Mr. Ward: I can't tell you the answer to the HOA part of it, but it is in the CDD's current budget.*

294

295 *Mr. Boguslawski: So, the HOA built a budget which followed CDD's assumption that CDD would do the*
296 *funding, and we've been running a course which has not honored that assumption. Setting aside any*
297 *reasons for making those decisions, we are now at a point in the HOA where we are having to pay*
298 *\$16,000 dollars plus a month that is not in our budget. That's a big chunk of change to fund*
299 *maintenance for this agreement. So, my desire is virtually always going to be, if you build a budget*
300 *assumption, you follow the budget assumption. We want to work cooperatively on some end state that*
301 *makes sense for both sides. For both the CDD and the HOA, and Jim is in the middle of that. We have*
302 *got two members of the HOA Board assigned, Lynn Dorsky and Dave Olson, the task of leading that for*
303 *us: what our scope would be, what your scope would be, etc. I'd like to get there as quickly as we can to*
304 *get out of this funding requirement that we have that is not in our budget. From the HOA's point of view*
305 *it is creating a hole for us that will hurt somewhere else. It's money we don't have.*

306

307 *Chairperson Stamp: I don't know what Taylor Morrison at this point could do that would come out of the*
308 *woodwork that would alter since the funding source for both the HOA and the CDD are both the same*
309 *people.*

310

311 *Mr. Ward: I agree. The HOA and CDD are the same pool of people. The assessments are the same pool*
312 *of people, so whether it is in the CDD or the HOA at this point would have no affect on any deficiencies or*
313 *good things that have happened in the past. They are one and the same.*

314

315 *Mr. Drew Miller: So, funding wise, we could come up with a funding agreement with the HOA, so we*
316 *wouldn't have to have it in both budgets, correct? We could just pay the HOA; they could keep the*
317 *contracts until that agreement ends.*

318

319 *Mr. Ward: No. We can't pay the HOA.*

320

321 *Mr. Ron Miller: Has the County signed off Taylor Morrison on the bonds?*

322

323 *Mr. Ward: I don't know the answer to that question. We will have to find out. I think it's close, but I*
324 *don't think it's totally finished.*

325

326 *Mr. Boguslawski: Taylor Morrison signed an agreement with the HOA documenting Taylor Morrison's*
327 *commitment to us. Nathan and Barbara had a series of meetings with the Board elect before turnover.*
328 *The agreement basically says the permits would shift to the operational phase and we would become*
329 *responsible for them. Taylor Morrison would continue to fund any performance bonds for a couple of*
330 *years and pay for any additional plantings to meet criteria, even if extended beyond the two years. This*
331 *was them telling us this was going to happen, but they were agreeable, and it was their idea to put*
332 *together this agreement to document what their commitment was. On the county inspection issue, my*
333 *understanding is that they have come out, the County has come out, and done a series of inspections*

334 around the interior lakes, found the littoral plantings to be inadequate, and pointed out some other
335 things that were also inadequate regarding sloping and washouts and things of that nature. Taylor
336 Morrison took that away and has done some more plantings, has addressed some of the washouts and I
337 don't believe the County has come back yet and signed off on that, but progress has been made. We
338 both hired Forge engineering, both the CDD and the HOA, to perform turnover related due diligence
339 work, and those also did some work in and around the lakes. I think we have a handle on what the
340 shortcomings are, and we will both follow through on whatever those findings happen to be and try to
341 work with Taylor Morrison to reach some resolution for all sides.

342

343 *Mr. Ron Miller: Because of the past history, and the County hasn't signed off, and Taylor Morrison hasn't*
344 *completed the work, I'm still in the mindset of continuing the agreement for a while until that all occurs*
345 *but let's get back to the budget issue. The CDD has the money in the budget, and I would be happy to*
346 *pass a motion so that after the signoff has occurred and Taylor Morrison has done what it's supposed to*
347 *do, couldn't we do something as a compromise and have the CDD commit to retroactively funding this*
348 *thing and reimbursing the HOA upon completion?*

349

350 *Mr. Ward: Ron, we don't have the statutory authority to pay the HOA pursuant to that agreement. It is*
351 *just not possible. We can hire them to do the job, that's fine, but actually reimbursing them is just not*
352 *something we would be able to do.*

353

354 *Mr. Woods: I agree with Mr. Ward.*

355

356 *Chairperson Stamp: Why would the CDD be disadvantaged by taking over the contract immediately?*
357 *What benefit does the CDD derive by keeping it with the HOA?*

358

359 *Mr. Kleck: Will Taylor Morrison be given a time limit or deadline to complete all of these unfinished*
360 *projects, like the lakes and the ponds and the drainage issues? I noticed they are out there working on*
361 *them now, and I was wondering if they have given it a date when that's going to be completed.*

362

363 *Mr. Boguslawski: They put in the document that Nathan and Barbara signed what they thought the*
364 *timeline looked like. It basically shows a tapering off of the performance bonds as they complete various*
365 *chunks of work. The work that they have planned is broken down by – I think the preserves are broken*
366 *into areas. There is no firm commitment. They don't know when the end is reached regarding success*
367 *criteria exactly. This is one of those things where they've said that they'd do this. They plan to do it.*

368

369 *Mr. Ron Miller: I continue to have lack of trust in Taylor Morrison. I'm sorry to hear that the CDD can't*
370 *retroactively reimburse the HOA. I'm not terribly concerned about the HOA suffering a deficit for a*
371 *period of time because once it sorts itself out later, it is still the same money and the deficit that the HOA*
372 *may run temporarily will simply result in reduced CDD fees in the future and the residents are whole. The*
373 *residents are not at risk here with funding. It is only a matter of how it happens, and I would like to see*
374 *this thing completed and signed off before the CDD cancels that contract.*

375

376 *Mr. Boguslawski: Yes, the money comes out of the same pockets, but if we have to pick up \$100,000, we*
377 *are going to reduce some services by \$100,000. My point is the \$100,000 has got to eliminate*
378 *something, and it's something that residents will see. It will be a shame if don't deal with the near term.*
379 *We just went through turnover. Residents are expecting things to immediately start improving.*

380

381 *Chairperson Stamp: What outcome do you, Dave, want out of this. What would be your ideal outcome?*

382

383 *Mr. Boguslawski: Speaking for myself, and I can speculate where the Board is, I would like to see, unless*
384 *it is somehow hurtful, I would like to see us track as best we can how we budgeted for the thing. We*
385 *agreed on how it was going to be budgeted, and we are not following that.*

386

387 *Chairperson Stamp: It would be your preference that we would move as early as today. If not today,*
388 *then at the next June meeting in two weeks, to give you thirty days' notice for termination?*

389

390 *Mr. Boguslawski: I don't think today necessarily, but I think sooner rather than later. It sounds like Jim is*
391 *close enough to having an idea on how to split the duties. You need to run your process and we need to*
392 *run ours and let's use Jim's product as a discussion within both arenas.*

393

394 *Chairperson Stamp: I will put it on the Agenda for the next meeting. Hopefully, Jim can get together*
395 *with Dorsky and Olson. I personally have no problem terminating the agreement. It makes sense to do*
396 *that from what I know. I don't see where we as a community derive any benefit by keeping it with you.*

397

398 *Mr. Drew Miller: I still think you are going to amend the agreement. I think the landscaping is in the*
399 *HOA budget and it is easier, in my opinion, not to have you guys come in and do a strip that we are not*
400 *managing as a Board here, of landscaping. I think you're going to amend it, correct?*

401

402 *Mr. Ward: I was actually going to do a new agreement and put the new scope attached to it. Reuse was*
403 *the big one.*

404

405 *Mr. Drew Miller: We've got \$80,000 dollars for landscape services, and \$80,000 in lake bank littoral*
406 *cells. So, you are going to work through that scope and make sure we are aligned on that.*

407

408 *Mr. Ward: That's the thought, yes sir.*

409

410 *Mr. Ron Miller: I like the idea of moving some responsibilities around, such as the entrance landscaping*
411 *so we can have one landscape contractor for the whole community. I think long term, what I am*
412 *hearing, is a better scenario than what we currently have.*

413

414 *Chairperson Stamp: Is there anything, Dave, you want to give as an update regarding what happened in*
415 *your HOA meeting?*

416

417 *Mr. Boguslawski: No, Greg covered it. He discussed meeting link complications.*

418

419

420 SEVENTH ORDER OF BUSINESS

Discussion of Preserves

421

422 Discussion of Future Funding of Preserve Mitigation and Maintenance (Continuing Item until Final 423 Decision)

424

425 *Mr. Woods: In the lawsuit, Tim Hall and Terrell Hall, (indecipherable) procedure, they have proposals for*
426 *settlement. I need to talk to the Board about those proposals for settlement in a shade session. Jim*
427 *what is the date and time we could have that?*

428

429 *Mr. Ward: The regular June Meeting is scheduled for June 17 at 1:00 p.m.*

430

431 *Mr. Woods: I need to know who will be in attendance for that so we can get the list set.*

432

433 *Mr. Ward: You need to be available in person. I think June will be a problem because we have two*
434 *Board Members who will be out of town. What I'll do is we will list the four Board Members, with the*
435 *exception of Ron, for the shade session, and then I will have to confirm afterwards if Ron can make it. If*
436 *he cannot make it, you cannot have a shade session because you won't have a quorum.*

437

438 *Mr. Drew Miller: I think at this point I should stay out of it. I think technically I could attend this, but*
439 *because the Board will be discussing their thought processes on how to handle a proposal for settlement,*
440 *it is quite likely that Taylor Morrison will be issuing a proposal for settlement.*

441

442 *Mr. Ron Miller: I'm in Missouri so I cannot attend the Board Meeting, but if there were a need to have a*
443 *quorum, presuming that the CDD would pick up my airline ticket, I could fly in as necessary to make sure*
444 *we do have a quorum.*

445

446 *Mr. Ward: I'll figure that out after the meeting.*

447

448 *Mr. Ron Miller: Getting back to Dave Boguslawski's comments about Taylor Morrison's commitments. I*
449 *read through that, and I found where they were talking about five preserve areas where they had*
450 *commitments to continue the funding until success criteria were reached, but I didn't find any definition*
451 *of what those five preserve areas were. That raised a question in my mind. Has Taylor Morrison*
452 *committed to take care of the funding of the external preserves until they meet success criteria, or are*
453 *they talking only about the internal preserves?*

454

455 *Mr. Ward: I have no knowledge of that agreement, so I don't know what it says or doesn't say.*

456

457 *Mr. Boguslawski: I believe the commitment was area by area just as the preserves are defined on the*
458 *map of the overall property.*

459

460 *Mr. Ron Miller: Does that include or exclude the external preserves?*

461

462 *Mr. Boguslawski: I believe it's everything. But that's subject to going back and checking.*

463

464 *Mr. Ron Miller: Well then, has Taylor Morrison committed to start funding the external preserves until --*
465 *? Currently, the CDD is funding the external preserves to meet the success criteria and has been doing so*
466 *now for several years. Has Taylor Morrison now stepped up and agreed to finish that funding so the CDD*
467 *can discontinue that funding?*

468

469 *Chairperson Stamp: Ron, the way I read that is they will maintain the bonds on those properties, not*
470 *that they will do the funding. But implicit in that is, they are acknowledging for the first time that they*
471 *didn't have the maintenance done when they turned it over, which was one of the Corps' requirements.*
472 *It's a fairly good admission by them that they were premature at best. That's how I read it.*

473

474 *Mr. Woods: I would agree.*

475

476 *Mr. Ron Miller: I find it interesting they have committed to something, which is somewhat of an*
477 *admission that they haven't been doing it, and they will continue to not fund it.*

478

479 *Chairperson Stamp: I think several of us found it to be kind of bizarre.*

480

481 *Mr. Boguslawski: This was their document that they drafted and shared with us. They added one or two*
482 *things that we suggested at the tail end that spoke to their commitment beyond 2 years regarding the*
483 *funding, but it's their documentation of their commitment.*

484

485 Discussion continued regarding the Taylor Morrison document.

486

487

488

489 **EIGHTH ORDER OF BUSINESS**

Staff Items

490

491 **I. District Attorney**

492

493 **a. Complaint regarding Ownership and Maintenance responsibilities for the Main Preserve located** 494 **within the boundaries of Flow Way CDD.**

495

496 No additional report from Mr. Woods.

497

498 **II. District Manager**

499

500 No report.

501

502

503 **NINTH ORDER OF BUSINESS**

Board Items

504

505 *Chairperson Stamp: The only other thing I have is moving these meetings eventually back to the site, and*
506 *what the timing would be on a notice standpoint. Tom, would you like to work with management there*
507 *to see how quickly they would be ready to accept us if we chose to move?*

508

509 *Mr. Kleck: I would say conditions should include a private, quiet, board room to have our meetings.*
510 *Maybe in the new building. Maybe in the clubhouse. But in that Amenities Center it isn't going to work.*

511

512 *Mr. Ward: From a timing perspective, October 1 is a good date, because I have advertised everything*
513 *through September 30, 2021. Your August meeting will have a resolution which will set your Board*
514 *Meeting dates, times and locations for October 1 on, so by then, by probably the 1st of August, we need*
515 *to have a finalized location. I have no contacts over there so—*

516

517 *Mr. Boguslawski: Realistically, the Board Room, the room in the back of the culinary center, is also very*
518 *noisy. We have an acoustics problem in both buildings that we are trying to address, but either place is*
519 *going to be noisy.*

520

521 *Mr. Ward: I can tell you a noisy room is almost impossible, especially for those of us who cannot hear*
522 *well.*

523

524 *Mr. Kleck: It has to be a private quiet environment for the electronics and for the Board Members who*
525 *have hearing deficits.*

526

527 *Chairperson Stamp: I think we owe it to the residents to be available on campus. I would like to get*
 528 *there.*

529

530 *Mr. Boguslawski: We are dealing with the same issue. We want to have on-campus meetings too. We*
 531 *will figure out a way to make the sound improve.*

532

533 *Mr. Ron Miller: Before we move off of Item number 7 – The CDD has provided a budget for the*
 534 *preserves' mitigation and maintenance, but we are continuing the subject of whether the CDD will in fact*
 535 *provide that funding or will decide to stop the funding. That is still an open item, but we have the*
 536 *funding in the budget in the event that we do move forward on funding up to meeting the success*
 537 *criteria.*

538

539 *Chairperson Stamp: Correct.*

540

541 *Mr. Ron Miller: I just want to be sure that we haven't committed here today to continuing funding the*
 542 *external preserves.*

543

544 *Chairperson Stamp: No. We have committed to having the resources in the budget to do that. It's*
 545 *similar to us committing to having the resources for the law firm. It does not mean we are going to give*
 546 *it all to them, but it's there if we need it.*

547

548 *Mr. Ron Miller: Has the CDD at this point contacted the Army Corps of Engineers?*

549

550 *Mr. Woods: We have prepared a revised letter; however, I wanted to discuss that revised letter with the*
 551 *HOA. I should've brought it up yesterday but wasn't in a position to do so. I am hoping to discuss a*
 552 *followup letter with the HOA and see if they want to join a letter. I hope to be getting that out soon.*

553

554 *Chairperson Stamp: The short answer is we have not, but we are preparing to do that.*

555

556

557 **FINAL BOARD ITEMS**

558

559 **TENTH ORDER OF BUSINESS**

Audience Comments

560

561 Chairperson Stamp asked if there were any audience comments; there were no audience comments.

562

563

564 **ELEVENTH ORDER OF BUSINESS**

Announcement of Next Meeting

565

566 **June 17, 2021**

567

568

569 **TWELVETH ORDER OF BUSINESS**

Adjournment

570

571 Chairperson Stamp adjourned the meeting at approximately 10:03 a.m.

572

573
574
575
576
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578
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580
581

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

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

Draft



Report of Water Management System Study

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT
(FLOW WAY CDD)**

**2301 NE 34th Street
Fort Lauderdale, Florida 33308**

Forge Engineering Project Number 5911-001.01

June 2021



June 4, 2021

FLOW WAY CDD

C/O JP Ward & Associates
2301 NE 37th Street
Fort Lauderdale, Florida 33308

Subject: Report of Engineering Consulting Services
**WATER MANAGEMENT SYSTEM STUDY-LAKE & LITTORAL
EVALUATION WITH ADDITIONAL SCOPE ITEMS**
Forge Engineering Project Number 5911-001.01

Forge Engineering Inc. (FORGE) is pleased to present this report of our Water Management System Study completed for Flow Way CDD. Our services were completed in general accordance with our proposal 5911-001.01PR dated January 8, 2021 and authorized by agreement dated December 10, 2020 and fully executed January 15, 2021. FORGE has conducted our services in a manner consistent with the terms of the agreement and that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

The purpose of our services was to document the existing condition of the water management system and other common elements, including the District's main line/pump station irrigation system, certain landscape improvements that is along Immokalee Road from the eastern District boundary to the Flow Way outfall. Exhibit 1 shows the locations of the facilities owned by the District. This report provides estimates of useful life, estimates of the replacement cost, and an analysis on those conditions found as a result our investigation that are not in general compliance with good construction practices.

This report speaks only as to the condition of the development on the dates of our site visits. We appreciate this opportunity to be of service on this project and look forward to working with you on future opportunities.

Sincerely,
Forge Engineering, Inc.

David A. Bodzenski

David A. Bodzenski
Senior Project Manager

Thomas E. Conrecode, P.E.
Principal Engineer
Florida Registration No. 46571

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APPENDICES

APPENDIX A: Site Vicinity Aerial

APPENDIX B: Site Aerial

APPENDIX C: Site Photographs

APPENDIX D: Stormwater Management System Study: Summary

APPENDIX E: MRI Findings

APPENDIX F: Mettauer Report

Exhibit 1: District Facility Locations

Exhibit 2: District Lake & Stormwater Locations



1.0 EXECUTIVE SUMMARY

Forge Engineering, Inc. (FORGE) has conducted a study of the subject property’s facilities including the water management system, the main line irrigation/pump station and the exterior landscaping improvements that is along Immokalee Road from the eastern edge of the CDD boundary to the Flow Way outfall. Our services include providing a written report that identifies the status and maintenance for common elements of the property, the estimated useful life of each element, and the estimated replacement cost for the District’s facilities. The following table summarizes the study results determined by FORGE:

COMPONENT	CURRENT CONDITION	REQUIRED MAINTENANCE/ REPAIR COSTS
Common Irrigation	Good to Fair	
*Water Management System	Fair to Poor	\$794,000
Grounds	Fair to Poor	
*REQUIRED MAINTENANCE/REPAIR COSTS TOTAL	\$794,000	

“Poor” = an item is failing and in need of immediate repairs (0 months – 12 months).

“Fair to Poor” = an item requires major repairs or replacement in the near future (less than 12 months).

“Fair” = an item requires repair in the near future (12 months – 36 months).

“Good to Fair” = an item requires minor repairs or routine maintenance (less than 36 months).

“Good” = an item has been maintained and only routine maintenance is required (3 years or more).

The table does not include items that were considered normal routine maintenance items.

* Indicates component that will require further investigation and additional maintenance/repair costs are TBD.

Historical aerial photographs of the subject association indicate that the infrastructure and golf course facilities began construction circa 2013, with the amenities center buildings beginning construction circa 2016.

Appendix A illustrates the subject site location with respect to the local vicinity, whereas, Appendix B shows an aerial photograph of the subject site. Representative photographs collected during the time of our site visit are presented in Appendix C. Appendix D summarizes our findings regarding current required maintenance costs, useful life, and element replacement costs of the common elements. Appendix E is a summary of the findings of the underwater evaluation of water management system elements. Appendix F is a copy of the August 2020 Mettauer Report. Exhibit 1 shows CDD Facilities and Exhibit 2 shows the layout of drainage facilities on the property.



2.0 SCOPE OF SERVICES

FORGE has conducted this inspection in general accordance with the scope and limitations of FORGE's proposal number 5911-001.01PR dated January 8, 2021.

In general, the District's facilities that were evaluated as part of this study:

- Water Management System (including):
 - Twenty-seven retention lakes, stormwater drains,
 - Two control structures at the Flow Way canal,
 - Catch basins in upland areas and roadways for stormwater collection,
 - Submerged pipe ends within the lakes,
 - Pipe connections between lakes.
- Main irrigation lines, pump stations,
- Entrance landscaping,
- Roadway areas experiencing flooding along drainage ways.

FORGE personnel completed physical site observations of the subject property on February 17th and 18th, 2021, as well as, March 3rd, 4th and 12th, 2021 that consisted of a visual examination of the property components. A follow up site visit was completed on April 21, 2021 in order to observe the retrofitted community irrigation control panel and the reportedly finished asphalt roadways and parking areas. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. It is not possible for FORGE to identify discrepancies, which are likely to occur within concealed spaces. No materials testing or field/equipment testing was performed by this office unless specifically authorized and detailed herein. Exterior observations of the District's facilities were made from the ground level. At our request, the District retained, MRI Underwater, to assist in evaluating the conditions of water management system facilities not visible from ground elevation. This includes inspecting specified storm water structures and pipes to identify blockages and existing conditions.

3.0 OBSERVATIONS OF COMPONENTS

The component categories included in this study are summarized and described below. We have provided our opinion of the current condition for each line item identified in this report using the following terms:



Opinion of Current Condition

Good – An item has been maintained and only routine maintenance is required,

Good to Fair – An item requires minor repairs or routine maintenance,

Fair – An item requires limited repairs or maintenance in the near future,

Fair to Poor – An item requires major repairs or replacement in the near future,

Poor – An item is failing and in need of immediate repairs or replacement.

Plumbing

Applicable plumbing components for the subject property include sanitary sewer pipes and 7 sewer lift stations. Collier County Utilities owns and operates the water and sewer services to the subject development, however, due to errant odors from lift station 168.09 located adjacent to Esplanade Boulevard between Cavano Street and Bellano Court, Forge was asked to investigate the operation of this system.

In general, this item was observed to be in fair to poor overall condition at the time of our site visit.

The following items were noted during our inspection as related to the scope of this report:

- We noted a foul odor at lift station 168.09, even though there is an odor control device installed at this location.
 - Further investigation with the Collier County Wastewater Division indicated that the odor control apparatus is a two-stage treatment process which requires regular maintenance and upkeep of the treatment media on a roughly quarterly basis.
 - The subject unit is at the end of the wastewater stream within the development and is therefore experiencing periodic surging of flows from upstream.
 - The Collier County Wastewater Department should be contacted when odors are detected.

Water Management System

Drainage for the development is comprised of sloped roofs that deposit water into the roof perimeter gutter and downspout systems that then convey runoff water into underground pipe systems. These are not CDD owned elements of the stormwater system. Storm water then travels into catch basins, drainage lakes, and/or into connected underground piping that is connected to the adjacent stormwater lakes owned and operated by the CDD.

A flow way on the West side of the property is comprised of a channel and two concrete water control structures (Broad Crested Weirs), that manage water retention and runoff levels of the



preserve wetlands and the inter-connected stormwater lakes.

In general, the storm water drainage systems at the subject site were observed to be in fair to poor overall condition at the time of our site visits. The following items were noted during our inspection:

- We observed erosion of the embankment at the following lakes: Numbers 2, 9, 10, 12AB, 13, 14, 15A, 15B, 16, 17, 18, 19, 20, 21, 23, 25, 26 and 27.
- We observed drop-off of the embankment at several locations of the following lakes: Numbers 12, 13, 14, 15A, 15B, 16, 17, 18, 19 and 23.
- We observed direct discharge of building downspout drains into the following lakes: Numbers 5B, 6, 7, 9, 13, 14, 15A, 15B, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26 and 27.
- We observed areas of rip rap at various locations of embankment erosion at lake 12AB.
- We observed dead littoral plants at the following lakes: Numbers 5A, 6, 9, 10, 20, 25, 26 and 27. (Refer to Mettauer Environmental report located within Appendix F, Inspection Reference: 08202020 for detailed information.)
- Lake number 11 was recently expanded and incomplete at the time of our inspection, however recently revised and approved plans indicate much of the lake expansion will now be used as a shallow littoral planting zone rather than stormwater lake. It is speculated that the developer chose not to blast the rock layer to fully excavate this area for this lake expansion.
- The lakes and flow way are inter-connected via underground piping. These components are underwater and were not visible during our site visits. At our request, the District retained, MRI Underwater, to assist in evaluating the conditions of water management system facilities. This includes inspecting specified storm water structures to identify blockages and existing conditions. Their findings are summarized in Appendix E.
- We observed an area of dead littoral plants along the flow way.
- While both broad crested weir structures were in good condition, we observed soil erosion at both ends of the south, broad crested weir of the Flow Way and recommend repair of these areas in advance of the next wet season.

Irrigation and Grounds

Irrigation water for the Community is provided by two pump houses and is distributed throughout the subject property. One pump house, owned and operated by the CDD, provides irrigation



water to the residential units and the other providing irrigation water to the golf course is not a CDD asset. Water is supplied by two wells from a shallow aquifer discharging into lakes and the pump houses withdraw irrigation water from the lakes. This is permitted through the South Florida Water Management District with specific limitations for withdrawals. Forge did not identify any metering devices for these withdrawals.

In general, the pump houses are supported by the following pieces of equipment:

- District irrigation pump house: 4-75hp, 1-25hp, and 1-1.5hp motors, 2 filters, a controller and a bromine treatment system.
- Golf course irrigation pump house: 3-75hp and 2-.75hp motors, and 2 controllers.

In general, the irrigation and grounds were observed to be in fair to poor overall condition. The District pump house was recently upgraded with telemetry and automated controls to minimize downtime caused by errant operational parameters. The following items were noted during our inspection as related to the scope of this report:

- We observed two unknown tanks at the exterior of the golf course pump house.

4.0 LIMITATIONS OF REPORT

Due to the limited scope of our services, it may be possible that some repairs have not been identified herein. Costs provided herein are opinions only and are based on our experience with similar projects. Unless stated otherwise, no contractors have provided pricing. Depending upon contractors' fees and specific products, actual costs will vary from our estimates.

Unless noted herein, the site was not assessed for compliance with State and federal environmental laws or specific building codes. No laboratory analyses were performed on any building materials, soil, surface water, or any other substance as part of this assessment other than those that may be specified in the report. FORGE is not responsible for any independent conclusions, opinions, or recommendations made by others based on the information presented in this report.

5.0 CLOSING

Opinions of costs have been provided for each recommendation unless noted otherwise and are based on our experience with projects of a similar type, known construction industry averages, or historical cost data. Opinions of cost information are inclusive of labor, material, appropriate



overhead, general conditions, and profit. It is exclusive of any contingencies and local taxes that may be assessed on this project, and it is assumed that outside contractors will perform remedial work.

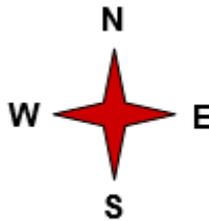
We have not attempted to identify items of routine repair and maintenance such as sprinkler head replacement and lighting repairs. We trust the information contained herein is suitable for your needs and appreciate the opportunity to have been of service to you. Please contact us if you have any questions concerning this report.



APPENDIX A



Image: Google Earth Pro



Appendix A: Site Vicinity Map

FLOW WAY CDD

Esplanade Golf & Country Club
Naples, Collier County, Florida

FORGE Project Number 5911-001.01



APPENDIX B

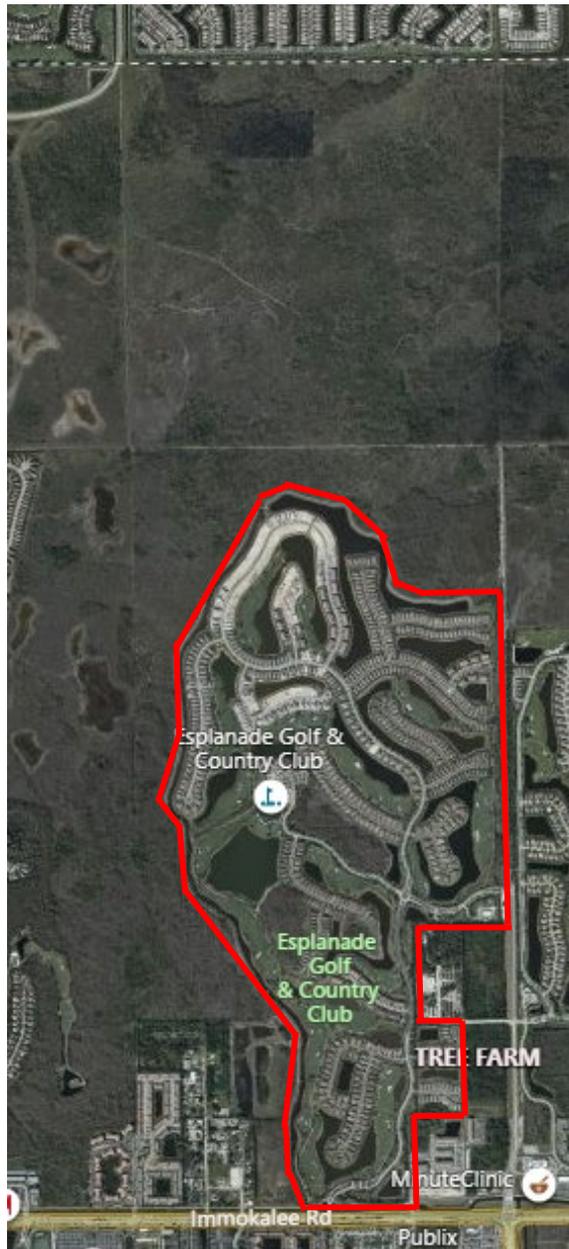
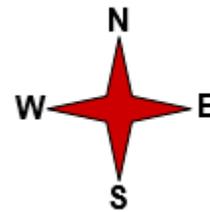


Image: Bing Maps Website



Appendix B: Site Aerial

FLOW WAY CDD

Esplanade Golf & Country Club
Naples, Collier County, Florida

FORGE Project Number 5911-001.01



APPENDIX C

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of lift station 168.09.



View of odor control system at 168.09.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of groove cut into concrete catch basin – Amenity Center Parking Lot.



View of gutter downspout from a building - Lake 17/Benvenuto Court.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of Lake 1, note sign condition



View of direct discharge lines - Lake 27.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of herbicide spray, not permitted in littoral areas - Lake 5A.



View of damaged Littoral sign - Lake 5B.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of littoral - Lake 9.



Typical view of littoral - Lake 26.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment - Lake 7.



Typical view of Lake 6.

APPENDIX C: SITE PHOTOGRAPHS



View of rip rap at areas of erosion - Lake 12.



View of rip rap at areas of erosion - Lake 12.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment - Lake 23.



View of erosion at lake embankment - Lake 15A.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at discharge line - Lake 14.



Typical view of Lake 14.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of Lake 13.



View of limited littoral plants - Lake 16.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment and direct discharge lines - Lake 16.



View of erosion at lake embankment and direct discharge lines - Lake 16

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment - Lake 18.

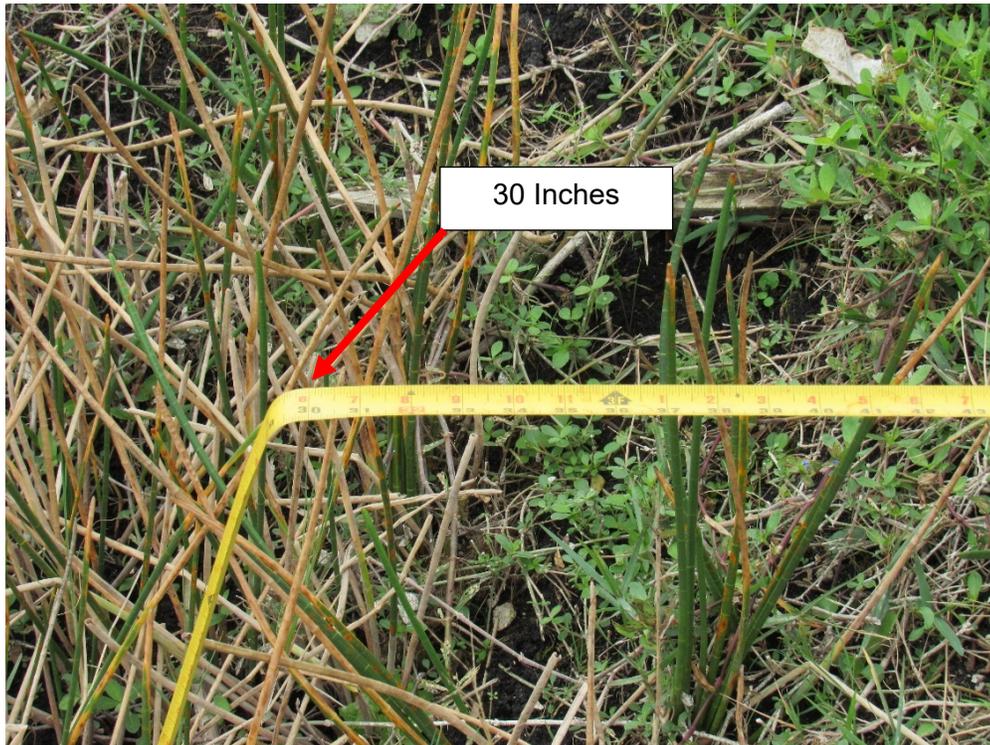


Typical view of limited littoral plants - Lake 18.

APPENDIX C: SITE PHOTOGRAPHS



View of erosion at lake embankment - Lake 18.



View of the depth of erosion at lake embankment - Lake 18.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of limited littoral plants and direct discharge lines - Lake 18.



Typical view of limited littoral plants - Lake 25.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of limited littoral plants - Lake 25.



Typical view of limited littoral plants and direct discharge lines - Lake 20.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01

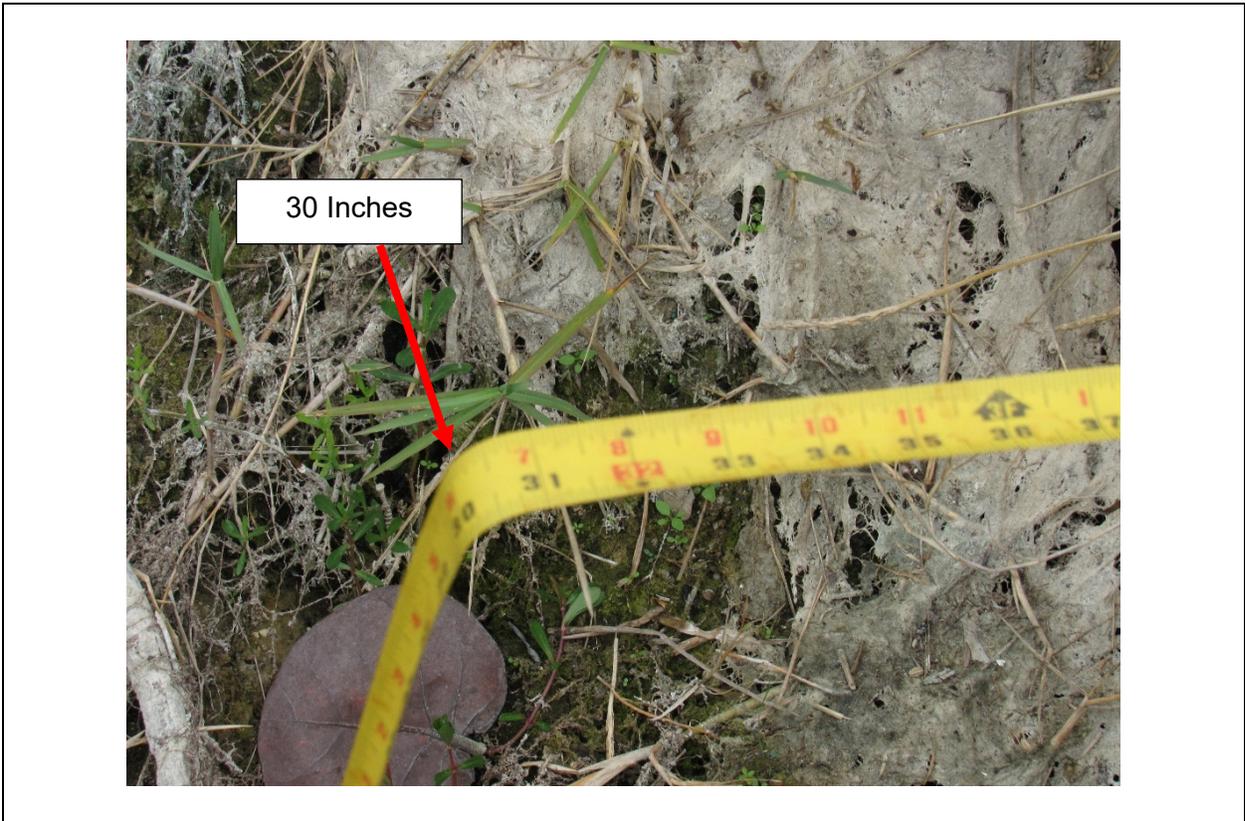


View of limited littoral plants and erosion at lake embankment - Lake 20.



View of the depth of erosion at lake embankment - Lake 20.

APPENDIX C: SITE PHOTOGRAPHS



View of the depth of erosion at lake embankment - Lake 20.



View of limited littoral plants - Lake 22.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of North Broad Crested Weir.



Typical view of Flow Way.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01

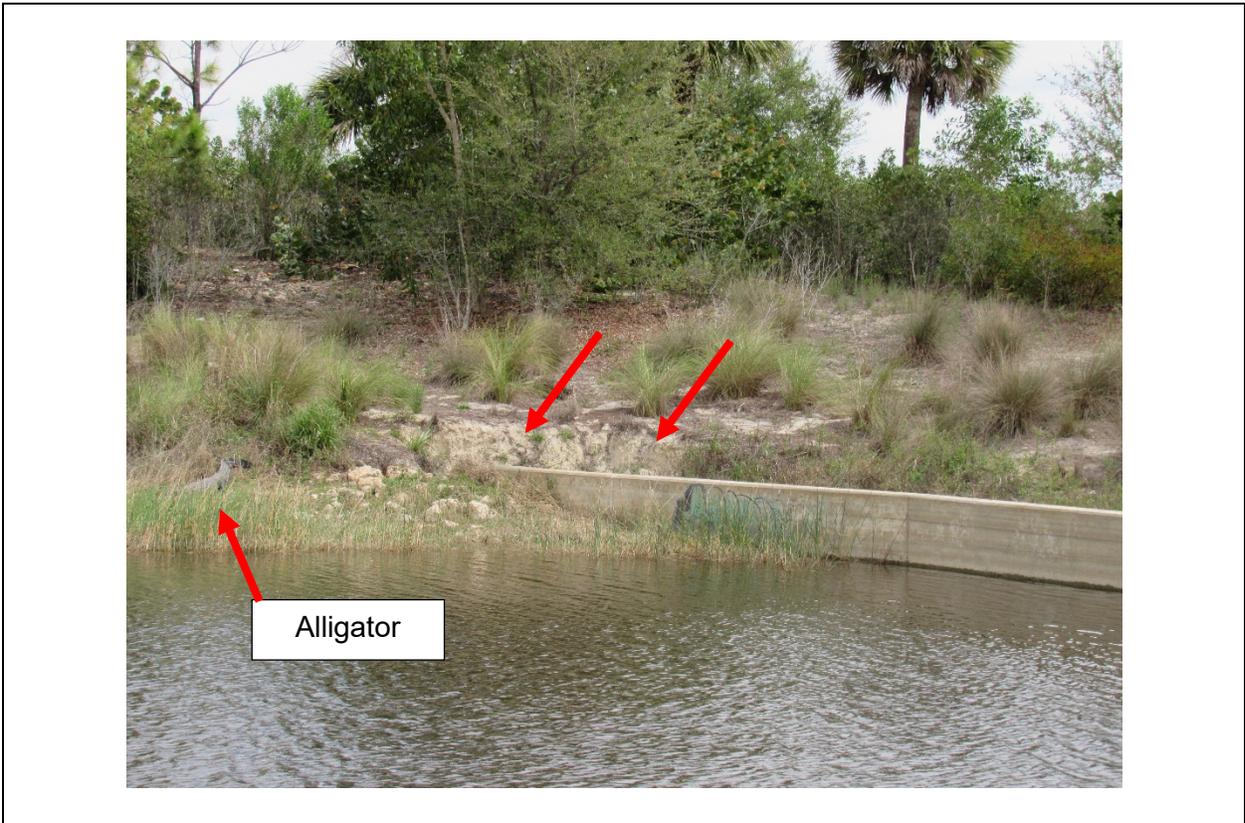


View of South Broad Crested Weir.



View of erosion - South Broad Crested Weir.

APPENDIX C: SITE PHOTOGRAPHS



View of erosion - South Broad Crested Weir.



View of lake under construction - Lake 11.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of Entry Bridge



View of Flow Way at intersection with Immokalee Road Canal.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Exterior view of Community Irrigation Pump House.



Interior view of Community Irrigation Pump House.

APPENDIX C: SITE PHOTOGRAPHS



View of unknown tanks - Golf Course Irrigation Pump House.



View of exterior gas pump - Golf Course Irrigation Pump House.

APPENDIX D

APPENDIX D: WATER MANAGEMENT SYSTEM ELEMENT SUMMARY

FLOW WAY CDD - ESPLANADE GOLF & COUNTRY CLUB

Condominium Buildings: 0 Amenity Buildings: 0

Constructed: 2013 - 2021

ELEMENT	ELEMENT CONDITION	Required Maintenance Costs	Estimated Useful Life (years)	Approximate Remaining Useful Life (years)	Estimated Replacement Cost
PLUMBING	Good to Fair	N/A	40+	32 - 39+	N/A
N/A		N/A	Water/Sewer Lines		
DRAINAGE SYSTEMS AND LAKES	Fair to Poor	\$794,000	30 - 40+	22 - 32+	N/A
Address erosion at the lake embankments.		\$528,000			
Address the rip rap at the erosion of the embankment at Lake 12AB.		\$12,000			
Address dead littoral plants at lakes number 5A, 6, 9, 10, 20, 25, 26 and 27.		\$160,000			
Address soil erosion at both ends of the south fixed spillway of the Flow Way.		\$8,000			
Hired dive company, MRI, specializing in lake investigations to inspect the inter-connected pipes between lakes and flow way.		\$6,000			
Clean/clear drainage lines per MRI's investigation.		\$80,000			
IRRIGATION AND GROUNDS	Fair to Poor	N/A	30+ Irrigation Lines 5 - 15 Sprinklers 30 Control Panel	22+	N/A
N/A		N/A			
*ELEMENT TOTAL		\$794,000			

Required Maintenance Costs include permit fees, construction overhead and taxes but exclude special equipment needed to access an element's location.

Minimum = Approximate minimum fee to complete a required maintenance item.

* Indicates a component that will require further investigation and additional maintenance/repair costs that are TBD.

Estimated Useful Life assumes that all maintenance is done correctly and in a timely manner.

Estimated Required Maintenance Costs for each category are the sum of the estimated repair costs for each item identified within the Turnover portion of the report.

Estimated Replacement Costs are current and not adjusted for future dollars.

"Poor"= an item is failing and in need of immediate repairs, "Fair"= an item requires repair in the near future, "Good"= an item has been maintained and only requires routine maintenance.

APPENDIX E

(MRI Findings)

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1001	Esplanade Blvd	Curb	5% Sand and Debris	NO
1002	Esplanade Blvd	Curb	5% Sand and Debris	NO
1003	Lake # 2	Lake End	95% Sand and Debris	YES
1004	Esplanade Blvd	Curb	10% Sand and Debris	NO
1005	Esplanade Blvd	Curb	5% Sand and Debris	NO
1007	Lake #2	Lake End	80% Sand and Debris	YES
1017	Lake #1	Lake End	35% Sand and Debris	YES
1016	Esplanade Blvd	Curb	10% Sand and Debris	NO
1015	Esplanade Blvd	Curb	10% Sand and Debris	NO
1008	Lake #2	Lake End	25% Sand and Debris	YES
1015A	Esplanade Blvd	Curb	5% Sand and Debris	NO
1015B	Esplanade Blvd	Curb	5% Sand and Debris	NO
1018A	Esplanade Blvd	Box	5% Sand and Debris	NO
1018	Esplanade Blvd	Curb	5% Sand and Debris	NO
1019	Esplanade Blvd	Curb	5% sand and Debris	NO
1020	Lake #4	Lake End	40% Sand and Debris	YES
1021	Lake #4	Lake End	10% Sand and Debris	NO
1022	Lake #2	Lake End	50% Sand and Debris	YES
1023A	Esplanade Blvd	Manhole	Clean	NO
1023	Esplanade Blvd	Curb	Clean	NO
1024	Esplanade Blvd	Curb	Clean	NO
1025	Lake #4	Lake End	Clean	NO
1118	Lake #2	Lake End	50% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

17891 Wetstone Road
North Fort Myers, FL. 39917
239-984-5241

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
CS-01	Lake #2	Control Structure 1	25% Sand and Debris	YES
1119	Flow Way	Lake End	Clean	NO
2013	Lake #2	Lake End	95% Sand and Debris	YES
2012	Cavano St.	Curb	5% Sand and Debris	NO
2011	Cavano St.	Curb	5% Sand and Debris	NO
2010	Lake #3	Lake End	10% Sand and Debris	NO
1014	Lake #1	Lake End	Did not Locate	
CS-1013			Did not Locate	
1012			Did not Locate	
1010			Did not Locate	
1009			Did not Locate	
1026	Lake #4	Lake End	90% Sand and Debris	YES
1027	Amour Ct	Manhole	30% Roots, Sand and Debris	YES
1028	Amour Ct	Curb	10% Sand and Debris	NO
1029	Amour Ct	Curb	20% Sand and Debris	NO
1030	Lake #5	Lake End	25% Sand and Debris	YES
1031A	Box	Box	Buried	YES
1031	Esplanade Blvd	Curb	Clean	NO
1032	Esplanade Blvd	Curb	Clean	NO
1033	Lake #5A	Lake End	50% Sand and Debris	YES
1034	Box	Grate Box	10% Sand and Debris	NO
1035A	Lake #5A	Lake End	30% Grass, Sand and Debris	YES
1034A	Bellano Ct	Curb	Clean	NO
1034B	Bellano Ct	Curb	Clean	NO
1045	Esplanade Blvd	Curb	Clean	NO
1044	Esplanade Blvd	Curb	25% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1044A	Lake #9	Lake End	75% Sand and Debris	YES
1043	Box	Box	10% Sand and Debris	NO
1048	Esplanade Blvd	Curb	10% Sand and Debris	NO
1049	Esplanade Blvd	Curb	10% Sand and Debris	No
1050	Lake #9	Lake End	50% Vegetation, Sand and Debris	YES
1051	Lake #14	Lake End	40% Sand and Debris	YES
1052	Esplanade Blvd	Curb	25% Sand and Debris	YES
1053	Esplanade Blvd	Curb	10% Sand and Debris	NO
1054	Lake #9	Lake End	80% Sand and Debris	YES
1057	Lake #11	Lake End	95% Rocks, Sand and Debris	YES
1058	Torre Vista	Curb	80% Sand and Debris	YES
1059	Torre Vista	Curb	75% Sand and Debris	YES
1060	Lake #12	Lake End	80% Sand and Debris	YES
1051	Torre Vista	Curb	10% Sand and Debris	NO
1051A	Torre Vista	Curb	10% Sand and Debris	NO
1052	Lake #12	Lake End	75% Sand and Debris	YES
1052C	Torre Vista	Curb	25% Sand and Debris	YES
1052B	Torre Vista	Curb	30% Sand and Debris	YES
1052A	Lake #12	Lake End	100% Fabric, Vegetation, Sand and Debris	YES
2095A	Lake #10	Lake End	85% Sand and Debris	YES
2098	Torre Vista	Curb	30% Sand and Debris	YES
2098A	Lake #10	Lake End	45% Sand and Debris	YES
2098B	Lake #12	Lake End	90% Sand and Debris	YES
2098C	Esplanade Blvd	Curb	50% Sand and Debris	YES
2098D	Esplanade Blvd	Curb	45% Sand and Debris	YES
2098E	Lake #10	Lake End	80% Sand and Debris	YES
1063	Torre Vista	Curb	30% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1064	Lake #9	Lake End	20% Sand and Debris	NO
1121	Flow Way	Lake End	20% Sand and Debris	NO
CS02	Golf Course	Box	90% Sand and Debris	YES
1120	Lake #6	Lake End	Buried-Not able to located	YES
1040	Lake #6	Lake End	95% Sand and Debris	YES
1041	Vaccaro Ct	Manhole	25% Sand and Debris	YES
1042	Lake #9	Lake End	95% Sand and Debris	YES
1937	Lake #5B	Lake End	25% Sand and Debris	YES
1036	Lake #5A	Lake End	40% Sand and Debris	YES
147	Lake #5A	Lake End	50% Sand and Debris	YES
146	Box	Box	Clean	NO
145	Cavano St.	Curb	Clean	NO
144	Cavano St.	Curb	Clean	NO
143	Cavano St.	Box	Clean	NO
142	Cavano St.	Curb	Clean	NO
141	Cavano St.	Curb	Clean	NO
140	Lake #3	Lake End	10% Sand & Debris	No
CS1072		Control Structure	10% Sand and Debris	NO
1071	Lake #7	Lake End	75% Sand and Debris	YES
1067	Lake #8	Lake End	80% Sand & Debris	Yes
CS1055	Preseve D	Control Structure	Clean	NO
1056	Lake #9	Lake End	100% Sand and Debris	YES
1066	Lake #8	Lake End	95% Sand and Debris	YES
1065	Lake #9	Lake End	Buried	YES
3000	Pocida Ct	Curb	15% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
3001	Lake #21	Lake End	10% Sand and Debris	NO
3002	Lake #21	Lake End	30% Sand and Debris	YES
3003	Pocida Ct	Curb	Clean	NO
3004	Pocida Ct	Curb	5% Sand and Debris	NO
3005	Pocida Ct	Curb	10% Sand and Debris	NO
3006	Pocida Ct	Curb	25% Sand and Debris	YES
3007	Lake #21	Lake End	50% Sand and Debris	YES
1089	Lake #21	Lake End	15% Sand and Debris	NO
3010	Montelanico Loop	Curb	10% Sand and Debris	NO
3011	Lake #22	Lake End	Clean	NO
3012	Montelanico Loop	Curb	10% Sand and Debris	NO
3013	Montelanico Loop	Curb	5% sand and Debris	NO
3014	Lake #25	Lake End	25% Sand and Debris	YES
1080	Lake #22-21	Lake End	Buried	YES
1633	Montelanico Loop	Box	Clean	NO
1633A	Montelanico Loop	Box	Clean	NO
1633B	Montelanico Loop	Curb	10% Sand and Debris	NO
1633C	Montelanico Loop	Curb	5% Sand and Debris	NO
1633D	Montelanico Loop	Box	5% Sand and Debris	NO
1088D	Montelanico Loop	Box	30% Sand and Debris	YES
1088C	Montelanico Loop	Curb	15% Sand and Debris	NO
1088B	Montelanico Loop	Curb	20% Sand and Debris	NO
1088A	Montelanico Loop	Box	10% Sand and Debris	NO
1088	Montelanico Loop	Box	5% Sand and Debris	NO
1084	Lake #20-21	Lake End	Buried	YES
1086	Lake #20-21	Lake End	90% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1086A	Montelanico Loop	Curb	10% Sand and Debris	NO
1086B	Montelanico Loop	Curb	10% Sand and Debris	NO
1086C	Montelanico Loop	Box	30% Sand and Debris	YES
1089	Lake #20-21	Lake End	60% Rocks, Vegetation Sand and Debris	YES
1089A	Montelanico Loop	Curb	15% Rocks, Sand and Debris	NO
1089B	Montelanico Loop	Curb	5% Rocks, Sand and Debris	NO
1098	Lake #20-21	Lake End	20% Sand and Debris	NO
1098A	Montelanico Loop	Curb	45% Sand and Debris	YES
1098B	Montelanico Loop	Curb	40% Sand and Debris	YES
1098C	Lake #18-19	Lake End	10% Sand and Debris	NO
1092B	Montelanico Loop	Curb	20% Sand and Debris	NO
1092A	Montelanico Loop	Curb	20% Sand and Debris	NO
1092	Lake #20-21	Lake End	30% Sand and Debris	YES
1093B	Montelanico Loop	Curb	5% Sand and Debris	NO
1093A	Montelanico Loop	Curb	5% Sand and Debris	NO
1093 C	Montelanico Loop	Curb	5% Sand & Debris	NO
1093D	Montelanico Loop	Curb	5% Sand & Debris	No
1093 E	Lake# 18-19	Lake End		
1093	Lake #20-21	Lake End	5% Sand and Debris	NO
3015	Lake #22	Lake End	65% Sand and Debris	YES
3016	Montelanico Loop	Curb	15% Sand and Debris	NO
3017	Montelanico Loop	Curb	15% Sand and Debris	NO
3018	Lake #18-19	Lake End	30% Sand and Debris	YES
3019	Montelanico Loop	Curb	20% Leaves, Sand and Debris	NO
3020	Montelanico Loop	Curb	15% Sand and Debris	NO
3021	Lake #22	Lake End	Clean	NO
1	Lake #22	Lake End	90% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
2	Carpetto Drive	Curb	10% Sand and Debris	NO
3	Carpetto Drive	Curb	20% Sand and Debris	NO
4	Lake #25	Lake End	40% Sand and Debris	YES
5	Carpetto Drive	Curb	Clean	NO
6	Carpetto Drive	Curb	10% Sand and Debris	NO
7	Carpetto Drive	Manhole	15% Sand and Debris	NO
8	Lake #22	Lake End	60% Sand and Debris	YES
9	Talipano Ter	Box	80% Sand and Debris	YES
10	Talipano Ter	Box	10% Sand & Debris	No
11	Lake #23	Lake End	95% Vegetation, Sand and Debris	YES
12	Talipano Ter	Curb	30% Sand and Debris	YES
13	Talipano Ter	Curb	40% Sand and Debris	YES
14	Lake #22	Lake End	Clean	NO
15	Talipano Ter	Curb	Clean	NO
16	Talipano Ter	Curb	Clean	NO
17	Lake #22	Lake End	90% Sand and Debris	YES
1082	Lake #25	Lake End	90% Sand and Debris	YES
19	Rapallo St	Manhole	10% Sand and Debris	NO
20	Rapallo St	Curb	30% Sand and Debris	YES
21	Rapallo St	Curb	30% Sand and Debris	YES
22	Rapallo St	Box	15% Sand and Debris	NO
23	Rapallo St	Box	10% Sand and Debris	NO
24	Rapallo St	Curb	20% Sand and Debris	NO
25	Rapallo St	Curb	10% Sand and Debris	NO
1081	Rapallo St	Manhole	10% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1080AA	Rapallo St	Box	10% Sand and Debris	NO
1080A	Lake # 25	Lake	Buried -Needs vegetation removed	YES
29	Rapallo St	Box	10% Rocks, Sand and Debris	NO
30	Rapallo St	Curb	25% Sand and Debris	YES
31	Rapallo St	Curb	50% Sand and Debris	YES
32	Rapallo St	Curb	30% Sand & Debris	No
33	Rapallo St	Curb	30% Sand and Debris	YES
34	Rapallo St	Manhole	5% Sand and Debris	NO
1076	Lake #24	Lake End	30% Sand and Debris	YES
36	Rapallo St	Box	10% Sand and Debris	NO
37	Rapallo St	Curb	40% Sand & Debris	YES
38	Rapallo St	Curb	30% Sand and Debris	YES
39	Rapallo St	Manhole	Clean	NO
40	Rapallo St	Manhole	Clean	NO
1075	Lake #24	Lake End	50% Vegetation, Sand and Debris	YES
42	Gallano Ter	Curb	10% Sand and Debris	NO
43	Gallano Ter	Curb	10% Sand and Debris	NO
44	Lake #18-19	Lake End	25% Sand and Debris	YES
45	Gallano Ter	Curb	5% Sand and Debris	NO
46	Gallano Ter	Curb	5% Sand & Debris	No
47	Lake #18-19	Lake End	75% Sand and Debris	YES
48	Gallano Ter	Curb	5% Sand and Debris	NO
49	Gallano Ter	Curb	5% Sand and Debris	NO
50	Lake #17	Lake End	Buried	YES
51	Lake #18-19	Lake End	75% Sand and Debris -Needs Dredging	YES
52	Livorno Court	Manhole	5% Sand and Debris	NO
53	Livorno Court	Curb	5% sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
54	Livorno Court	Curb	5% Sand and Debris	NO
55	Lake #17	Lake End	Clean	NO
56	Livorno Court	Curb	40% Sand and Debris	YES
57	Livorno Court	Curb	35% Sand and Debris	YES
58	Lake #18-19	Lake End	75% Sand and Debris- Needs Dredging	YES
59	Livorno Court	Curb	5% Sand and Debris	NO
60	Livorno Court	Curb	5% Sand and Debris	NO
61	Lake #18-19	Lake End	50% Sand and Debris	YES
62	Terresina Dr	Curb	5% Sand and Debris-Removed grate Carpets	NO
63	Terresina Dr	Curb	5% Sand and Debris	NO
64	Lake #17	Lake End	5% Sand & Debris	No
65	Terresina Dr	Curb	5% Sand and Debris- Removed grate carpets	NO
66	Terresina Dr	Curb	5% Sand and Debris	NO
67	Lake #17	Lake End	Buried	YES
68	Lake #5	Lake End	Buried	YES
69	Benvenuto Ct	Curb	40% Sand and Debris	YES
70	Benvenuto Ct	Curb	20% Sand and Debris	NO
71	Lake #17	Lake End	50% Sand and Debris	YES
72	Terresina Dr	Curb	10% Sand and Debris	NO
73	Terresina Dr	Curb	Clean	NO
74	Lake #16B	Lake End	50% Sand and Debris	YES
75	Lake #18-19	Lake End	50% Sand and Debris -Plywood	YES
76	Terresina Dr	Curb	20% Sand and Debris	NO
77	Terresina Dr	Curb	5% Sand and Debris	NO
78	Terresina Dr	Manhole	20% Sand and Debris	NO
79	Terresina Dr	Manhole	10% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1112	Lake #14	Lake End	50% Sand and Debris	YES
81	Esplanade Blvd	Curb	15% Sand and Debris	NO
82	Esplanade Blvd	Curb	35% Sand and Debris	YES
83	Lake #14	Lake End	30% Sand and Debris	YES
84	Esplanade Blvd	Curb	5% Sand and Debris	NO
85	Esplanade Blvd	Curb	10% Sand and Debris	NO
86	Lake #14	Lake End	Clean	NO
87	Esplanade Blvd	Lake End	30% Sand and Debris	YES
88	Esplanade Blvd	Curb	5% Sand and Debris	NO
89	Esplanade Blvd	Curb	5% Sand and Debris	NO
90	Lake #14	Lake End	20% Sand and Debris	NO
91	Lake #14	Lake End	Clean	NO
92	Trivoli Ter	Curb	20% Sand and Debris	NO
93	Trivoli Ter	Curb	20% Sand and Debris	NO
94	Lake #12	Lake End	10% Sand and Debris	NO
95	Trivoli Ter	Curb	10% Sand and Debris	NO
96	Trivoli Ter	Curb	10% Sand and Debris	NO
97	Trivoli Ter	Lake End	30% Sand and Debris	YES
98	Rialto Lane	Curb	5% Sand and Debris	NO
99	Rialto Lane	Curb	5% Sand and Debris	NO
100	Lake #14	Lake End	10% Sand and Debris	NO
101	Rialto Lane	Curb	10% Sand and Debris	NO
102	Rialto Lane	Curb	10% Sand and Debris	NO
103	Lake #14	Lake	Clean	NO
104	Esplanade Blvd	Curb	5% Sand and Debris	NO
105	Esplanade Blvd	Curb	5% Sand and Debris	NO
106	Lake #12	Lake End	15% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
107	Arrezo Ct	Curb	5% Sand and Debris	NO
108	Arrezo Ct	Curb	5% Sand and Debris	NO
109	Lake #12	Lake End	Clean	NO
110	Arrezo Ct	Curb	5% Sand and Debris	NO
111	Arrezo Ct	Curb	15% Sand and Debris	NO
112	Lake #12	Lake End	10% Sand & Debris	NO
113	Arrezo Ct	Curb	5% Sand and Debris	NO
114	Arrezo Ct	Curb	5% Sand and Debris	NO
115	Lake #12	Lake End	15% Sand and Debris	NO
116	Arrezo Ct	Curb	5% Sand and Debris	NO
117	Arrezo Ct	Curb	5% Sand and Debris	NO
118	Arrezo Ct	Manhole	Buried	YES
119	Lake #10	Lake End	5% Sand and Debris	NO
120	Arrezo Ct	Curb	5% Sand and Debris	NO
121	Arrezo Ct	Curb	5% Sand and Debris	NO
1106	Arrezo Ct	Box	5% Sand and Debris	NO
1107	Lake #13	Lake End	5% Sand and Debris	NO
124	Arrezo Ct	Box	5% Sand and Debris	NO
125	Arrezo Ct	Curb	5% Sand and Debris	NO
126	Arrezo Ct	Curb	10% Sand and Debris	NO
1105	Arrezo Ct	Box	10% Brick, Sand and Debris	NO
1104	Lake #13	Lake End	Clean	NO
129	Lake #23	Lake End	95% Sand and Debris	YES
130	Arrezo Ct	Curb	25% Sand and Debris	YES
131	Arrezo Ct	Curb	30% Sand and Debris	YES
132	Arrezo Ct	Manhole	30% Sand and Debris	YES
1101	Arrezo Ct	Box	Clean	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1100	Arrezo Ct	Lake End	Clean	NO
135	Armour Ct	Curb	5% Sand and Debris	NO
136	Lake #2	Lake End	45% Sand and Debris	YES
137	Armour Ct	Curb	Clean	NO
138	Armour Ct	Curb	5% Sand and Debris	NO
139	Lake #2	Lake End	15% Sand and Debris	NO
140	Lake #3	Lake End	10% Sand and Debris	NO
141	Cavano Ct	Curb	5% Sand and Debris	NO
142	Cavano Ct	Curb	5% Sand and Debris	NO
143	Cavano Ct	Box	Clean	NO
144	Cavano Ct	Curb	Clean	NO
146	Cavano Ct	Box	5% Sand and Debris	NO
147	Lake #5A	Lake End	45% Vegetation, Sand and Debris	YES
148	Armour Ct	Curb	Clean	NO
149	Armour Ct	Curb	Clean	NO
150	Lake #3	Lake End	15% Vegetation, Sand and Debris	NO
151	Armour Ct	Curb	Clean	NO
152	Armour Ct	Curb	Clean	NO
153	Lake #3	Lake End	Clean	NO
154	Dilillo Ct	Box	Clean	NO
155	Dilillo Ct	Curb	15% Sand and Debris	NO
156	Dilillo Ct	Curb	15% Sand and Debris	NO
157	Lake #27	Lake End	20% Sand and Debris	NO
158	Cavano Ct	Curb	Clean	NO
159	Cavano Ct	Curb	Clean	NO
160	Cavano Ct	Manhole	5% Sand and Debris	NO
161	Cavano Ct	Manhole	5% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
162	Lake #25	Lake End	5% Sand and Debris	NO
163	Lake #25	Lake End	20% Sand and Debris	NO
	Cavano Ct	Curb	95% Sand and Debris	YES
165	Cavano Ct	Curb	95% Sand and Debris	YES
166	Lake #27	Lake End	60% Sand and Debris	YES
167	Cavano Ct	Curb	10% Sand and Debris	NO
168	Cavano Ct	Curb	10% Sand & Debris	NO
169	Cavano Ct	Manhole	5% Sand and Debris	NO
170	Lake #25	Lake End	25% Sand and Debris	YES
171	Bello Court	Curb	5% Sand and Debris	NO
172	Bello Court	Curb	10% Sand and Debris	NO
173	Lake #5B	Lake End	25% Vegetation, Sand and Debris	YES
174	Torre Vista	Curb	10% Sand and Debris	NO
175	Torre Vista	Curb	10% Sand and Debris	NO
1067	Lake #8	Lake End	Buried	YES
1070	Torre Vista	Curb	10% Sand and Debris	NO
178	Torre Vista	Curb	10% Sand and Debris	NO
179	Torre Vista	Box	10% Sand and Debris	NO
180	Torre Vista	Manhole	5% Sand and Debris	NO
181	Lake #8	Lake End	20% Vegetation, Sand and Debris	NO
182	Savona Ct	Curb	Clean	NO
183	Savona Ct	Curb	Clean	NO
184	Savona Ct	Lake End	45% Sand and Debris	YES
185	Savona Ct	Curb	Clean	NO
186	Savona Ct	Curb	5% Sand and Debris	NO
187	Savona Ct	Lake End	5% Vegetation, Sand and Debris	NO
188	Vaccaro CT	Curb	10% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
189	Vaccaro CT	Curb	10% Sand and Debris	NO
190	Vaccaro CT	Lake End	45% Vegetation, Sand and Debris	YES
191	Vaccaro CT	Box	10% Sand and Debris	NO
192	Vaccaro CT	Box	Clean	NO
193	Vaccaro CT	Curb	15% Sand and Debris	NO
194	Vaccaro CT	Curb	10% Sand and Debris	NO
195	Lake #19	Lake End	Buried - Vegetation	YES
1122	Lake #7	Lake End	100% Sand and Debris	YES
CS 03		Control Structure	50% Sand and Debris	YES
1123		Long Skinny Edge	Buried	YES
1074	Lake #24	Lake End	Buried -Vegetation	YES
1073	Lake #7	Lake End	100% Sand and Debris	YES
201	Savona Ct	Curb	20% Sand and Debris	NO
202	Savona Ct	Curb	20% Sand and Debris	NO
203	Lake # 9	Lake End	45% Sand and Debris	YES
204	Esplanade Blvd	Curb	30% Sand and Debris	YES
205	Esplanade Blvd	Curb	25% Sand and Debris	YES
206	Lake #10	Lake	40% Sand & Debris	Yes
1170	Lake #15B	Lake End	80% Sand & Debris	Yes
1111	Lake #14	Lake End	10% Sand and Debris	No
1251	Lake #23	Lake End	10% Sand & Debris	No
CS-1250	Control Structure		10% Sand & Debris	No
CS-10	Amenity Center	Box	10% Sand & Debris	No
10A	Amenity Center	Box	10% Sand & Debris	No
10B	Amenity Center	Box	25% Sand & Debris	Yes
10C	Amenity Center	Box	25% Sand & Debris	YES
10D	Amenity Center	Box	30% Sand & Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
10E	Amenity Center	Box	Buried	YES
10F	Amenity Center	Box	35% Sand & Debris	YES
10G	Amenity Center	Box	25% Sand & Debris	YES
10H	Amenity Center	Box	Buried	YES
10-I	Amenity Center	Box	10% Sand & Debris	No
10J	Amenity Center	Box	10% Sand & Debris	No
10K	Amenity Center	Box	30% Sand & Debris	YES
10 L	Amenity Center	Box	25% Sand & Debris	YES
10M	Amenity Center	Curb	30% Sand & Debris	YES

WE SEE THINGS YOU CAN'T

APPENDIX F

(Mettauer Report)

Inspection reference: 08202020 Esplanade Golf And Country Club

Confidential Inspection Report



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

BID INSPECTION FORM

Lake 1

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Subsurface Vegetation?

There is no subsurface vegetation present.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is not thriving.

Clarity:

Water clarity is over two feet.

Outflow?

The lake is out flowing at time of inspection.

Littoral Shelf Present?

There is a littoral shelf present. Pickeralweed, Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Plants Needed?
Aeration Present?
Fountain present?
Action Steps

Littoral plants are not needed at this time.
There is no aeration present on the lake.
There is no fountain present.
Spadderdock topped out in lake. Cattails growing in spots along lake bank. Beneficials were sprayed during last terrestrial treatment. Some beneficials have vines overgrowing them. Huge Brazilian Pepper found on shoreline within littoral zone.

Lake 2

Algae?

Yes, Filamentous, No.





Algae Coverage Percent

0-25%

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



New Growth?

There is no new littoral growth present.

Plants Needed?

Littoral plants are not needed at this time.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spadderdock is out of control topped out through lake. Trace algae along shoreline. Vines over growing beneficials. Trash along shoreline.

Lake 3

Algae?

No.



Is Vegetation Thriving?

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Emergent Vegetation

The vegetation is thriving.

Clarity:

There is no emergent vegetation present.

Littoral Shelf Present?

Water clarity is one to two feet.

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



New Growth?

There is no new littoral growth present.

Plants Needed?

Littoral plants are not needed at this time.

New Erosion?

There is no new erosion present at the time of inspection.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spadderdock topped out. Littoral zone over grown throughout with vines.

Lake 2

Algae?



Lake 4

Algae?

No.



Floating Vegetation?
Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation

There is surface vegetation present. Spadderdock.
The vegetation is thriving.
There is no subsurface vegetation present.
There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Dog Fennel.



Primrose, Sedges, Tordeo Grass

Is Vegetation Thriving?

The vegetation is thriving.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Pickeralweed, Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Trash along shoreline



Vines growing over cordgrass and ground

New Growth?

There is no new littoral growth present.

Plants Needed?

Additional littoral plants are recommended at this time.

New Erosion?

There is new erosion present at the time of inspection.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spatterdock scattered throughout lake overgrown sedge and Primrose along edge with scattered torpedo grass clumps trash scattered along shoreline vines growing in littoral zone. Erosion starting to happen in areas along homeowner side of lake bank.

Lake 5

Algae?

Yes, Filamentous.



Algae Coverage Percent

0-25%

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Subsurface Vegetation?

There is subsurface vegetation present. Red Ludwigia There is no subsurface vegetation present.



Red Ludwigia

Emergent Vegetation

Is Vegetation Thriving? The vegetation is thriving. Red Ludwigia.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Ragweed, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Fakahatchee Grass, Muhly Grass.



Established Torpedo grass and primrose

Plants Needed?

New Growth? There is no new littoral growth present.

New Erosion?

Littoral plants are not needed at this time.

Aeration Present?

There is no new erosion present at the time of inspection.

Fountain present?

There is no aeration present on the lake.

Action Steps

There is no fountain present.

Spatterdock scattered in areas spotty a lot of tall dogfennel all around entire lake. primrose.

Littorals overgrown with torpedo grass sedges and vines.

Lake 6

Algae?

Yes, Filamentous.



Alligator during inspection

Algae Coverage Percent
Floating Vegetation?
Is Vegetation Thriving?
Subsurface Vegetation?

0-25%
 There is surface vegetation present. Spadderdock, Crested Floating Heart.
 The vegetation is thriving. Spadderdock, Crested Floating Heart.
 There is subsurface vegetation present. Pondweed and coontail.



Emergent Vegetation
Is Vegetation Thriving?
Clarity:

Is Vegetation Thriving? The vegetation is thriving.
 There is emergent vegetation present. Torpedo Grass.
 The vegetation is thriving. The vegetation is not thriving.
 Water clarity is over two feet.



Aeration Present?
Littoral Shelf Present?
Fountain present?
Action Steps

There is no aeration present on the lake.
 Pickerelweed, Softstem Bulrush, Giant Bulrush, Arrowhead, Fakahatchee Grass, Muhly
 There is no fountain present.
 Spatterdock scattered throughout entire lake Watermilfol and pawn weed present large patches of torpedo grass Melaleuca saplings dogs and all scattered throughout the littoral zone vines growing over the littorals alligator present in lake during inspection.

Lake 7

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spadderdock, There is no floating vegetation present.

Is Vegetation Thriving?

The vegetation is thriving.

Subsurface Vegetation?

There is subsurface vegetation present. Watermilfol.



Watermilfoil

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving.

Clarity:

Water clarity is over two feet.



**Vines overgrowing
beneficials**



Torpedo Grass

New Growth?

There is no new littoral growth present.

Littoral Shelf Present?

Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spattered the scattered throughout Lake torpedo grass send ring all the way around water mill foil along edge vines on beneficial as peppers scattered through out the littorial zone.

Lake 8

Algae?

Yes, Filamentous.



Algae Coverage Percent

0-25%

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving.

Subsurface Vegetation?

There is subsurface vegetation present. Watermilfol.



Watermilfoil

Emergent Vegetation

Torpedo Grass, Cattails, Primrose, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is over two feet.

Outflow?

The lake is out flowing at time of inspection.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



Trash along shoreline

New Erosion?

There is new erosion present at the time of inspection.



Washout found

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spatterdock scattered throughout lake Taquito grass scattered around Shoreline dog fennel around edge trimmer is scattered Watermill for all scattered through our shoreline trash seen during inspection erosion found on corner behind homeowners house Melaleuca trees out in littoral zone scattered around Shoreline edge.

Lake 9

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving.

Subsurface Vegetation?

There is no subsurface vegetation present.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

New Growth?

There is no new littoral growth present.

Fountain present?

There is no fountain present.

Action Steps

Large amount of spatter dock on lake torpedo grass scattered throughout beneficials dog fennel spotty on Shoreline Vines over growing.



Vines overgrowing beneficials



Vines overgrowing bullrush

Lake 10
Is Vegetation Thriving?
Algae?

The vegetation is thriving. Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel.
 No.



Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation

Floating Vegetation? There is surface vegetation present. Spadderdock.
 The vegetation is thriving. Spadderdock.
 There is no subsurface vegetation present.
 There is emergent vegetation present. Torpedo Grass, Cattails, Hemp Vine, Ragweed, Dog Fennel.

Clarity:
Littoral Shelf Present?

Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

New Growth?
Aeration Present?
Fountain present?
Action Steps

There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Spatterdock scattered along edge of Lake Melaleuca saplings growing along edge ragweed and dog fennel growing along edge vines over growing beneficials heavily everywhere.

Lake 11
Algae?

No.



Is Vegetation Thriving?

Floating Vegetation? There is surface vegetation present. Spadderdock.
 The vegetation is thriving. Spadderdock.

Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

There is emergent vegetation present. Torpedo Grass, Primrose, Hemp Vine, Melaleuca.
The vegetation is thriving. Torpedo Grass, Hemp Vine, Melaleuca.
Water clarity is over two feet.
There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Melaluca growing within littoral zone

Aeration Present?
Fountain present?
Action Steps

New Growth?
There is no new littoral growth present.
There is no aeration present on the lake.
There is no fountain present.
Spatterdock spotty torpedo grass body heavy vines on beneficials multiple mature Melaleucas around various spots on lake.

Lake 12

Algae?



Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

Floating Vegetation?
There is surface vegetation present. Spadderdock.
The vegetation is not thriving.
There is no subsurface vegetation present.
There is emergent vegetation present. Torpedo Grass, Cattails, Ragweed, Dog Fennel, Sedges.
The vegetation is thriving. Torpedo Grass, Hemp Vine.
Water clarity is over two feet.
There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Algae Coverage Percent 0-25%



Dogfennel and sedges with littoral zone

Aeration Present?
Fountain present?
Action Steps

New Growth?
There is no new littoral growth present.
There is no aeration present on the lake.
There is no fountain present.
Spotty Spatterdock throughout lake spotty torpedo grass heavy vines and beneficial zones sedges as well.

Lake 13

Algae?

Floating Vegetation?
Is Vegetation Thriving?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

Yes, Filamentous.

There is surface vegetation present. Spadderdock.
The vegetation is thriving. Spadderdock.
There is emergent vegetation present. Torpedo Grass, Hemp Vine, Dog Fennel.
The vegetation is thriving. Torpedo Grass.
Water clarity is one to two feet.
There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



Cattail Clump



Arrowhead overgrown with vines



Trash found along shoreline

New Growth?

There is no new littoral growth present.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spotty Spatterdock spotty torpedo grass in beneficials heavy vine growth and beneficial algae clumps along shoreline sedges spread throughout.

Lake 14

Algae?

No.



There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is not thriving.

Subsurface Vegetation?

There is subsurface vegetation present. Watermilfoil.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Sedges.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Cattails, Hemp Vine, Sedges.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Trash and tiles found along shoreline



Sappling Earleaf within littorial zone



Large established clump of cattails



Torpedo grass and Primrose

New Growth?

Plants Needed?

New Erosion?

There is no new littoral growth present.

Additional littoral plants are recommended at this time.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.



Washout found during inspection



Drainage pipe causing washout



Pipe not anchored down



Washout



Drainage pipe broke causing washout



different angle of disconnected pipe



Washout starting



Samll washout starting no plants

Consider Repair?
Aeration Present?
Fountain present?
Action Steps

Repair should be considered at this time.
There is no aeration present on the lake.
There is no fountain present.

Very spotty Spatterdock spotty Watermilfol multiple washouts around homeowner side of lake Cattail clump. Primrose. Vines over growing beneficials in multiple spots. Eat leaf on shoreline.

Lake 15

Algae?
Floating Vegetation?
Is Vegetation Thriving?
Emergent Vegetation

No.
There is surface vegetation present. Spadderdock, Crested Floating Heart.
The vegetation is not thriving.
There is emergent vegetation present. Torpedo Grass, Cattails, Hemp Vine, Ragweed, Dog Fennel, Brazilian pepper sapplings sedges.



Vines overgrowing cordgrass

Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel, Sedges.

Clarity:
Littoral Shelf Present?

Is Vegetation Thriving?
Water clarity is over two feet.
There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



Large segdge growing within littorial zone



Primrose scattered through zone



Another area overgrown with vines

New Growth?
New Erosion?
Aeration Present?
Fountain present?
Action Steps

There is no new littoral growth present.
 There is new erosion present at the time of inspection.
 There is no aeration present on the lake.
 There is no fountain present.
 Very spotty Spatterdock and floating hearts vines heavily over growing beneficials spotty cattails Brazilian pepper saplings spread throughout the Littorial zone small erosion visible on homeowner side of Lake will become an issue in the near future.

Lake 16

Algae?

No.



Alligator along edge of shoreline



Floating Vegetation?
Emergent Vegetation

There is no floating vegetation present.
 There is emergent vegetation present. Torpedo Grass, Primrose, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Primrose, Ragweed.



Patch of crowsfoot on shoreline



Large primrose in lake



Large patch of crowsfoot on shoreline



trash found in washout

New Growth?

There is no new littoral growth present.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Canna.

Plants Needed?

Additional littoral plants are recommended at this time. Level of Urgency- Now.

New Erosion?

There is new erosion present at the time of inspection.



small washout starting



Sprinkler laying down causing washout



Deep washout



Large washout needs attention



Large washout in corner of lake



Hidden washout



Washout and escarpment along homeowner side

Aeration Present?
Fountain present?
Action Steps

There is no aeration present on the lake.

There is no fountain present.

Spotty floating hearts torpedo grass Primrose sedges crows foot everywhere ragweed alligator seen during inspection huge washouts everywhere along Shoreline.

Lake 17

Algae?

No.



Is Vegetation Thriving?
Emergent Vegetation

Floating Vegetation? There is surface vegetation present. Spadderdock.
The vegetation is not thriving.
There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Ragweed, Dog Fennel, Ceaser weed.



Very large ceaserweed found in zone



More ceaserweed and primrose



Ceaserweed and dogfennel

Is Vegetation Thriving? The vegetation is thriving. Torpedo Grass, Cattails, Primrose, Pennywort/Dollarweed, Ragweed, Dog Fennel, Ceaser weed.

Clarity: Water clarity is one to two feet.

Littoral Shelf Present? There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.

New Growth? There is no new littoral growth present.

Plants Needed? Additional littoral plants are recommended at this time. Level of Urgency- Now.

Aeration Present? There is no aeration present on the lake.

Fountain present? There is no fountain present.

Action Steps Spotty Spatterdock vines in beneficials crowsfoot ceaser weed dog fennel growing everywhere. Small washed out scattered throughout shoreline.

Lake 18

Algae?



Floating Vegetation?
Is Vegetation Thriving?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

There is surface vegetation present. Spadderdock.
 The vegetation is not thriving.
 There is emergent vegetation present. Torpedo Grass, Primrose, Carolina Willows, Hemp Vine.
 The vegetation is thriving. Torpedo Grass, Carolina Willows.
 Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead.



Trash in lake



More trash in lake

New Growth?
Plants Needed?
Aeration Present?

There is no new littoral growth present.
 Additional littoral plants are recommended at this time. Level of Urgency- This Year.
 There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Very spotty Spatterdock trash littering shoreline everywhere minimal vines on cord grass not many varieties of beneficials on Lake homeowner side needs littorals.

Lake 19

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Crested Floating Heart.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Cattails, Hemp Vine, Ragweed, Dog Fennel.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



New Growth?

There is no new littoral growth present.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Very spotty floating hearts vines over growing beneficials spotty dog fennel cattails and primrose Shoreline a long road way is completely overgrown with torpedo grass crows foot dog kennel a lot of work.

Lake 20



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Algae?

No.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

Torpedo Grass, Primrose, Hemp Vine, Dog Fennel.



New Growth?



Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Very spotty Spatterdock vines over growing beneficial is spotty dog fennel a lot of trash Very large Melaleuca growing on Shoreline picture taken.

Lake 21

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Primrose, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Dog Fennel.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



New Growth?

Aeration Present?

Fountain present?

Action Steps

There is no new littoral growth present.

There is no aeration present on the lake.

There is no fountain present.

Spotty spatterdock Vines spotty throughout the Littoral zone large large Melaleuca on Shoreline small sapling pepper trees and lead tree rosary pea also present.

Lake 22

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spatterdock.

Is Vegetation Thriving?

The vegetation is thriving. Spatterdock.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Carolina Willows, Dog Fennel, Melaleuca.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Primrose, Dog Fennel.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Vines overgrowing

There is no new littoral growth present.

Aeration Present?
Fountain present?
Action Steps

New Growth? There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Scattered Spatterdock vines over growing beneficials scattered dog fennel scattered Melaleuca scattered sedges.

Lake 23

Algae?

No.



Floating Vegetation?
Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:

There is surface vegetation present. Spadderdock.
 The vegetation is not thriving.
 There is subsurface vegetation present. Watermilfol.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Dog Fennel.
 The vegetation is thriving. Torpedo Grass, Hemp Vine.
 Water clarity is one to two feet.



Vines taking over zone



More vines

New Growth?
Littoral Shelf Present?

There is no new littoral growth present.
 Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

Aeration Present?
Fountain present?
Action Steps

There is no aeration present on the lake.
 There is no fountain present.
 Very spotty Spatterdock vines over growing most all beneficials dog fennel scattered along shoreline.

Lake 24

Algae?

Yes, Filamentous.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?
Emergent Vegetation

The vegetation is not thriving.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Carolina Willows, Hemp Vine, Dog Fennel, Melaleuca.

Is Vegetation Thriving?
Clarity:

The vegetation is thriving. Torpedo Grass, Melaleuca.
 Water clarity is less than one foot.

Littoral Shelf Present?

Softstem Bulrush, Fakahatchee Grass, Muhly Grass, Bacopa.



Trash in littoral zone



Vines overgrowing cordgrass



Small melaleuca spread throughout zone

New Growth?
Aeration Present?
Fountain present?

There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.

Action Steps

Very scattered Spatterdock vines over growing beneficials trash along the shoreline a lot of Melaleuca a long shoreline and in Latorial zone.

Lake 25

Algae?



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Muhly Grass.



Mexican

New Growth?

There is no new littoral growth present.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

A lot of Spatterdock Mexican petunia throughout beneficial areas vines over growing beneficials in spots Large drop off in bank meant very steep.

Lake 26

Algae?

No.



Floating Vegetation?

There is no floating vegetation present.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Hemp Vine, Dog Fennel.

Is Vegetation Thriving?

The vegetation is not thriving.

Clarity: Water clarity is one to two feet.



New Growth? There is no new littoral growth present.

Littoral Shelf Present? There is a littoral shelf present. Softstem Bulrush, Fakahatchee Grass.

Aeration Present? There is no aeration present on the lake.

Fountain present? There is no fountain present.

Action Steps Very spotty Spatterdock spotty vines in beneficials overall lake looks pretty good.

Lake 27

Algae? Yes, Filamentous.



Floating Vegetation? There is no floating vegetation present.

Emergent Vegetation There is emergent vegetation present. Torpedo Grass, Primrose, Hemp Vine, Ragweed, Dog Fennel.

Is Vegetation Thriving? The vegetation is thriving. Torpedo Grass, Primrose, Ragweed, Dog Fennel.

Clarity: Water clarity is one to two feet.

Littoral Shelf Present? There is a littoral shelf present. Softstem Bulrush, Muhly Grass.



New Growth? There is no new littoral growth present.

Plants Needed? Additional littoral plants are recommended at this time. Level of Urgency- Now.

Aeration Present? There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

A lot of dog fennel and ragweed along edge some vines no plants on 95% of Lake in need of littorials.

Lake 28

Algae?

Yes, Filamentous.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel, Ceaser weed, melaleuca, earleaf.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel, Ceaser weed, melaleuca, earleaf.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead.

New Growth?

There is no new littoral growth present.

Plants Needed?

Additional littoral plants are recommended at this time. Level of Urgency- Now.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Large infestation of exotics including Cesar weed earleaf Acacia and Melaleuca limited Littorial in need of beneficials.



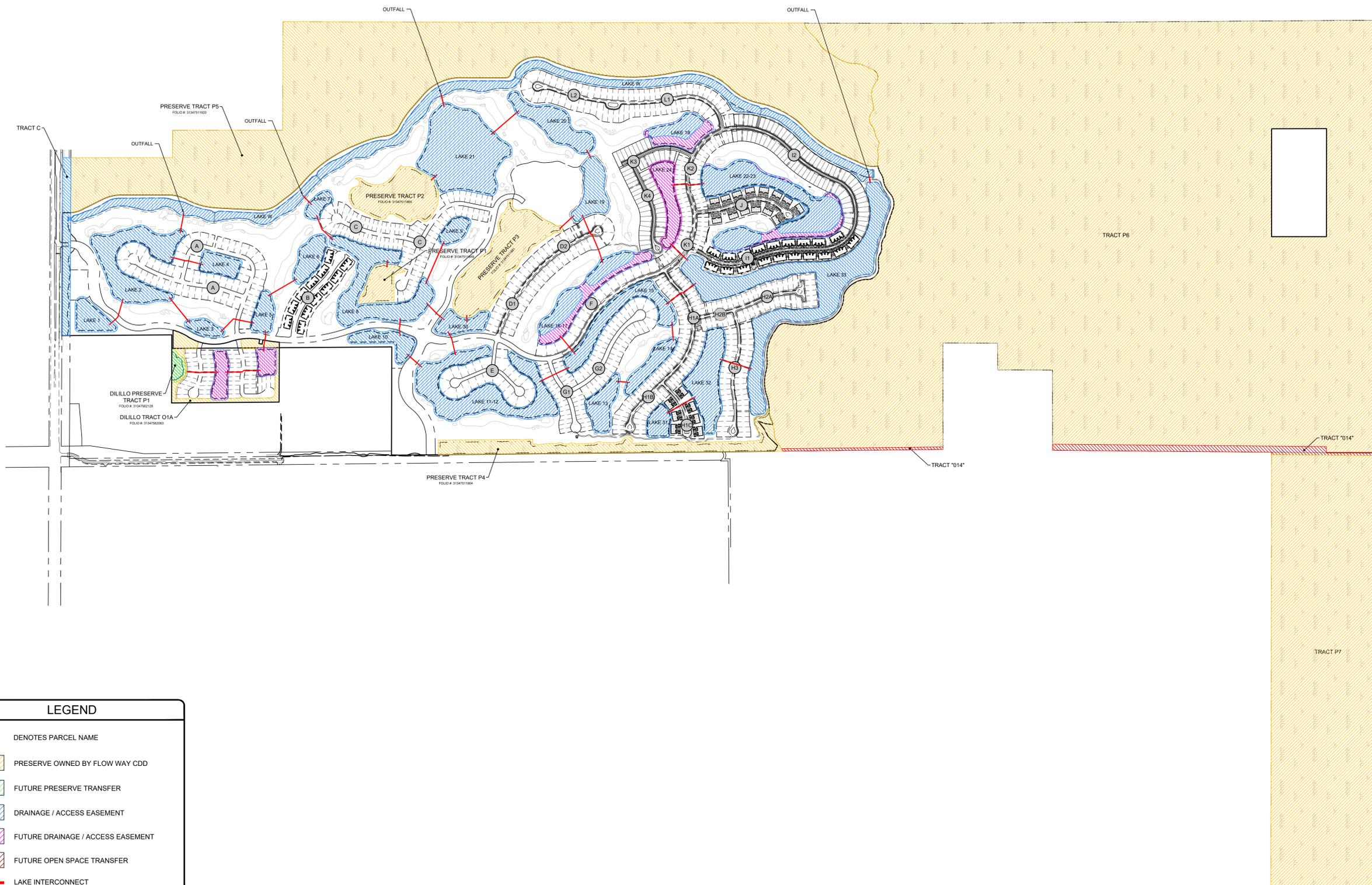
Large earleaf on shoreline



Vines and primrose taking over

Exhibit 1

(District Facility Locations)



LEGEND

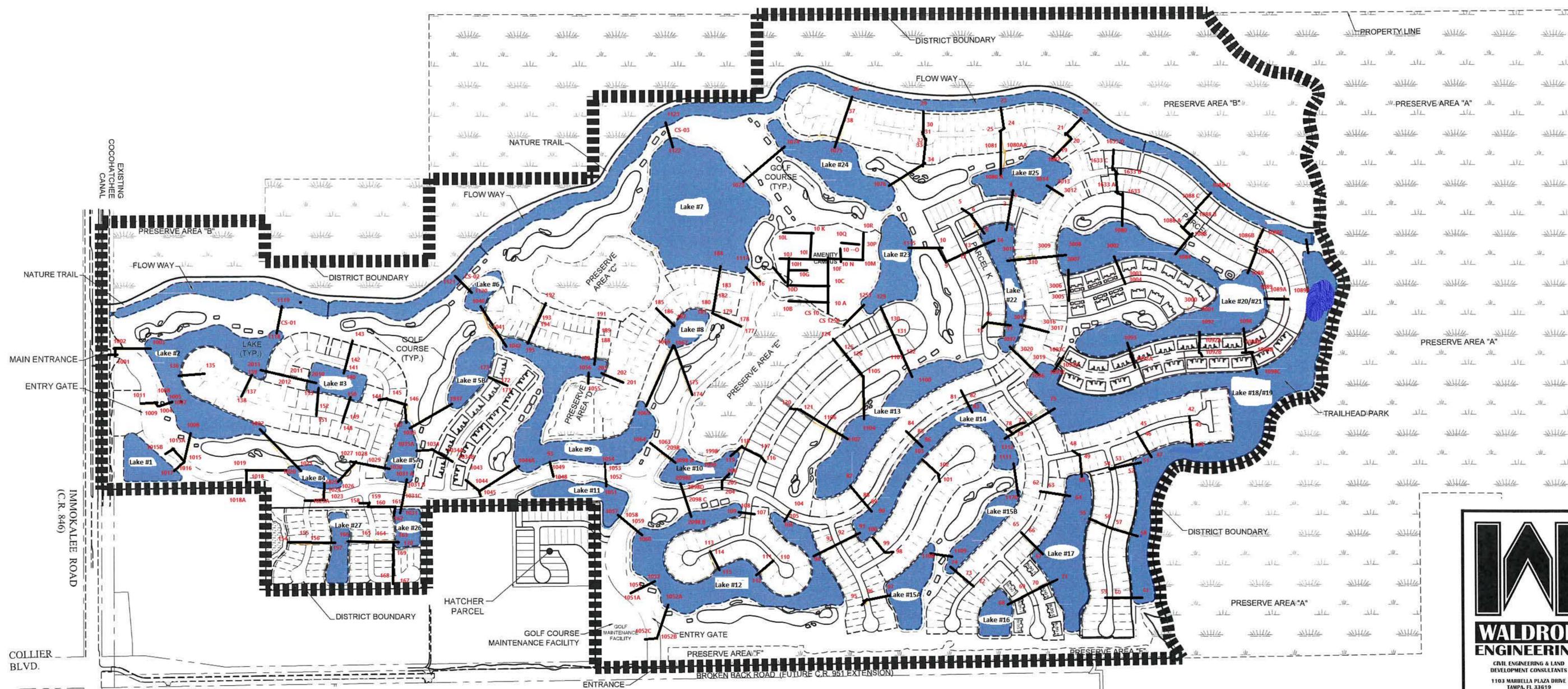
- C DENOTES PARCEL NAME
- PRESERVE OWNED BY FLOW WAY CDD
- FUTURE PRESERVE TRANSFER
- DRAINAGE / ACCESS EASEMENT
- FUTURE DRAINAGE / ACCESS EASEMENT
- FUTURE OPEN SPACE TRANSFER
- LAKE INTERCONNECT

NOTES:
UTILITIES ARE CONVEYED TO COLLIER COUNTY

B:\Projects\276-11 (Esplanade Naples) CDD\AutoCAD\276-11-113 CDD Ownership Exhibit\Current Plans\276-11-113-102.dwg
3/13/2019 1:21:46 PM

Exhibit 2

(District Lake & Stormwater Locations)



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 4/16/2020 11:52:31 PM



**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
1103 MARBELLA PLAZA DRIVE
TAMPA, FL 33619
P: 813-443-8282 F: 813-443-8285
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION 48826

PHASED DISTRICT
SURFACE WATER
MANAGEMENT
FACILITIES EXHIBIT 7

PREPARED FOR:

BOARD OF
SUPERVISORS FLOW
WAY CDD

FILE NAME: 276110707
 UPDATED: 4/16/2020

**AGREEMENT BETWEEN FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AND THE
ESPLANADE GOLF AND COUNTRY CLUB, INC.
FOR INSPECTION AND MAINTENANCE SERVICES**

This agreement (the "Agreement") is entered into to be effective as of the 19 day of August, 2014 by and between:

Flow Way Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes ("District"), having its place of business at 513 Northeast 13th Avenue, Fort Lauderdale, Florida 33301; and

Esplanade Golf and Country Club of Naples, Inc., a Florida not-for-profit corporation, ("Association"), having its place of business at 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232.

RECITALS

A. The Association is a private not-for-profit corporation formed pursuant to Chapter 720, Florida Statutes to serve as an association of the homeowners within the District; its purpose is to manage private common areas and amenities.

B. The District is a local unit of special-purpose government established by ordinance adopted by the Board of County Commissioners of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and is validly existing under the Constitution and laws of the State of Florida. The District has the authority to, among other things, plan, finance, construct, operate, and maintain certain community infrastructure, including, but not limited to, stormwater management improvements; roadways; entrance, landscape and irrigation improvements; water and sewer improvements; and wetland mitigation within or without the boundaries of the District (the "District Improvements").

C. For ease of administration, potential cost savings to property owners and residents and the benefits of full time on-site inspection, operation and maintenance personnel, the District desires to contract with the Association to conduct the routine inspection, maintenance and repair of District Improvements.

D. The residents within the community that is served by both the Association and the District benefit from the District Improvements and may be required to pay for the cost of maintaining such improvements, regardless whether such maintenance is conducted by the Association or the District.

E. The Association is able and willing to perform the daily routine maintenance of the District Improvements for the District as provided herein and provide the certification specified herein.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the District and Association (collectively, the “Parties”), the Parties agree as follows:

1. The foregoing recitals are incorporated herein by reference and made a material and dispositive part of this Agreement.

2. The Association shall provide the day-to-day maintenance of the District Improvements in accordance with the scope of services set forth expressly in Exhibit “A” attached hereto and incorporated herein (the “Scope of Services”). All such maintenance shall be performed by the Association in full compliance with all applicable laws, statutes, ordinances, administrative rules and regulations, District rules, and applicable permit requirements. The Scope of Services may be modified from time to time in writing upon the mutual agreement of the Parties. The District shall be responsible for capital renewal and replacement of the components of the District Improvements which shall be subject to the approval of the District Manager (as defined below). Also, under the supervision of the District Manager and using forms and procedures provided by or agreed to by the District Manager, the Association shall certify, in writing, annually, to the District Manager with copies to the Chair of the Board of Supervisors of the District (the “Board”) and the District counsel, its compliance specifically with its duties under this Agreement.

3. The District shall designate in writing a person to act as the District’s representative with respect to the services to be performed under this Agreement. The District’s representative shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Association’s services. The District hereby designates James P. Ward (“District Manager”), to act as its representative. The Association agrees to meet with the District’s representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

4. As directed under the supervision of the District Manager, the Association shall perform regular on-site inspections of the District Improvements to determine their condition as well as perform the maintenance of such District Improvements as outlined in the Scope of Services . Such inspections and maintenance shall be in compliance with all applicable federal, state, regional, local and district charter rules and regulations, and permits and other approvals, and the Association shall make a representative available to provide reporting at the regular meetings of the District’s Board.

5. To the extent required by law, the District shall let all contracts necessary for the services and that exceed the limits established by law for public bidding in order to comply with the competitive procurement requirements of Florida law; otherwise, the Association shall let all such contracts in order to provide the services contemplated hereunder.

6. This Agreement shall automatically renew on an annual basis unless terminated by either party as provided for herein. The District may terminate the Agreement for any or no reason upon thirty (30) days written notice to the Association. The Association may terminate the Agreement on September 30th of each calendar year provided the Association provides the District written notice of termination no later than May 30th of each calendar year. If written notice of termination is provided by the Association after May 30th of each year, then the effective date of termination shall be September 30th of the following calendar year.

7. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

8. Association agrees to indemnify, defend and hold harmless the District and its Board members, officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, contractors, or subcontractors including litigation or any appellate proceedings with respect thereto. Association further agrees to require by written contract any contractor or subcontractors hired in connection with this Agreement to indemnify, defend and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors or subcontractors, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, fines, penalties, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

9. The Association shall procure appropriate replacement property insurance, general and automobile liability insurance, and such other coverage as may be necessary or desirable to carry out its duties under this Agreement regarding the District Improvements, at minimum levels of coverage of \$1,000,000.00 per person and \$2,000,000.00 per occurrence. A

certificate of insurance will be provided to the District annually. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

10. The District shall pay Association the sum of Ten Dollars (\$10.00) per year for the provision of management and maintenance services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of the Association's obligations and responsibilities under this Agreement. The Association shall be solely responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc., necessary to perform the Association's obligations and responsibilities set forth in this Agreement.

11. This Agreement shall be governed under the laws of the State of Florida, including expressly the charter of the District in Chapter 190, Florida Statutes. If any party hereto is required to enforce its rights hereunder the successful party shall be entitled to recover from the other party costs incurred, including reasonable attorney's fees.

12. The Association recognizes, acknowledges and agrees that any records and materials associated with the provisions of the services under this Agreement may constitute public records under the laws of the State of Florida and the Association agrees to maintain such records in accordance with the provisions of the law governing public records.

13. A waiver by either party of any provision of this Agreement shall not act as a waiver of any other provision of this Agreement. If any provision of this Agreement is for any reason declared invalid, illegal, or unenforceable, that declaration shall not affect the remainder of the provisions of this Agreement.

14. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

15. This Agreement embraced the entire Agreement between the parties. No oral Agreement or representation concerning this Agreement shall be binding.

16. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Collier County, Florida.

17. The Association agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

18. This Agreement may not be assigned by the Association without the prior written specific consent of the District, which consent may be withheld in the District's sole and absolute discretion.

19. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other parties pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and either (i) delivered personally to the other parties; (ii) sent by commercial overnight courier or delivery service; (iii) certified mail of the United States Postal Service, postage prepaid and return receipt requested; or (iv) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel may deliver notice on behalf of the party represented. Initial addresses for the Parties include:

Flow Way Community Development District

2041 NE 6th Terrace

Wilton Manors, Florida 33305

Attention: James P. Ward, District Manager

Ward9490@comcast.net

With a copy to:

Coleman, Yovanovich & Koester

4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

Attention: Greg Urbancic

gurbancic@cyklawfirm.com

Esplanade Golf and Country Club of Naples, Inc.

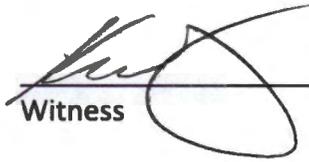
551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232

Attention: John Asher, President

JAsher@taylormorrison.com

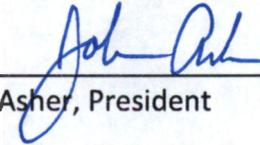
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

ATTEST:



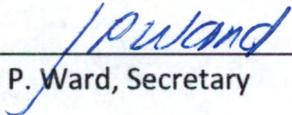
Witness

**Esplanade Golf and Country Club of
Naples, Inc.**



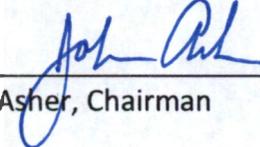
John Asher, President

ATTEST:



James P. Ward, Secretary

**Flow Way Community
Development District**



John Asher, Chairman



Flow Way CDD
Facility Maintenance

Surface Water Management System

The project's surface water management system shall be maintained in accordance with the requirements outlined in SFWMD ERP No. 11-02031-P.

Lakes – Per ERP No. 11-02031-P, Exhibit 2.2- Construction Pollution Prevention Plan, Lakes shall be inspected annually. During each annual inspection, the following items will be reviewed and corrected as necessary:

- A. Inspect the outfall structure and orifices to ensure free-flowing conditions and overall engineering stability of the outfall structure.
- B. Review the banks of the lakes to ensure proposed side slope stabilization and inspect for signs of excessive seepage that may indicate areas of excessive groundwater flow and possible subsurface channeling.
- C. Physically evaluate each lake for evidence of excessing sediment accumulation or erosion.
- D. Inspect the planted aquatic vegetation in the littoral zone to ensure that the desired vegetation species, percent coverage, and density maintained.

At the completion of the inspection, a written inspection report will be prepared, listing any deficiencies that need to be addressed or corrected by the owner. The owner will then fix each deficiency.

Dry Detention – Per ERP No. 11-02031-P, Exhibit 2.2 – Construction Pollution Prevention Plan, dry detention areas (aka, grassed storage areas)

- A. Regularly mowed.
- B. Visually inspected annually for erosion, sedimentation and debris. Erosion repairs and sediment/debris removal should be completed as needed.
- C. Healthy vegetation should be maintained on side slopes and bottom.
- D. Inspect the outfall structure and orifices to ensure free-flowing conditions and overall engineering stability of the outfall structure.

Irrigation Pump Station and Irrigation Mains

Pump Station – Perform inspections on mechanical components as recommend by the manufacturer.

Irrigation Mains – Irrigation mains are subsurface systems that have a service life of 30 or more years. It is recommended that visual observations be made in areas where mains exist for the presence of excessive moisture that may indicate pipe leaks.

Mitigation Areas

Mitigation Areas – Mitigation areas (also called preserves or conservation areas) must be maintained per the approved USACE (SAJ-2000-01929) and SFWMD ERP (11-02031-P). This generally requires a minimum of two exotic and nuisance plant removal events per year. However, based on the large size

of these mitigation areas the exotic and nuisance plant maintenance may need to occur on a continuous basis to cover all the areas.

The USACE permit requires annual monitoring reports that outline the conditions within the mitigation areas to be prepared. Specific requirements of the report are outlined under the Reporting Format section of the permit. These reports are required until a mitigation release is obtained. The requirements for mitigation release are also outlined within the permit.

The SFWMD permit requirements for the mitigation area are described within Exhibit Nos. 3.5 and 3.6 of the approved permit. Maintenance will be conducted in perpetuity to ensure conservation areas are maintained free from Category 1 and 2 exotic vegetation immediately following maintenance activities. Coverage of exotic and nuisance plant species shall not exceed 4% total cover in the internal preserve and 5% total cover in the external preserve, or 2% cover of any one stratum in all preserves between maintenance activities.

Mitigation monitoring shall also be performed in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for 5 years, or until monitoring requirements are released by the SFWMD and USACE, with annual reports submitted to the District.

All permits should be reviewed to determine the exact maintenance requirements.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

THIS AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES (this "Agreement") is made and entered into this ____ day of _____, 2021, by and between **FLOW WAY (Esplanade Golf & Country Club) COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Collier County, Florida ("District") and **CALVIN, GIORDANO & ASSOCIATES, INC.**, a Florida corporation ("Contractor"). District and Contractor are sometimes referred to herein collectively as the "Parties" and individually as a "Party".

WITNESSETH:

WHEREAS, District has the responsibility for operating and/or maintaining those certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), landscaping and irrigation system within District's boundaries and certain improvements and facilities outside the boundaries of the District ("CDD Facilities"); and

WHEREAS, District has engaged or will engage periodically certain independent contractors to perform maintenance work on the CDD Facilities ("CDD Maintenance Contractors"); and

WHEREAS, District desires to employ Contractor to provide oversight of the maintenance work of the CDD Facilities and the CDD Maintenance Contractors, and to otherwise provide consultation, advice, guidance, and management to District Manager relating to the CDD Facilities; and

WHEREAS, Contractor has employed, and otherwise has available to it, management and service personnel experienced in providing the services described in this Agreement; and

WHEREAS, Contractor has represented that it can provide such services as required by District; and

WHEREAS, District desires to employ Contractor, as an independent contractor, to provide oversight, consultation, advice, guidance, and management of the CDD Facilities and Contractor desires to provide such oversight, consultation, advice, guidance and management of the CDD Facilities, for the compensation and upon the terms, conditions and provisions set forth in this Agreement.

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt of which is acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

1. RECITALS: The above recitals are true and correct and are incorporated by reference.

2. TERM: District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on April 1, 2021. This Agreement shall be continuing in nature unless and until terminated in accordance with Section 3 below or as otherwise provided in this Agreement.

3. TERMINATION: District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. Contractor agrees that District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide ninety (90) days written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.

4. DUTIES OF CONTRACTOR: In general, Contractor shall provide oversight, consultation, advice, guidance, and management of the CDD Facilities and the CDD Maintenance Contractors. Specifically, the services to be performed by Contractor are set forth on Exhibit "A", attached hereto and incorporated herein by reference (collectively, the "Services"). In addition, to the extent not already included in the scope of services set forth on Exhibit "A", the Services to be performed by Contractor shall also include:

- a. Bruce Bernard, or another representative from Contractor acceptable to District, shall attend all regular meetings of the Board of Supervisors of District in order to provide status reports on Contractor's performance of the Services.
- b. Contractor shall have an option to engage a manager to perform certain Services as delegated to it by Contractor, which manager shall be located in the Southwest Florida area. Prior to Contractor engaging the local manager, District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for manager selected by Contractor. Unless otherwise waived by the District Contract shall provide no less than three (3) candidates for the District Manager to review for the manager position. In the event District Manager disapproves of any manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Contractor may employ an interim person in said manager position.
- c. Coordinate, oversee and monitor maintenance of any other CDD Facilities as directed by District Manager from time to time.
- d. Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair. Contractor shall incur no liability for failure, in good faith, to discover facts, which may have changed the outcome of a claim against or by District.
- e. Contractor shall prepare for the District a monthly report, which content shall be the responsibility of the Contractor provided; however, that any and all requests by the District Manager shall be included in the monthly report after which the final report shall be provided to the District Manager at the beginning of each month for the preceding month. The report shall advise District on business matters between District and CDD Maintenance Contractors maintaining CDD Facilities and provide recommended solutions and/or options to the District. Contractor shall maintain files for all such correspondence as well as correspondence received.
- f. Contractor shall prepare SWPPP reports (if applicable) of the CDD property in conjunction with annual NPDES requirements. Contractor shall coordinate with District Manager and other necessary parties to compile the documents and data needed for the submittal of annual NPDES reporting to Collier County. In this regard, Contractor shall complete the NPDES annual submittal form with CDD specific data, and obtain the required signature(s). Upon completion, Contractor shall submit the completed form / package to Collier County. Contractor shall attend annual audit and periodic local County meetings with Collier County for NPDES compliance, and information dissemination.

5. INDEPENDENT CONTRACTOR: This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, enter into any contract on behalf of District, either written or oral, or in any other way attempt to obligate or bind District except upon the express prior written approval of District, which approval may be granted, conditioned, or withheld in District's sole and absolute discretion.

6. INSURANCE: Contractor shall obtain and carry, at all times during its performance of the Services hereunder, the following insurance:

- a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.
- b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, (\$2,000,000.00) aggregate covering all work performed under this Agreement.
- c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.
- d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than (\$1, 000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

7. INDEMNIFICATION: Contractor shall protect, defend, indemnify and hold District and its officers, manager, Board of Supervisors, employees, and agents harmless from and against any and all losses, penalties, damages, professional fees,

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

including attorneys' fees and all costs of litigation and judgments arising out of any willful or intentional misconduct or negligent act, error or omission of Contractor, its sub-consultants, subcontractors, agents or employees, arising out of or incidental to the performance of this Agreement or the Services or other work performed hereunder. Contractor's obligation under this paragraph shall not be limited in any way by the agreed-upon Professional Fees (defined below) as shown in this Agreement or Contractor's limit of, or lack of, sufficient insurance protection.

8. PROFESSIONAL FEES; ADDITIONAL SERVICES: District agrees and covenants to pay Contractor certain professional fees ("Professional Fees") for its full and faithful performance of the Services herein. The initial schedule for Professional Fees is set forth on Exhibit "B" attached hereto and made a part hereof. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees may be amended annually as evidenced by the budget adopted by District. In no event shall the total and cumulative amount of fees paid to Contractor under this Agreement exceed the amount of funds annually budgeted for the Services. For the first year of Services, the monthly amount of Professional Fees shall be \$3,633.33. Notwithstanding the fixed monthly fee arrangement, Contractor shall maintain accurate and detailed records of the hours it has actually spent performing the Services with descriptions and categories of the related work performed. Contractor shall provide written documentation of such hours to District upon request, which documentation shall be in a form reasonably acceptable to District.

9. OTHER SERVICES: The District Manager of District may engage Contractor to perform necessary work which is outside the scope of the Services (as set forth on Exhibit "A" and described in Section 4 above) ("Additional Work"). The fees paid to Contractor for such Additional Work authorized by the District Manager, however in no event shall the cost of such Additional Work exceed One Thousand Dollars (\$1,000.00) without the prior approval of the Board of Supervisors. Except as expressly provided herein, the Additional Work shall be subject to all other terms and conditions of this Agreement.

10. COSTS AND EXPENSES: District shall pay or reimburse Contractor for all costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District, provided such costs are approved in writing and in advance by the District's Manager or District's Board of Supervisors. District shall not be required to reimburse Contractor for salaries of officers (or employees) of Contractor and general overhead of Contractor, as said mentioned items and services are included within the Professional Fees provided. Contractor will give District all discounts, rebates or commissions provided by any supplier or service contractor where applicable. If Contractor advances for and on behalf of District any costs approved by District, then Contractor shall submit a statement of such costs on or about the first of each month for the costs incurred during the prior month. District shall reimburse Contractor for approved costs prior to the twenty-fifth (25th) day of each month for the costs incurred during the prior month.

11. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

12. SEVERABILITY: In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be deleted and the remainder of this Agreement shall be construed to be in full force and effect.

13. EXHIBITS: All the exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

14. PERSONS BINDING ASSIGNMENT: The provisions of this Agreement shall be binding upon and shall inure to the benefits of all Parties and their respective successors, legal representatives and assigns. Notwithstanding the preceding, neither Party shall be permitted to assign this Agreement without the written consent of the other Party. No person or entity shall be deemed to be a third-party beneficiary of this Agreement or any portion of it.

15. COMPLETE AGREEMENT: This Agreement (and any exhibits or proposals expressly incorporated) constitutes the entire and complete agreement between the Parties and supersedes all prior correspondence, discussions, agreements and understandings between the Parties relating to the matters contained.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

16. MODIFICATIONS: This Agreement may not be amended or modified in any manner other than by an agreement in writing signed by both Parties.

17. WAIVER: No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the Party against whom such waiver is asserted. In any event, no waiver shall operate or be construed as a waiver of any future required action or of any subsequent breach.

18. CONSTRUCTION OF THIS AGREEMENT:

(a) TITLES: The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect of it.

(b) ORDER OF PARAGRAPHS: This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear.

(c) PRONOUNS: Pronouns used shall refer to every other and all genders and any word used shall refer to the singular or plural as required or appropriate to the context.

(d) FLORIDA LAWS: This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

(e) NEGOTIATION OF AGREEMENT: The Parties have participated fully in the negotiation and preparation of the Agreement and accordingly, this Agreement shall not be more strictly construed against one or the other Parties.

(f) INTERPRET TO BIND AND TO DO JUSTICE: This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions of this Agreement and, at the same time, to do justice to all Parties in the event of doubt or ambiguity as to any term, expression or meaning.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

19. NOTICES: All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either hand-delivered, delivered by overnight courier or express mail, or mailed through the United States Postal Service, to the Party to which the notice, demand, request or communication is made, as follows:

IF TO DISTRICT:

Flow Way Community Development District
c/o JPWard and Associates, LLC
2301 Northeast 37th Street
Ft. Lauderdale, Florida, 33308
JimWard@JPWardAssociates.com

IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc.
Attn: Christopher Giordano
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the Party in accordance with the foregoing and with the proper amount of postage affixed.

20. COUNTERPARTS: This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

21. VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS: In the event of litigation arising out of either Party's obligations under this Agreement, sole and exclusive venue for any action shall lie in Lee County, Florida and the prevailing Party shall be entitled to recover its reasonable attorney's fees and costs from the non-prevailing Party, including, but not limited to, trial level fees, bankruptcy fees and appellate fees.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

(Remainder of Page Intentionally Left Blank---Signatures Begin on Next Page)

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

Flow Way Community Development District

James P. Ward, Secretary

Zack, Stamp, Chairman

CONTRACTOR:

CALVIN, GIORDANO & ASSOCIATES, INC.,

a Florida Corporation

By: _____

Print Name: Chris Giordano

Title: _____

Dated: _____

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
FIELD ASSET MANAGEMENT - SCOPE OF SERVICES
EXHIBIT "A"**

The scope of services under this section shall include oversight, consultation, and contract management services and for the CDD's Maintenance Contractors tasked with maintaining these areas. Specific services include:

1. Procurement and Bidding Scope of Services

A. General Outline:

The scope of services under this section includes establishing procurement guidelines and bidding services. The procurement guidelines will establish rules and regulations for purchasing requirements based on total purchase cost. The goal is to develop a procurement procedure that does not hinder day to day activities but ensure cost effective purchasing and bidding for all services.

- I. Establish Procurement Procedures & Guidelines.
- II. Establish limits of authority for services.

B. Prepare Base Contract for all Services

- I. Establish base contract tailored for FLOW WAY CDD (Esplanade Golf & Country Club) which can be utilized for all services purchased.

C. Prepare Specifications and Exhibits for Specific Services

- I. Create specifications utilizing industry standards (ASTM, ASCE, etc.) for each specific service being procured.
- II. Produce Complete Bid Package (Contract, Specifications, Reports, Plans, Exhibits)

D. Bidding Services

- I. Distribute complete bid packages to all interested, qualified service providers.
- II. Coordinate Pre-Bid Meeting to allow for site visits and any last Inquiries from service providers.
- III. Respond to all service providers in writing and issue bid document addenda as necessary.
- IV. Review submitted bid packages to establish the lowest responsive service provider.
- V. Matrix of value, experience, references and insurance requirements.
- VI. Provide recommendation for award to the provider which poses the best value to the CDD.

E. Negotiation and Contract Execution

- I. Provide final negotiations to establish unit rates and Not To Exceed contractual amounts.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

- II. Obtain required Certificates of Insurance listing CDD as additional insured.
 - III. Obtain fully executed contract documents.
 - IV. Retain files of all bid packages submitted, contracts executed, insurance certificates, etc. both hard copy and electronically.
2. Operations and Maintenance Services.
- A. Programs subject to the operations and maintenance Field Asset Management.
 - I. Stormwater Management System.
 1. Lakes and Ponds, including aerators.
 2. Littoral Shelves Monitoring and Plantings
 3. Master Drainage System
 - II. Landscaping
 - III. Irrigation System
 - IV. Street Lighting (if applicable)
 - V. District Roadways (if applicable)
 - B. Reading and becoming familiar with the CDD's permits and any governing documents for the purposes of delivery of the services described herein.
 - C. Coordinate, oversee and monitor the programs to include:
 - I. Participate in bi-weekly walk-throughs and on-site inspections of the systems with the CDD Maintenance Contractor(s).
 - II. Review Weekly/Monthly Reports provided by the CDD Maintenance Contractor(s)
 - III. Coordination with outside vendors for regular maintenance and emergency repairs to damaged components on an as-need basis, with 2 hour emergency response team, and 24 hour emergency response via coordination with outside Vendors to repair damaged facilities.
 - IV. Review Maintenance contractor pay applications against purchase order/contract quantities and requirements and provide recommended payment due.
 - V. Properly coded and submitted pay applications to District Accounting for timely payment.
 - VI. Respond and coordinate CDD Maintenance Contractor(s) responses to emergency situations.
3. Asset Monitoring:
- A. Observe and document necessary repairs to the District's Stormwater Management System Components via regular inspections, including lake aerators.
 - B. Obtain quotes from Qualified Contractors and Vendors to perform additional maintenance and repairs to the District's Stormwater Management System, as necessary based on the observations and inspections, above.
 - C. Oversee and monitor the additional maintenance and repairs above, and report to the District Manager providing recommendations for issuance of purchase orders and other coordination as necessary with the District Manager.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

- D. Coordinate with District's Aquatic Maintenance Vendor for yearly "Fixed Structures Inspection", which shall include review of the Vendor's report, field confirmation of any items needing repair and coordination of quotes and overseeing of work, pursuant to items band c, above.
4. NPDES Compliance / Reporting
- A. Prepare quarterly SWPPP reports (if applicable) of the CDD property in conjunction with annual NPDES requirements. Coordinate with District Manager and other necessary parties to compile the documents and data needed for the submittal of annual NPDES reporting to Collier County.
 - B. Complete the NPDES annual submittal form with CDD specific data, and obtain the required signature(s). Upon completion, submit the completed form / package to Collier County.
 - C. Attend annual audit and periodic local County meetings with Collier County for NPDES compliance, and information dissemination.
5. Administrative Services:
- A. Maintain electronic files for all correspondence, reports, contracts, purchase orders and documents relating to these services and upload all documents to the District's electronic filing system and have a representative attend meetings of the CDD's Board of Supervisors as deemed reasonably necessary by the District Manager in his sole and absolute discretion to present reports to the District's Board of Supervisors.
 - B. Prepare and advise the District Manager on business matters between the CDD and the Maintenance Contractor(s) maintaining the systems and services provided by the District.

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT "B"

<u>Description of Service</u>	<u>Hourly Rate</u>	<u>Hours</u>	<u>Total Fee</u>
STORMWATER MANAGEMENT SERVICES			
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00
Prepare Scope of Services for Contract	\$ 100.00	12	\$ 1,200.00
Prepare Specifications and Exhibits	\$ 100.00	10	\$ 1,000.00
Negotiation and Contract Execution	\$ 100.00	15	\$ 1,500.00
Operations and Maintenance Services	\$ 100.00	160	\$ 16,000.00
Administrative Services	\$ 75.00	16	\$ 1,200.00
Sub-total:			\$ 22,100.00
IRRIGATION SYSTEM MANAGEMENT SERVICES			
Procurement and Bidding Services	\$ 100.00	6	\$ 600.00
Prepare Scope of Services for Contract	\$ 100.00	8	\$ 800.00
Prepare Specifications and Exhibits	\$ 100.00	6	\$ 600.00
Negotiation and Contract Execution	\$ 100.00	10	\$ 1,000.00
Operations and Maintenance Services	\$ 100.00	80	\$ 8,000.00
Administrative Services	\$ 75.00	10	\$ 750.00
Sub-total:			\$ 11,750.00
LANDSCAPING MANAGEMENT SERVICES			
Procurement and Bidding Services	\$ 100.00	6	\$ 600.00
Prepare Scope of Services for Contract	\$ 100.00	8	\$ 800.00

AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES

Prepare Specifications and Exhibits	\$ 100.00	6	\$ 600.00
Negotiation and Contract Execution	\$ 100.00	10	\$ 1,000.00
Operations and Maintenance Services	\$ 100.00	60	\$ 6,000.00
Administrative Services	\$ 75.00	10	\$ 750.00
		Sub-total:	\$ 9,750.00
		Total:	\$ 43,600.00

Calvin, Giordano & Associates, Inc.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

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 37th Street
Fort Lauderdale, Florida 33308

**Flowway Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	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 Hatcher)	General Long Term Debt	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 729,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 729,837
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	257,378	-	-	-	-	1,497,459
Revenue	-	427,468	253,305	163,212	256,974	162,529	387,237	-	-	-	-	1,650,726
Prepayment Account	-	-	0	-	-	-	4	-	-	-	-	5
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	21,809	14,236	33,320	-	69,365
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	2,410	1,143	967	1,564	1,054	2,586	-	-	-	-	9,722
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,878,424	2,878,424
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,781,576	26,781,576
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 729,837	\$ 968,877	\$ 500,636	\$ 328,580	\$ 433,126	\$ 281,958	\$ 647,205	\$ 21,809	\$ 14,236	\$ 33,320	\$ 29,660,000	\$ 33,619,584

**Flowway Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	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 Hatcher)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	9,722	-	-	-	-	-	-	-	-	-	-	-	9,722
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	29,660,000	-	29,660,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ 9,722</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,660,000</u>	<u>\$ -</u>	<u>\$ 29,669,722</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2020 (Audited)	-	960,943	486,992	346,002	434,323	281,958	671,391	18,059	11,693	1,070,321	-	-	4,281,682
Results from Current Operations	-	7,934	13,644	(17,423)	(1,197)	-	(24,186)	3,751	2,543	(1,037,001)	-	-	(1,051,935)
Unassigned													
Beginning: October 1, 2020 (Audited)	366,305	-	-	-	-	-	-	-	-	-	-	-	366,305
Results from Current Operations	353,810	-	-	-	-	-	-	-	-	-	-	-	353,810
Total Fund Equity and Other Credits	<u>\$ 720,115</u>	<u>\$ 968,877</u>	<u>\$ 500,636</u>	<u>\$ 328,580</u>	<u>\$ 433,126</u>	<u>\$ 281,958</u>	<u>\$ 647,205</u>	<u>\$ 21,809</u>	<u>\$ 14,236</u>	<u>\$ 33,320</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,949,862</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 729,837</u>	<u>\$ 968,877</u>	<u>\$ 500,636</u>	<u>\$ 328,580</u>	<u>\$ 433,126</u>	<u>\$ 281,958</u>	<u>\$ 647,205</u>	<u>\$ 21,809</u>	<u>\$ 14,236</u>	<u>\$ 33,320</u>	<u>\$ 29,660,000</u>	<u>\$ -</u>	<u>\$ 33,619,584</u>

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 100,000	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	3,858	250,441	222,779	24,914	44,948	9,977	9,139	2,591	568,647	579,690	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources											
Miscellaneous Revenue	-	-	-	-	944	-	-	-	944	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,858	\$ 250,441	\$ 222,779	\$ 24,914	\$ 45,892	\$ 9,977	\$ 9,139	\$ 2,591	569,591	\$ 679,690	84%

Expenditures and Other Uses

Legislative											
Board of Supervisor's Fees	-	-	1,600	1,600	-	1,000	-	-	4,200	2,400	175%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
Financial and Administrative											
Audit Services	-	-	-	-	-	4,400	13,800	-	18,200	4,400	414%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	600	-	-	-	1,000	500	-	500	2,600	3,000	87%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	1,166	-	-	315	630	252	-	2,363	3,500	68%
Trustee Services	-	-	-	7,159	4,327	-	8,654	-	20,139.39	25,450	79%
Dissemination Agent Services	5,500	-	-	-	-	-	-	-	5,500	5,500	100%
Property Appraiser Fees	9,966	-	-	-	-	-	-	-	9,966	16,000	62%
Bank Services	-	-	-	-	-	-	-	-	-	400	0%
Travel and Per Diem											
	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	19	-	30	7	222	75	-	14	367	600	61%
Rentals & Leases											
Meeting Room Rental	-	-	200	-	-	-	-	-	200	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	-	-	100	2,000	5%
Insurance	6,503	-	-	-	-	-	-	-	6,503	6,300	103%
Printing & Binding	-	-	152	-	-	295	-	-	447	750	60%
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	2,135	-	613	683	7,503	2,152	2,671	-	15,756	10,000	158%
Boundary Expansion	-	-	-	-	-	-	-	-	-	-	N/A
SFWMD - Permit Objection	-	-	185	-	5,615	-	-	-	5,800	-	N/A
Special Counsel - Litigation	-	-	-	-	14,720	6,492	25,056	-	46,268	100,000	46%
Other General Government Services											
Engineering Services - General Fund	150	-	-	1,468	-	-	14,226	4,815	20,659	5,000	413%
Miscellaneous Services	-	613	-	-	-	-	-	-	613	-	N/A
Boardwalk & Gold Cart Review	-	-	-	-	-	-	-	1,125	1,125.00	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	6,183	6,182.50	-	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%
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	-	-	-	-	-	-	-	-	-	1,522	0%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Internal Preserves	-	-	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	64,560	0%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	2,500	0%
No Trespassing Signs	-	-	-	618	-	-	-	-	618	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance											
Professional Services											
Asset Management	-	-	-	-	-	-	-	-	-	15,000	0%
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
Capital Outlay											
Aeration Systems	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	1,600	0%
Landscaping Services											
Professional Services											
Asset Management	-	-	-	-	-	-	-	-	-	5,000	0%
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%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Plant Replacement	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies											
Mulch	-	-	-	-	-	-	-	-	-	5,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Reserves for Future Operations											
Future Operations/Restorations	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	31,098	7,829	8,780	17,533	39,701	21,543	70,660	18,636	215,781	679,690	32%
Total Expenditures and Other Uses:	\$ 31,098	\$ 7,829	\$ 8,780	\$ 17,533	\$ 39,701	\$ 21,543	\$ 70,660	\$ 18,636	\$ 215,781	\$ 679,690	32%
Net Increase/ (Decrease) in Fund Balance	(27,240)	242,612	213,998	7,381	6,191	(11,566)	(61,520)	(16,046)	353,810	-	
Fund Balance - Beginning	366,305	339,065	581,677	795,675	803,056	809,247	797,681	736,161	366,305	-	
Fund Balance - Ending	\$ 339,065	\$ 581,677	\$ 795,675	\$ 803,056	\$ 809,247	\$ 797,681	\$ 736,161	\$ 720,115	720,115	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	8	2%
Sinking Fund	-	0	0	-	-	-	-	-	0	-	N/A
Reserve Account	1	5,830	0	0	0	0	0	5,744	11,577	1,600	724%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	2	3	15	975	1%
Special Assessment Revenue											
Special Assessments - On-Roll	3,589	232,943	207,214	23,174	41,808	9,280	8,501	2,410	528,917	539,344	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,591	\$ 238,774	\$ 207,215	\$ 23,176	\$ 41,811	\$ 9,282	\$ 8,504	\$ 8,156	540,509	\$ 541,927	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115,000	\$ 115,000	100%
Principal Debt Service - Early Redemptions											
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2013 Bonds	-	210,513	-	-	-	-	-	207,063	417,575	417,575	100%
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 325,513	\$ -	\$ 207,063	532,575	\$ 532,575	N/A				
Net Increase/ (Decrease) in Fund Balance	3,591	(86,738)	207,215	23,176	41,811	9,282	8,504	(198,906)	7,934	9,352	
Fund Balance - Beginning	960,943	964,535	877,797	1,085,011	1,108,187	1,149,997	1,159,280	1,167,783	960,943		
Fund Balance - Ending	\$ 964,535	\$ 877,797	\$ 1,085,011	\$ 1,108,187	\$ 1,149,997	\$ 1,159,280	\$ 1,167,783	\$ 968,877	968,877	\$ 9,352	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	2,663	0	0	0	0	0	2,624	5,288	550	961%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	1	8	300	3%
Special Assessment Revenue											
Special Assessments - On-Roll	1,702	110,460	98,260	10,989	19,825	4,400	4,031	1,143	250,810	255,873	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,703	\$ 113,124	\$ 98,260	\$ 10,990	\$ 19,827	\$ 4,402	\$ 4,033	\$ 3,768	256,106	\$ 256,723	N/A
Expenditures and Other Uses											
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)	-	86,975	-	-	-	-	-	85,488	172,463	172,463	100%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 156,975	\$ -	\$ 85,488	242,463	\$ 242,463	N/A				
Net Increase/ (Decrease) in Fund Balance	1,703	(43,851)	98,260	10,990	19,827	4,402	4,033	(81,720)	13,644	14,260	
Fund Balance - Beginning	486,992	488,695	444,844	543,105	554,095	573,921	578,323	582,356	486,992	-	
Fund Balance - Ending	\$ 488,695	\$ 444,844	\$ 543,105	\$ 554,095	\$ 573,921	\$ 578,323	\$ 582,356	\$ 500,636	500,636	\$ 14,260	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,751	0	0	0	0	0	1,726	3,478	500	696%
Prepayment Account	0	0	-	-	-	-	-	-	0	-	N/A
Revenue Account	1	1	0	0	1	1	1	1	5	400	1%
General Redemption Account	0	0	0	0	0	0	0	0	0	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	1,440	93,439	81,776	9,296	16,770	3,722	3,410	967	210,819	216,250	97%
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:	\$ 1,441	\$ 95,191	\$ 81,776	\$ 9,296	\$ 16,771	\$ 3,723	\$ 3,411	\$ 2,693	214,302	\$ 217,150	N/A
Expenditures and Other Uses											
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)	-	20,000	-	-	-	-	-	-	20,000	-	N/A
Interest Expense											
Series 2015 Bonds (Phase 4)	-	79,178	-	-	-	-	-	77,547	156,725	157,256	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 154,178	\$ -	\$ 77,547	231,725	\$ 212,256	N/A				
Net Increase/ (Decrease) in Fund Balance	1,441	(58,987)	81,776	9,296	16,771	3,723	3,411	(74,854)	(17,423)	4,894	
Fund Balance - Beginning	346,002	347,443	288,456	370,232	379,528	396,299	400,022	403,433	346,002		
Fund Balance - Ending	\$ 347,443	\$ 288,456	\$ 370,232	\$ 379,528	\$ 396,299	\$ 400,022	\$ 403,433	\$ 328,580	328,580	\$ 4,894	

Flowway Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	2	4%
Sinking Fund	-	0	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,888	0	0	0	0	0	1,861	3,750	345	1087%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	2	9	220	4%
Special Assessment Revenue											
Special Assessments - On-Roll	2,329	151,169	134,472	15,039	27,131	6,022	5,517	1,564	343,242	350,060	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,330	\$ 153,058	\$ 134,472	\$ 15,040	\$ 27,133	\$ 6,023	\$ 5,518	\$ 3,426	347,001	\$ 350,627	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2016 Bonds (Phase 5)	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100,000	\$ 95,000	105%
Principal Debt Service - Early Redemptions											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2016 Bonds (Phase 5)	-	123,074	-	-	-	-	-	121,374	244,448	247,763	99%
Operating Transfers Out (To Other Funds)	0	1,888	0	0	0	0	0	1,861	3,750	-	N/A
Total Expenditures and Other Uses:	\$ 0	\$ 224,962	\$ 0	\$ 123,234	348,197	\$ 342,763	N/A				
Net Increase/ (Decrease) in Fund Balance	2,330	(71,904)	134,472	15,039	27,133	6,023	5,518	(119,809)	(1,197)	7,864	
Fund Balance - Beginning	434,323	436,653	364,749	499,221	514,261	541,393	547,417	552,935	434,323		
Fund Balance - Ending	\$ 436,653	\$ 364,749	\$ 499,221	\$ 514,261	\$ 541,393	\$ 547,417	\$ 552,935	\$ 433,126	433,126	\$ 7,864	

Flowway Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,280	0	0	0	0	0	1,262	2,542	2,200	116%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	1	5	1,100	0%
Special Assessment Revenue											
Special Assessments - On-Roll	1,570	101,890	90,636	10,136	18,287	4,059	3,718	1,054	231,351	235,848	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,571	\$ 103,171	\$ 90,636	\$ 10,137	\$ 18,288	\$ 4,060	\$ 3,719	\$ 2,317	233,899	\$ 239,148	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,000	\$ 65,000	100%
Principal Debt Service - Early Redemptions											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2017 Bonds (Phase 6)	-	83,850	-	-	-	-	-	82,713	166,563	166,563	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	0	1,280	0	0	0	0	0	1,262	2,543	-	N/A
Total Expenditures and Other Uses:	\$ 0	\$ 150,130	\$ 0	\$ 83,974	234,105	\$ 231,563	N/A				
Net Increase/ (Decrease) in Fund Balance	1,570	(46,959)	90,636	10,137	18,288	4,060	3,719	(81,658)	(206)	7,585	
Fund Balance - Beginning	282,164	283,735	236,776	327,412	337,549	355,837	359,896	363,616	282,164		
Fund Balance - Ending	\$ 283,735	\$ 236,776	\$ 327,412	\$ 337,549	\$ 355,837	\$ 359,896	\$ 363,616	\$ 281,958	281,958	\$ 7,585	

Flowway Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	1	1	-	N/A
Sinking Account	-	0	0	-	-	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	-	8	2,700	0%
Prepayment Account	-	-	-	-	-	-	2	4	6	-	N/A
Revenue Account	2	2	0	1	2	2	2	2	12	1,100	1%
Special Assessment Revenue											
Special Assessments - On-Roll	3,851	249,964	222,355	24,867	44,863	9,958	9,122	2,586	567,566	578,774	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	21,948	21,948	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	1,037,102	-	-	1,037,102	-	N/A
Total Revenue and Other Sources:	\$ 3,854	\$ 249,967	\$ 222,357	\$ 24,869	\$ 44,866	\$ 1,047,063	\$ 9,127	\$ 24,542	1,626,645	\$ 582,574	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180,000	\$ 180,000	100%
Principal Debt Service - Early Redemptions											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	1,075,000	1,075,000	-	N/A
Interest Expense											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	199,387	-	-	-	-	-	196,372	395,759	395,759	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	1	1	64	1	1	1	1	1	72	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 379,388	\$ 64	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1,271,373	1,650,831	\$ 575,759	N/A
Net Increase/ (Decrease) in Fund Balance	3,853	(129,421)	222,293	24,868	44,865	1,047,062	9,126	(1,246,831)	(24,186)	6,815	
Fund Balance - Beginning	671,391	675,244	545,823	768,116	792,984	837,849	1,884,910	1,894,036	671,391		
Fund Balance - Ending	\$ 675,244	\$ 545,823	\$ 768,116	\$ 792,984	\$ 837,849	\$ 1,884,910	\$ 1,894,036	\$ 647,205	647,205	\$ 6,815	

**Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds									\$ -	-
Operating Transfers In (From Other Funds)	0	1,888	0	0	0	0	0	1,861	3,750	-
Total Revenue and Other Sources:	\$ 0	\$ 1,888	\$ 0	\$ 1,861	\$ 3,751	\$ -				
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	1,888	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	1,861	\$ 3,751	-
Fund Balance - Beginning	18,059	18,059	\$ 19,947	\$ 19,948	\$ 19,948	\$ 19,948	\$ 19,948	\$ 19,948	18,059	-
Fund Balance - Ending	\$ 18,059	\$ 19,947	\$ 19,948	\$ 21,809	\$ 21,809	\$ -				

Flowway Community Development District
 Capital Project Fund - Series 2017 (Phase 6)
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	0	0	0	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Operating Transfers In (From Other Funds)	0	1,280	0	0	0	0	0	1,262	2,543	-
Total Revenue and Other Sources:	\$ 0	\$ 1,280	\$ 0	\$ 1,262	\$ 2,543	\$ -				
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding										
Printing & Binding	-	-	-	-	-	-	-	-	\$ -	\$ -
Legal Services										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	\$ -	\$ -
Construction in Progress										
Construction in Progress	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	\$ -	\$ -
Underwriter's Discount										
Underwriter's Discount	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -									
Net Increase/ (Decrease) in Fund Balance	0	1,280	0	0	0	0	0	1,262	2,543	-
Fund Balance - Beginning	11,693	11,693	12,974	12,974	12,974	12,974	12,974	12,974	11,693	-
Fund Balance - Ending	\$ 11,693	\$ 12,974	\$ 14,236	\$ 14,236	\$ -					

Flowway Community Development District
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	4	4	4	4	4	6	-	-	28	-
Debt Proceeds										
Contributions from Private Sources										
Operating Transfers In (From Other Funds)	1	1	64	1	1	1	1	1	72	-
Total Revenue and Other Sources:	\$ 6	\$ 6	\$ 68	\$ 6	\$ 6	\$ 8	\$ 1	\$ 1	\$ 101	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding										
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										
Construction in Progress	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount										
Underwriter's Discount	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,037,102	\$ -	\$ -	\$ 1,037,102	\$ -
Total Expenditures and Other Uses:	\$ -	\$ 1,037,102	\$ -	\$ -	\$ 1,037,102	\$ -				
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 6	\$ 68	\$ 6	\$ 6	\$ (1,037,094)	\$ 1	\$ 1	\$ (1,037,001)	\$ -
Fund Balance - Beginning	1,070,321	1,070,326	\$ 1,070,332	\$ 1,070,400	\$ 1,070,406	\$ 1,070,412	\$ 33,317	\$ 33,319	1,070,321	-
Fund Balance - Ending	\$ 1,070,326	\$ 1,070,332	\$ 1,070,400	\$ 1,070,406	\$ 1,070,412	\$ 33,317	\$ 33,319	\$ 33,320	\$ 33,320	\$ -

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

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

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

Flow Way Community Development District

**General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ 100,000	N/A	N/A	\$ 156,760	Cash from prior years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 603,844	\$ 530,332	\$ 603,844	\$ 621,646	Assessment from Owner's
Assessments - Off-Roll		\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 703,844	\$ 530,332	\$ 603,844	\$ 778,406	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ 4,200	\$ 10,200	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,100	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 3,500	\$ 2,111	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ 11,486	\$ 25,450	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 16,000	\$ 9,966	\$ 9,966	\$ 10,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ 400	Fees Required to maintain a Governmental Bank Account
Travel and Per Diem	\$ -			\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 353	\$ 600	\$ 600	Agenda Mailings and other misc mail
Rentals and Leases					
Meeting Room Rental	\$ -	\$ 200	\$ 200	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance	\$ 6,300	\$ 6,503	\$ 6,503	\$ 6,700	Genrral Liability and D&O Lيامility Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Printing and Binding	\$ 750	\$ 447	\$ 600	\$ 500	Agenda books and copies
Office Supplies	\$ -		\$ -	\$ -	
Legal Services					
General Counsel	\$ 10,000	\$ 13,085	\$ 47,977	\$ 50,000	District Attorney
Special Counsel - SFWMD	\$ -	\$ 5,800	\$ 21,265	\$ 10,000	District Attorney
Special Counsel - Litigation	\$ 100,000	\$ 21,212	\$ 77,776	\$ 100,000	District Attorney
Boundary Expansion	\$ -		\$ -	\$ -	
Series 2016 (Phase 5)	\$ -	\$ -	\$ -	\$ -	
Series 2017 (Phase 6)	\$ -	\$ -	\$ -	\$ -	
Requisitions	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 252,475	\$ 123,637	\$ 291,512	\$ 306,325	
Other General Government Services					
Engineering Services	\$ 5,000	\$ 1,618	\$ 25,000	\$ 25,000	District Engineer (General Services)
Sub-Total:	\$ 5,000	\$ 1,618	\$ 25,000	\$ 25,000	
Stormwater Management Services					
Preserve Area Maintenance					
Enviromental Engineering Consultant					
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	
Task 2 Monthly site vitis	\$ 13,350	\$ -	\$ 13,350	\$ 13,350	Environmental Consultant
Taxk 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Environmental Consultant

Flow Way Community Development District

General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget	Notes
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ -	\$ 10,350	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ -	\$ 750	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ 613	\$ 613	\$ -	Environmental Consultant
Reparis and Maintenance					
Wading Bird Foraging Areas	\$ 1,523	\$ -	\$ 1,523	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ -	\$ 6,598	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ -	\$ 37,960	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ -	\$ 64,560	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ -	\$ 113,120	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ -	\$ -	\$ 2,500	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ 618	\$ 618	\$ -	Preserves Maintenance
Sub-Total:	\$ 260,216	\$ 1,230	\$ 260,940	\$ 260,215	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 15,000	\$ -	\$ -	\$ 15,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 35,000	\$ -	\$ -	\$ 35,000	Periodic Spraying of Lakes
Lake Bank Maintenance	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ -	\$ 5,000	Reporting of water quality in Water Management System
Littoral Shelf Planting	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	- New Installations
Littoral Shelf Replanting	\$ -	\$ -	\$ -	\$ -	- New Installations
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	- New Installations
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Cost Restorations (Multi Year Program Cost)
Contingencies	\$ 1,600	\$ -	\$ -	\$ 1,600	
Sub-Total:	\$ 81,600	\$ -	\$ -	\$ 81,600	
Landscaping Services					
Professional Services					
Asset Management	\$ 5,000	\$ -	\$ -	\$ 5,000	Field Operations Manager
Utility Services					
Electric	\$ 2,400	\$ -	\$ -	\$ 2,400	Electric for Irrigation system
Irrigation Water	\$ 3,000	\$ -	\$ -	\$ 3,000	Estimated from HOA Budget
Repairs & Maintenance					
Pubic Area Landscaping	\$ 30,000	\$ -	\$ -	\$ 30,000	Estimated from HOA Budget
Irrigaton System	\$ 25,000	\$ -	\$ -	\$ 25,000	Estimated from HOA Budget
Well System	\$ 10,000	\$ -	\$ -	\$ 10,000	Estimated from HOA Budget
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Operating Supplies					
Mulch	\$ 5,000	\$ -	\$ -	\$ 5,000	Estimate ONLY
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 80,400	\$ -	\$ -	\$ 80,400	
Reserves for Future Operations					
Future Operations/Restorations	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts	\$ 24,154	\$ -	\$ 24,154	\$ 24,866	
Total Appropriations	\$ 703,845	\$ 126,485	\$ 601,606	\$ 778,406	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 403,847	\$ 2,238	\$ (156,760)	
Fund Balance - Beginning	\$ 366,305	\$ 366,305	\$ 366,305	\$ 368,543	
Fund Balance - Ending (Projected)	\$ 366,305	\$ 770,152	\$ 368,543	\$ 211,783	
Assessment Rate:	\$ 525.08			\$ 525.04	
CAP Rate - Adopted by Resolutoion 2018-11	\$ 525.10			\$ 525.10	Maximum Rate without sending mailed notices
Total Units Subject to Assessment: (Includes Hatcher)				1184	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 975	\$ -	\$ -	\$ -
Reserve Account	\$ 1,600	\$ 5,832	\$ 11,664	\$ 11,000
Interest Account	\$ 8	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 518,007	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 579,652	\$ 523,839	\$ 588,733	\$ 588,069
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 115,000	\$ 115,000	\$ 115,000	\$ 120,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 417,575	\$ 210,513	\$ 417,575	\$ 417,575
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 570,300	\$ 325,513	\$ 570,300	\$ 575,300
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 198,327	\$ 18,433	\$ 12,770
Fund Balance - Beginning	\$ 960,943	\$ 960,943	\$ 960,943	\$ 979,377
Fund Balance - Ending	\$ 960,943	\$ 1,159,270	\$ 979,377	\$ 992,146

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2022 Principal & Interest Payment	\$ 333,463
Total - Restricted Fund Balance:	\$ 872,463

Assessment Comparison

Description	Number of Units	Fiscal Year 2021	Fiscal Year 2022
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 7,050,000	6.00%		
11/1/2014			\$ 225,062.50	
5/1/2015			\$ 225,062.50	\$ 450,125
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50	
5/1/2016			\$ 222,512.50	\$ 532,575
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50	
5/1/2017			\$ 219,812.50	\$ 532,325
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50	
5/1/2018			\$ 216,962.50	\$ 531,775
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50	
5/1/2019			\$ 213,812.50	\$ 535,775
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50	
5/1/2020			\$ 210,512.50	\$ 534,325
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50	
5/1/2021			\$ 207,062.50	\$ 532,575
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50	
5/1/2022			\$ 203,462.50	\$ 530,525
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50	
5/1/2023			\$ 199,562.50	\$ 533,025
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50	
5/1/2024			\$ 195,512.50	\$ 530,075
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50	
5/1/2025			\$ 191,162.50	\$ 531,675
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50	
5/1/2026			\$ 186,512.50	\$ 532,675
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50	
5/1/2027			\$ 181,562.50	\$ 533,075
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50	
5/1/2028			\$ 176,312.50	\$ 532,875
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50	
5/1/2029			\$ 170,300.00	\$ 531,613
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00	
5/1/2030			\$ 163,962.50	\$ 529,263
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50	
5/1/2031			\$ 157,137.50	\$ 531,100
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50	
5/1/2032			\$ 149,987.50	\$ 527,125
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50	
5/1/2033			\$ 142,350.00	\$ 527,338
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00	
5/1/2034			\$ 134,225.00	\$ 526,575
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00	
5/1/2035			\$ 125,450.00	\$ 529,675
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00	
5/1/2036			\$ 116,187.50	\$ 526,638
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2037			\$ 106,275.00	\$ 527,463
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00	
5/1/2038			\$ 95,712.50	\$ 526,988
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50	
5/1/2039			\$ 84,500.00	\$ 525,213
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00	
5/1/2040			\$ 72,475.00	\$ 526,975
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00	
5/1/2041			\$ 59,800.00	\$ 522,275
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00	
5/1/2042			\$ 46,312.50	\$ 521,113
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50	
5/1/2043			\$ 31,850.00	\$ 523,163
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00	
5/1/2044			\$ 16,412.50	\$ 523,263
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 300	\$ -	\$ -	\$ -
Reserve Account	\$ 550	\$ 2,664	\$ 5,328	\$ 5,000
Interest Account	\$ -	\$ 4	\$ 8	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 245,636	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 274,634	\$ 248,305	\$ 279,120	\$ 278,784
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 172,463	\$ 86,975	\$ 172,463	\$ 169,488
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 260,374	\$ 156,975	\$ 260,374	\$ 257,399
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 91,330	\$ 18,746	\$ 21,385
Fund Balance - Beginning	\$ 486,992	\$ 486,992	\$ 486,992	\$ 505,738
Fund Balance - Ending	\$ 427,716	\$ 578,322	\$ 505,738	\$ 527,123
Restricted Fund Balance:				
Reserve Account Requirement			\$ 246,188	
Restricted for November 1, 2022 Debt Service				
Principal			\$ 75,000	
Interest			\$ 85,488	
Total - Restricted Fund Balance:			\$ 406,675	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2022

Assessment Comparison			
Description	Number of Units	Fiscal Year 2021	Fiscal Year 2022
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	32		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	23		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	90		N/A

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,950,000			
11/1/2015				\$ 111,776.84	
5/1/2016				\$ 99,603.13	\$ 211,380
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13	
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13	
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25	
5/1/2019				\$ 88,462.50	\$ 238,219
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50	
5/1/2020				\$ 86,975.00	\$ 245,438
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00	
5/1/2021				\$ 85,487.50	\$ 242,463
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50	
5/1/2022				\$ 84,000.00	\$ 239,488
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00	
5/1/2023				\$ 82,406.25	\$ 241,406
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25	
5/1/2024				\$ 80,706.25	\$ 243,113
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25	
5/1/2025				\$ 79,006.25	\$ 239,713
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25	
5/1/2026				\$ 77,200.00	\$ 241,206
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00	
5/1/2027				\$ 74,950.00	\$ 242,150
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00	
5/1/2028				\$ 72,575.00	\$ 242,525
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00	
5/1/2029				\$ 70,200.00	\$ 237,775
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00	
5/1/2030				\$ 67,700.00	\$ 237,900
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00	
5/1/2031				\$ 65,075.00	\$ 237,775
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00	
5/1/2032				\$ 62,200.00	\$ 242,275
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00	
5/1/2033				\$ 59,200.00	\$ 241,400
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00	
5/1/2034				\$ 56,075.00	\$ 240,275
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00	
5/1/2035				\$ 52,825.00	\$ 238,900
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00	
5/1/2036				\$ 49,450.00	\$ 237,275
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00	
5/1/2037				\$ 45,553.13	\$ 240,003
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2038				\$ 41,521.88	\$ 237,075
11/1/2038		\$ 160,000	5.375%	\$ 41,521.88	
5/1/2039				\$ 37,221.88	\$ 238,744
11/1/2039		\$ 170,000	5.375%	\$ 37,221.88	
5/1/2040				\$ 32,653.13	\$ 239,875
11/1/2040		\$ 180,000	5.375%	\$ 32,653.13	
5/1/2041				\$ 27,815.63	\$ 240,469
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63	
5/1/2042				\$ 22,843.75	\$ 235,659
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75	
5/1/2043				\$ 17,603.13	\$ 235,447
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13	
5/1/2044				\$ 12,093.75	\$ 234,697
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75	
5/1/2044				\$ 6,181.25	\$ 238,275
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income				
Revenue Account	\$ 400	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 500	\$ 1,752	\$ 3,504	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 206,442	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 232,288	\$ 208,198	\$ 234,900	\$ 234,896
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ 20,000	\$ 20,000	\$ -
Interest Expense				
Series A Bonds	\$ 157,256	\$ 79,178	\$ 156,725	\$ 153,994
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 15,138	\$ -	\$ 15,138	\$ 15,046
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 227,394	\$ 154,178	\$ 246,863	\$ 224,040
Net Increase/(Decrease) in Fund Balance	\$ 4,894	\$ 54,020	\$ (11,963)	\$ 10,856
Fund Balance - Beginning	\$ 346,002	\$ 346,002	\$ 346,002	\$ 334,040
Fund Balance - Ending	\$ 294,468	\$ 400,022	\$ 334,040	\$ 344,896

Restricted Fund Balance:

Reserve Account Requirement	\$ 161,930
Restricted for November 1, 2022 Debt Service	
Principal	\$ 60,000
Interest	\$ 76,447
Total - Restricted Fund Balance:	\$ 298,377

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2021	Fiscal Year 2022
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,190,000			
5/1/2016				\$ 65,365.40	
11/1/2016				\$ 82,278.13	\$ 147,644
5/1/2017			5.375%	\$ 82,278.13	
11/1/2017		\$ 50,000		\$ 82,278.13	\$ 214,556
5/1/2018			5.375%	\$ 81,278.13	
11/1/2018		\$ 50,000		\$ 81,278.13	\$ 212,556
5/1/2019			5.375%	\$ 80,278.13	
11/1/2019		\$ 55,000		\$ 80,278.13	\$ 215,556
5/1/2020			5.375%	\$ 79,178.13	
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021			5.375%	\$ 77,546.88	
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094
5/1/2022			5.375%	\$ 76,446.88	
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894
5/1/2023			5.375%	\$ 74,909.38	
11/1/2023		\$ 60,000		\$ 74,909.38	\$ 209,819
5/1/2024			5.375%	\$ 73,371.88	
11/1/2024		\$ 65,000		\$ 73,371.88	\$ 211,744
5/1/2025			5.375%	\$ 71,706.25	
11/1/2025		\$ 70,000		\$ 71,706.25	\$ 213,413
5/1/2026			5.375%	\$ 69,912.50	
11/1/2026		\$ 70,000		\$ 69,912.50	\$ 209,825
5/1/2027			5.375%	\$ 68,118.75	
11/1/2027		\$ 75,000		\$ 68,118.75	\$ 211,238
5/1/2028			5.375%	\$ 66,196.88	
11/1/2028		\$ 80,000		\$ 66,196.88	\$ 212,394
5/1/2029			5.375%	\$ 64,146.88	
11/1/2029		\$ 85,000		\$ 64,146.88	\$ 213,294
5/1/2030			5.375%	\$ 61,968.75	
11/1/2030		\$ 90,000		\$ 61,968.75	\$ 213,938
5/1/2031			5.375%	\$ 59,662.50	
11/1/2031		\$ 95,000		\$ 59,662.50	\$ 214,325
5/1/2032			5.375%	\$ 57,228.13	
11/1/2032		\$ 100,000		\$ 57,228.13	\$ 214,456
5/1/2033			5.375%	\$ 54,665.63	
11/1/2033		\$ 105,000		\$ 54,665.63	\$ 214,331
5/1/2034			5.375%	\$ 51,975.00	
11/1/2034		\$ 110,000		\$ 51,975.00	\$ 213,950
5/1/2035			5.375%	\$ 49,156.25	
11/1/2035		\$ 115,000		\$ 49,156.25	\$ 213,313
5/1/2036			5.375%	\$ 46,209.38	
11/1/2036		\$ 120,000		\$ 46,209.38	\$ 212,419
5/1/2037			5.375%	\$ 43,134.38	
11/1/2037		\$ 125,000		\$ 43,134.38	\$ 211,269
5/1/2038			5.375%	\$ 39,775.00	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550
5/1/2039			5.375%	\$ 36,146.88	
11/1/2039	\$	140,000		\$ 36,146.88	\$ 212,294
5/1/2040			5.375%	\$ 32,384.38	
11/1/2040	\$	145,000		\$ 32,384.38	\$ 209,769
5/1/2041			5.375%	\$ 28,487.50	
11/1/2041	\$	155,000		\$ 28,487.50	\$ 211,975
5/1/2042			5.375%	\$ 24,321.88	
11/1/2042	\$	165,000		\$ 24,321.88	\$ 213,644
5/1/2043			5.375%	\$ 19,887.50	
11/1/2043	\$	170,000		\$ 19,887.50	\$ 209,775
5/1/2044			5.375%	\$ 15,318.75	
11/1/2044	\$	180,000		\$ 15,318.75	\$ 210,638
5/1/2045			5.375%	\$ 10,481.25	
11/1/2045	\$	190,000		\$ 10,481.25	\$ 210,963
5/1/2046			5.375%	\$ 5,375.00	
11/1/2046	\$	200,000		\$ 5,375.00	\$ 210,750

Flow Way Community Development District

**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 220	\$ 6	\$ 12	\$ 12
Reserve Account	\$ 345	\$ 1,889	\$ 3,778	\$ 3,700
Interest Account	\$ 2	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 376,564	\$ 336,162	\$ 376,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 377,131	\$ 338,057	\$ 380,354	\$ 378,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 95,000	\$ 100,000	\$ 100,000	\$ 105,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 247,763	\$ 123,074	\$ 244,448	\$ 240,963
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ 1,889	\$ 1,889	
Total Expenditures and Other Uses	\$ 367,266	\$ 224,963	\$ 370,841	\$ 370,467
Net Increase/(Decrease) in Fund Balance	\$ 9,865	\$ 113,094	\$ 9,514	\$ 7,810
Fund Balance - Beginning	\$ 434,323	\$ 434,323	\$ 434,323	\$ 443,837
Fund Balance - Ending	\$ 444,188	\$ 547,417	\$ 443,837	\$ 451,646

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2022 Debt Service	
Principal	\$ 105,000
Interest	\$ 119,589
Total - Restricted Fund Balance:	\$ 399,178

Description	Assessment Comparison		Fiscal Year 2022
	Number of Units	Fiscal Year 2021	
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

Flow Way Community Development District

Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 5,425,000			
5/1/2017		3.400%	\$ 108,235.61	
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409
5/1/2018		3.400%	\$ 126,303.75	
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608
5/1/2019		3.400%	\$ 124,688.75	
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378
5/1/2020		3.400%	\$ 123,073.75	
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148
5/1/2021		3.400%	\$ 121,373.75	
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748
5/1/2022		3.400%	\$ 119,588.75	
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178
5/1/2023		4.350%	\$ 117,196.25	
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393
5/1/2024		4.350%	\$ 114,803.75	
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608
5/1/2025		4.350%	\$ 112,302.50	
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605
5/1/2026		4.350%	\$ 109,692.50	
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385
5/1/2027		4.350%	\$ 106,973.75	
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948
5/1/2028		4.350%	\$ 104,037.50	
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075
5/1/2029		4.875%	\$ 100,625.00	
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250
5/1/2030		4.875%	\$ 97,090.63	
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181
5/1/2031		4.875%	\$ 93,434.38	
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869
5/1/2032		4.875%	\$ 89,534.38	
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069
5/1/2033		4.875%	\$ 85,390.63	
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781
5/1/2034		4.875%	\$ 81,125.00	
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250
5/1/2035		4.875%	\$ 76,615.63	
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231
5/1/2036		4.875%	\$ 71,862.50	
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725
5/1/2037		4.875%	\$ 66,865.63	
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731
5/1/2038		4.875%	\$ 61,625.00	
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250
5/1/2039		5.000%	\$ 56,000.00	

Flow Way Community Development District

Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
5/1/2046		5.000%	\$ 8,250.00	
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 1,100	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,281	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 226,578	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 257,531	\$ 227,863	\$ 256,439	\$ 256,439
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 65,000	\$ 65,000	\$ 65,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 166,563	\$ 83,850	\$ 166,563	\$ 164,200
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ 1,281	\$ 1,281	
Total Expenditures and Other Uses	\$ 248,195	\$ 150,131	\$ 249,475	\$ 250,832
Net Increase/(Decrease) in Fund Balance	\$ 9,336	\$ 77,732	\$ 6,964	\$ 5,607
Fund Balance - Beginning	\$ 282,164	\$ 282,164	\$ 282,164	\$ 289,128
Fund Balance - Ending	\$ 291,500	\$ 359,896	\$ 289,128	\$ 294,735

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2022 Debt Service	
Principal	\$ 70,000
Interest	\$ 81,488
Total - Restricted Fund Balance:	\$ 269,863

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2021	Fiscal Year 2022
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
5/1/2018				\$ 70,069.86		
11/1/2018	\$ 80,000		3.500%	\$ 86,387.50	\$ 236,457	\$ 3,585,000
5/1/2019				\$ 84,987.50		\$ 3,585,000
11/1/2019	\$ 65,000		3.500%	\$ 84,987.50	\$ 234,975	\$ 3,520,000
5/1/2020				\$ 83,850.00		\$ 3,520,000
11/1/2020	\$ 65,000		3.500%	\$ 83,850.00	\$ 232,700	\$ 3,455,000
5/1/2021				\$ 82,712.50		\$ 3,455,000
11/1/2021	\$ 70,000		3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		\$ 3,385,000
11/1/2022	\$ 70,000		3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		\$ 3,315,000
11/1/2023	\$ 75,000		3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		\$ 3,240,000
11/1/2024	\$ 75,000		4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		\$ 3,165,000
11/1/2025	\$ 80,000		4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		\$ 3,085,000
11/1/2026	\$ 80,000		4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		\$ 3,005,000
11/1/2027	\$ 85,000		4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		\$ 2,920,000
11/1/2028	\$ 90,000		4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		\$ 2,830,000
11/1/2029	\$ 95,000		5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		\$ 2,735,000
11/1/2030	\$ 95,000		5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		\$ 2,640,000
11/1/2031	\$ 100,000		5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		\$ 2,540,000
11/1/2032	\$ 105,000		5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		\$ 2,435,000
11/1/2033	\$ 115,000		5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		\$ 2,320,000
11/1/2034	\$ 120,000		5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		\$ 2,200,000
11/1/2035	\$ 125,000		5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		\$ 2,075,000
11/1/2036	\$ 130,000		5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		\$ 1,945,000
11/1/2037	\$ 135,000		5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		\$ 1,810,000
11/1/2038	\$ 145,000		5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		\$ 1,665,000
11/1/2039	\$ 150,000		5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2040				\$ 37,875.00		\$ 1,515,000
11/1/2040	\$ 160,000		5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		\$ 1,355,000
11/1/2041	\$ 165,000		5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		\$ 1,190,000
11/1/2042	\$ 175,000		5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		\$ 1,015,000
11/1/2043	\$ 185,000		5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		\$ 830,000
11/1/2044	\$ 195,000		5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		\$ 635,000
11/1/2045	\$ 200,000		5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		\$ 435,000
11/1/2046	\$ 210,000		5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		\$ 225,000
11/1/2047	\$ 225,000		5.000%	\$ 5,625.00	\$ 236,250	\$ -

Flow Way Community Development District

Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 1,100	\$ 8	\$ 16	\$ 1,100
Reserve Account	\$ 2,700	\$ 7	\$ 14	\$ 2,700
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 619,288	\$ 555,858	\$ 619,288	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ 1,037,102	\$ 1,037,102	\$ -
Total Revenue & Other Sources	\$ 623,088	\$ 1,592,976	\$ 1,656,420	\$ 555,362
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 180,000	\$ 180,000	\$ 180,000	\$ 170,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ 1,075,000	\$ -
Interest Expense				
Series A Bonds	\$ 395,759	\$ 199,387	\$ 395,759	\$ 345,438
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 40,333	\$ -	\$ 40,333	\$ 36,083
Interfund Transfer Out	\$ -	\$ 70	\$ 70	\$ -
Total Expenditures and Other Uses	\$ 616,092	\$ 379,457	\$ 1,691,161	\$ 551,521
Net Increase/(Decrease) in Fund Balance	\$ 6,996	\$ 1,213,519	\$ (34,741)	\$ 3,841
Fund Balance - Beginning	\$ 671,391	\$ 671,391	\$ 671,391	\$ 636,650
Fund Balance - Ending	\$ 678,387	\$ 1,884,910	\$ 636,650	\$ 640,491

Restricted Fund Balance:

Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2021 Debt Service	
Principal	\$ 170,000
Interest	\$ 174,143
Total - Restricted Fund Balance:	\$ 600,564

Description	Assessment Comparison		Fiscal Year 2022
	Number of Units	Fiscal Year 2021	
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

Flow Way Community Development District

Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	\$ 8,260,000
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023				\$ 168,447.50	\$ 509,743	\$ 8,090,000
11/1/2023		\$ 175,000	3.350%	\$ 168,447.50		\$ 7,915,000
5/1/2024				\$ 165,516.25	\$ 508,964	\$ 7,915,000
11/1/2024		\$ 180,000	3.350%	\$ 165,516.25		\$ 7,735,000
5/1/2025				\$ 162,501.25	\$ 508,018	\$ 7,735,000
11/1/2025		\$ 185,000	3.700%	\$ 162,501.25		\$ 7,550,000
5/1/2026				\$ 159,078.75	\$ 506,580	\$ 7,550,000
11/1/2026		\$ 190,000	3.700%	\$ 159,078.75		\$ 7,360,000
5/1/2027				\$ 155,563.75	\$ 504,643	\$ 7,360,000
11/1/2027		\$ 200,000	3.700%	\$ 155,563.75		\$ 7,160,000
5/1/2028				\$ 151,863.75	\$ 507,428	\$ 7,160,000
11/1/2028		\$ 205,000	3.700%	\$ 151,863.75		\$ 6,955,000
5/1/2029				\$ 148,071.25	\$ 504,935	\$ 6,955,000
11/1/2029		\$ 215,000	3.700%	\$ 148,071.25		\$ 6,740,000
5/1/2030				\$ 144,093.75	\$ 507,165	\$ 6,740,000
11/1/2030		\$ 220,000	4.125%	\$ 144,093.75		\$ 6,520,000
5/1/2031				\$ 139,556.25	\$ 503,650	\$ 6,520,000
11/1/2031		\$ 230,000	4.125%	\$ 139,556.25		\$ 6,290,000
5/1/2032				\$ 134,812.50	\$ 504,369	\$ 6,290,000
11/1/2032		\$ 240,000	4.125%	\$ 134,812.50		\$ 6,050,000
5/1/2033				\$ 129,862.50	\$ 504,675	\$ 6,050,000
11/1/2033		\$ 250,000	4.125%	\$ 129,862.50		\$ 5,800,000
5/1/2034				\$ 124,706.25	\$ 504,569	\$ 5,800,000
11/1/2034		\$ 260,000	4.125%	\$ 124,706.25		\$ 5,540,000
5/1/2035				\$ 119,343.75	\$ 504,050	\$ 5,540,000
11/1/2035		\$ 270,000	4.125%	\$ 119,343.75		\$ 5,270,000
5/1/2036				\$ 113,775.00	\$ 503,119	\$ 5,270,000
11/1/2036		\$ 285,000	4.125%	\$ 113,775.00		\$ 4,985,000
5/1/2037				\$ 107,896.88	\$ 506,672	\$ 4,985,000
11/1/2037		\$ 295,000	4.125%	\$ 107,896.88		\$ 4,690,000
5/1/2038				\$ 101,812.50	\$ 504,709	\$ 4,690,000
11/1/2038		\$ 305,000	4.125%	\$ 101,812.50		\$ 4,385,000
5/1/2039				\$ 95,521.88	\$ 502,334	\$ 4,385,000
11/1/2039		\$ 320,000	4.125%	\$ 95,521.88		\$ 4,065,000
5/1/2040				\$ 88,921.88	\$ 504,444	\$ 4,065,000
11/1/2040		\$ 335,000	4.375%	\$ 88,921.88		\$ 3,730,000
5/1/2041				\$ 81,593.75	\$ 505,516	\$ 3,730,000
11/1/2041		\$ 345,000	4.375%	\$ 81,593.75		\$ 3,385,000
5/1/2042				\$ 74,046.88	\$ 500,641	\$ 3,385,000
11/1/2042		\$ 360,000	4.375%	\$ 74,046.88		\$ 3,025,000
5/1/2043				\$ 66,171.88	\$ 500,219	\$ 3,025,000

Flow Way Community Development District

Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	\$ 2,250,000
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	\$ 1,840,000
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	\$ 1,410,000
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	\$ 960,000
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	\$ 490,000
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -

Flow Way Community Development District

**Assessment Comparison - Budget
Fiscal Year 2022**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2021	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 525.08	\$ 525.04	\$ 1,229.38	\$ 1,229.38	\$ 1,754.46	\$ 1,754.42
SF - 62'	82	\$ 525.08	\$ 525.04	\$ 1,992.82	\$ 1,992.82	\$ 2,517.90	\$ 2,517.86
SF - 76'	62	\$ 525.08	\$ 525.04	\$ 3,282.90	\$ 3,282.90	\$ 3,807.98	\$ 3,807.94
SF - 90'	7	\$ 525.08	\$ 525.04	\$ 3,198.48	\$ 3,198.48	\$ 3,723.56	\$ 3,723.52
Multi-Family	96	\$ 525.08	\$ 525.04	\$ 1,071.89	\$ 1,071.89	\$ 1,596.97	\$ 1,596.93
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 525.08	\$ 525.04	\$ 1,313.66	\$ 1,313.66	\$ 1,838.74	\$ 1,838.70
Partial Phase buydown	28	\$ 525.08	\$ 525.04	\$ 1,492.80	\$ 1,492.80	\$ 2,017.88	\$ 2,017.84
SF - 76'							
Partial Phase buydown	11	\$ 525.08	\$ 525.04	\$ 3,745.36	\$ 3,745.36	\$ 4,270.44	\$ 4,270.40
Partial Phase buydown	12	\$ 525.08	\$ 525.04	\$ 3,901.42	\$ 3,901.42	\$ 4,426.50	\$ 4,426.46
SF - 90'	18	\$ 525.08	\$ 525.04	\$ 3,866.11	\$ 3,866.11	\$ 4,391.19	\$ 4,391.15
SF - 100'	17	\$ 525.08	\$ 525.04	\$ 4,066.15	\$ 4,066.15	\$ 4,591.23	\$ 4,591.19
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 525.08	\$ 525.04	\$ 1,396.98	\$ 1,398.88	\$ 1,922.06	\$ 1,923.91
SF - 62'	31	\$ 525.08	\$ 525.04	\$ 2,181.28	\$ 2,184.02	\$ 2,706.36	\$ 2,709.06
MF - Esplanade	30	\$ 525.08	\$ 525.04	\$ 1,016.34	\$ 1,178.68	\$ 1,541.42	\$ 1,703.72
MF - Vercelli	56	\$ 525.08	\$ 525.04	\$ 1,017.51	\$ 1,017.51	\$ 1,542.59	\$ 1,542.54
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 525.08	\$ 525.04	\$ 1,440.78	\$ 1,440.78	\$ 1,965.86	\$ 1,965.82
SF - 62'	52	\$ 525.08	\$ 525.04	\$ 2,176.05	\$ 2,176.05	\$ 2,701.13	\$ 2,701.09
SF - 76'	24	\$ 525.08	\$ 525.04	\$ 3,535.95	\$ 3,538.95	\$ 4,061.03	\$ 4,063.99
MF - Vercelli	46	\$ 525.08	\$ 525.04	\$ 1,017.51	\$ 1,017.51	\$ 1,542.59	\$ 1,542.54
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 525.08	\$ 525.04	\$ 1,782.60	\$ 1,782.60	\$ 2,307.68	\$ 2,307.64
SF - 62'	44	\$ 525.08	\$ 525.04	\$ 2,690.48	\$ 2,690.48	\$ 3,215.56	\$ 3,215.52
SF - 76'	25	\$ 525.08	\$ 525.04	\$ 4,425.12	\$ 4,425.12	\$ 4,950.20	\$ 4,950.16
MF - Esplanade	14	\$ 525.08	\$ 525.04	\$ 1,370.23	\$ 1,370.23	\$ 1,895.31	\$ 1,895.27
MF - Vercelli	2	\$ 525.08	\$ 525.04	\$ 1,236.39	\$ 1,236.39	\$ 1,761.47	\$ 1,761.42
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 525.08	\$ 525.04	\$ -	\$ 1,991.94	\$ 525.04	\$ 2,516.98
SF - 62'	29	\$ 525.08	\$ 525.04	\$ -	\$ 2,925.95	\$ 525.04	\$ 3,450.99
SF - 76'	23	\$ 525.08	\$ 525.04	\$ -	\$ 4,673.82	\$ 525.04	\$ 5,198.86
MF - Esplanade (Phase 8)	72	\$ 525.08	\$ 525.04	\$ -	\$ 1,571.81	\$ 525.04	\$ 2,096.85
MF - Vercelli	64	\$ 525.08	\$ 525.04	\$ -	\$ 1,416.74	\$ 525.04	\$ 1,941.78
MF - Esplanade (phase 7)	36	\$ 525.08	\$ 525.04	\$ -	\$ 1,383.23	\$ 525.04	\$ 1,908.27
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						