

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

JUNE 16, 2022

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PREPARED BY:

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

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

June 16, 2022

Board of Supervisors  
Flow Way Community Development District

Dear Board Members:

The Continued Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Wednesday, June 22, 2022, at 10:00 A.M.** at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

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

<https://districts.webex.com/districts/onstage/g.php?MTID=e3d47eb39b3553aefc0295f5829b2da03>

Access Code: **2341 773 3921**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2341 773 3921** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Executive Session of the Board of Supervisors (Closed to Public).

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

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

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

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

4. Announcement of Next Meeting – Public Hearing on July 21, 2022.

Quorum Call for July 21, 2022.

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

5. Adjournment.

***Staff Review***

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

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The second order of business is public comments for non-agenda items.

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

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Yours sincerely,  
Flow Way Community Development District



James P. Ward  
District Manager

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

June 9, 2022

Board of Supervisors  
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, June 16, 2022, at 1:00 P.M.** at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

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

<https://districts.webex.com/districts/onstage/g.php?MTID=ec2e3cb0853300cbfa8472baa1db35ae5>

Access Code: **2349 892 1577**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2349 892 1577** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Consideration of Minutes:
  - I. May 19, 2022 – Regular Meeting. [page 6]
4. Staff Items.
  - I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
    - a. Status Report on City of Bonita Springs application to SFWMD to discharge floodwater into Collier County (including the Preserve).
    - b. Status Report on Litigation.
    - c. Update on non-binding new Arbitration Hearing scheduled for May 31, 2022.
    - d. Former Directors’ Motion for Summary Judgement scheduled for Hearing on June 21, 2022.
    - e. Defendants’ Motion for Summary Judgment scheduled for Hearing on July 6, 2022.
    - f. Anticipated trial period between August 22, 2022, and September 16, 2022.
    - g. Update on discussions with HOA as to potential new litigation.
    - h. Request to call Executive Attorney/client shade session. Discussion of lawsuit, File Number: 20-CA-4147.

- II. District Engineer – Calvin, Giordano & Associates.
    - a. Engineer’s Report. [page 17]
      - 1. SFWMD Water Use Permit (Consumptive Use Permit).
      - 2. City of Bonita Springs application to SFWMD to discharge floodwater into Collier County (including the Preserve).
  - III. District Manager – JPWard & Associates, LLC.
    - a. Fiscal Year 2023 Budget Public Hearing – July 21, 2022 (4:00 P.M.).
    - b. Financial Statements for period ending May 31, 2022 (unaudited). [page 28]
    - c. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities.
5. Audience Comments: - Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
6. Announcement of Next Meeting – Public Hearing on July 21, 2022.

Quorum Call for July 21, 2022.

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

7. Adjournment.

***Staff Review***

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

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The second order of business is public comments for non-agenda items.

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The third order of business is consideration of the May 19, 2022, regular meeting minutes.

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

Under District Attorney staff reports, item 4(l)(h) is a request by the District Attorney to hold an executive session of the Board of Supervisors.

***The executive attorney/client session is recommended for a date and time to be determined by the Board of Supervisors today, and the meeting will be held at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119 and is to begin at the end of the District's regular meeting, and is closed to the public.***

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

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

***The attending parties shall be the District Attorney, Greg Woods and Jessica Tolin, the District Manager, James Ward, and those members of the Board who will confirm their attendance during the meeting.***

***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.***

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Below is an update on the budget timeline.

The budget discussions concluded after the March 17, 2022, April 21, 2022, and May 19, 2022, meetings. The Fiscal Year 2023 Proposed Budget was approved, and the public hearing date, time, and location was set for **Thursday, July 21, 2022, at 4:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.**

The Board may continue to discuss the Fiscal Year 2023 Proposed Budget with the one limitation that no changes may be made that would increase the Fiscal Year 2023 Expenditures/Assessment Rate.

The District is preparing the required mailed notices to all property owners in the District, which is scheduled to be mailed on June 15, 2022.

The Budget timeline is as follows:

Date of Action	Action Required	Description	Status
<b>March 17, 2022</b>	None	Presentation	Completed
<b>April 21, 2022</b>	None	Continued Workshop	Completed
<b>May 19, 2022</b>	Final Decision on Proposed Budget	Final Workshop	Completed

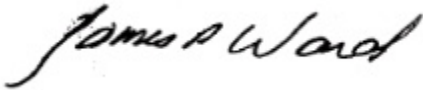
<b>May 19, 2022</b>	Approval of <del>Resolution 2022-3</del>	Approve Proposed Budget Required	Completed
<b>June 15, 2022</b>	Mailed Notices to Residents	Manager Responsibility	Completed
<b>July 21, 2022</b>	Public Hearing to Adopt Proposed Budget	Adoption Required	
<b>Week of August 22, 2022</b>	Adopted Assessment Rate to County	Manager Responsibility	

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

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Yours sincerely,  
Flow Way Community Development District



James P. Ward  
District Manager

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was  
11 held on Thursday, May 19, 2022, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista  
12 Lane, Naples, FL 34119.

13  
14  
15

**Present and constituting a quorum:**

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

21  
22  
23

**Also present were:**

24 James P. Ward	District Manager
25 James Messick	District Engineer
26 Greg Woods	District Counsel

27  
28  
29

**Audience:**

30 Joseph Stigliano

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

34  
35  
36  
37

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

38  
39

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

42  
43

**SECOND ORDER OF BUSINESS**

**Public Comments**

44  
45  
46  
47

**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.**

48 Chairperson Stamp reviewed public comment protocols.

Mr. Joe Stigliano thanked the Board for the new asset map which was informative. He noted, however,  
the street names on the map on the website needed to be made larger so as to be legible. He indicated  
he wished to discuss the budget.



49 Chairperson Stamp asked Mr. Stigliano to wait to discuss the budget until the budget Item on the  
50 Agenda.

51

52 Mr. Ron Miller asked for speakers from the audience to approach the microphone as he was unable to  
53 hear Mr. Stigliano.

54

55 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

56

57 **I. April 11, 2022 – Meeting**

58 **II. April 21, 2022 – Meeting**

59

60 Chairperson Stamp asked if there were any corrections or deletions.

61

62 Mr. Ron Miller made some comments regarding the Minutes and asked for a correction to be made.

63

64 Chairperson Stamp indicated this would be done.

65

66 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Ron Miller, and**  
67 **with all in favor, the Minutes for the April 11, 2022 Meeting Minutes**  
68 **and the April 21, 2022 Meeting Minutes were approved as amended.**

69

70 **FOURTH ORDER OF BUSINESS**

**Continued Discussion**

71

72 **Continued Discussion – Fiscal Year 2023 Budget and Five (5) Year Capital Plan**

73

74 **I. Fiscal Year 2023 Budget and Five (5) Year Capital Plan**

75 **II. Consideration of Amendments by Board of Supervisors to Proposed Budget**

76 **III. Consideration of Resolution 2022-3, a resolution of the Board of Supervisors approving the Fiscal**  
77 **Year 2023 Proposed Budget and setting the Public Hearing on Thursday, July 21, 2022, at 4:00 P.M.**  
78 **at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**

79 **IV. Required Mailed Notice Letter to Property Owners**

80

81 *Mr. Ward: The public hearing is scheduled for July 21, 2022 at 4:00 p.m. at the Esplanade Golf and*  
82 *Country Club. The purpose today would be for you to finalize any changes to the budget prior to us*  
83 *going to the public hearing so that we can send out the mailed notice, a copy of which is also*  
84 *enclosed in your Agenda Package, in accordance with the statute. This would be the Board's last*  
85 *time to make changes to the budget before the public hearing. During the public hearing, you can*  
86 *make any changes to the budget you desire, as long as you do not go over whatever you approve*  
87 *today pursuant to the resolution that is in your Agenda. The Budget has not changed, other than the*  
88 *one change that I've included in your package today, and that includes the backup pump and motor*  
89 *for the irrigation system which includes an additional \$20,000 dollars and changes the assessment*  
90 *rate to \$1,495.24 per year. That is the only change I have to the budget. Other than that, there are*  
91 *no changes to what was originally presented to you.*

92

93 *Chairperson Stamp: This is the meeting that we will accept any amendments any Board Member*  
94 *wanted to offer for the budget. Ron, you had one?*

95

96 *Mr. Miller: Let me go over it once again. There is approximately \$210,000 dollars in the budget for*  
97 *the maintenance of the external preserves. For this fiscal year I think it would be best to rule that*  
98 *back to \$10,000 dollars to be used as an "emergency budget" because Taylor Morrison really has*  
99 *that responsibility and that's what we are suing about. Supposedly, Taylor Morrison is addressing*  
100 *these issues as we speak. Then, we can come back with an addition to the budget of \$100,000*  
101 *dollars as a contingent to make sure we have enough money in the budget should something else*  
102 *arise. So, the budget would go down a net \$100,000 dollars.*

103  
104 Discussion ensued regarding the changes proposed by Mr. Miller; exactly how much the budget  
105 would be reduced, and exactly which line item Mr. Miller proposed to change (external preserves).

106  
107 Mr. Bart Bhatla asked about the external preserves versus the internal preserves. He stated he  
108 thought the preserves were the preserves, be it external or internal. He asked if there were  
109 additional funds assigned to the internal preserves which Mr. Miller was excluding from his  
110 proposed changes.

111  
112 Mr. Miller responded he was not trying to change the internal preserve budget, only the external  
113 preserve budget. He explained the internal preserves had never been an issue with Taylor Morrison.  
114 He stated the Board acknowledged the internal preserves were a part of CDD's responsibilities.

115  
116 Mr. Bhatla disagreed. He stated he believed the preserves were a package and the preserves were a  
117 compensatory easement to do the development. *All these preserves, external or internal, it does*  
118 *not matter. At least as my understanding of the preserves as it is put forth. I want clarification. If*  
119 *there are internal preserve maintenance costs, I think they should –*

120  
121 *Mr. Miller: The difference is, if you go back to the documents, like the Corps, South Florida, US Fish*  
122 *and Wildlife, the documents make a distinction between the internal and external. Only the external*  
123 *preserves were to be eventually transitioned over to some kind of environmental agency along with*  
124 *the permanent funding of an escrow account. There is a second document which relates to the*  
125 *internal preserves and that document there was no language to transfer those to anybody, nor was*  
126 *there any language about any escrow fund. The actual permit documents that bind Taylor Morrison*  
127 *were different for the two different kinds of preserves, external versus internal.*

128  
129 *Mr. Bhatla: I missed that. I thought preserves as a definition was a preserve region compensatory*  
130 *for issuing the permit. I'll have to read that again.*

131  
132 *Chairperson Stamp: There has never been any doubt we are responsible for the internal preserves.*

133  
134 *Mr. Woods: The lawsuit involves the external preserves, not the internal preserves.*

135  
136 Chairperson Stamp called for a motion.

137  
138 *Mr. Ward: I suggest the motion reduce the line item we call the western preserve, northern preserve*  
139 *area 1, and northern preserve area 2, in the amount of \$210,895 dollars in the budget, and we will*  
140 *include a contingency of \$10,000 dollars in stormwater services preserves and add a contingency as*  
141 *another line item for \$100,000 dollars. I will probably put it in your main stormwater program.*

142

143 **On MOTION made by Mr. Ron Miller, seconded by Mr. Bart Bhatla,**  
144 **and with all in favor, the western preserve, northern preserve area 1,**  
145 **and northern preserve area 2 line items were reduced in the amount**  
146 **of \$210,895 dollars, a contingency of \$10,000 dollars in stormwater**  
147 **services preserves were added and a contingency of \$100,000 dollars**  
148 **was added as another line item.**

149  
150 Mr. Joseph Stigliano asked if resident recommendations regarding the budget could be taken into  
151 consideration at the public hearing or was the budget finalized at that point.

152  
153 Chairperson Stamp explained the budget would not be finalized and resident recommendations  
154 could be considered; however, once the Resolution was adopted today, the cap rate would be set,  
155 and the Budget could not go higher than the cap rate. *If you come in and want us to spend half a*  
156 *million dollars on something, we would have to take it out of somewhere else; we can't go up. The*  
157 *cap is the cap.*

158  
159 *Mr. Stigliano: At what point will we know how much the assessment will be increased.*

160  
161 *Chairperson Stamp: We can give you a close number today, but on July 21 you will have the exact*  
162 *number.*

163  
164 *Mr. Stigliano: Will you explain how it is derived? Whether it is a percentage of your tax assesses?*

165  
166 *Chairperson Stamp: It is not ad valorem. It is per unit.*

167  
168 *Mr. Ward: It was \$1,495.24 before the change today, so it's going to go down slightly from that. It*  
169 *is going to go down approximately \$80 dollars. In addition, you will get a mailed notice from the*  
170 *District, sometime in the latter part of May, before the public hearing, which will give you the cap*  
171 *rate number.*

172  
173 Mr. Stigliano thanked the Board and Mr. Ward.

174  
175 *Chairperson Stamp: Okay, consideration of Resolution 2022-3.*

176  
177 *Mr. Ward: The Resolution sets your public hearing date for July 21, 2022, Thursday, at 4:00 p.m.*  
178 *Keep that time in your heads. It will be at the Esplanade Golf and Country Club, 8910 Torre Vista*  
179 *Lane, Naples, FL 34119. It approves your proposed budget as amended today.*

180  
181 *Mr. Miller: Jim, you've got an explanation letter going on this. Maybe you could put some additional*  
182 *language in the letter indicating this did not represent an increase in the overall operating expenses*  
183 *of Esplanade; it is simply the result of the transfer of responsibility from the HOA to the CDD because*  
184 *the HOA had been previously paying for this. Maybe smooth it down a little bit, because that's the*  
185 *reality of what's going on. Whether or not the HOA actually did that under Taylor Morrison is a*  
186 *different subject, but in concept it is moving it from one pocket to another.*

187  
188 *Mr. Ward: I tend to stay away from that type of language when we do these transfers because it*  
189 *does tend to imply that the HOA should do something, and whether they do or don't is not a District*

190 *decision. I understand the concept, but I tend to stay away from those kinds of words in a*  
 191 *governmental letter for this kind of a budget.*

192

193 *Chairperson Stamp: Jim and I have talked about the letter several times and the reality is, a lot of*  
 194 *this stuff wasn't done by the Taylor Morrison controlled HOA and probably should have been done by*  
 195 *the Taylor Morrison HOA, and they didn't do it, so it's kind of misleading to the people to say this was*  
 196 *an HOA expense as it was never funded.*

197

198 Mr. Bhatla agreed.

199

200 Mr. Miller: Okay.

201

On MOTION made by Mr. Bart Bhatla, seconded by Mr. Martinn Winters, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.

202

203

204

205

206 *Mr. Ward: I will just tell you, your public hearing is July 21, so I am going to schedule this to be*  
 207 *mailed roughly the end of the second week of June in order to meet the deadline. I want to point*  
 208 *out, we use the County Property Appraisers Rolls for purposes of the mailing. That may or may not*  
 209 *be perfect. People's addresses change, the don't change them with the County, property sells*  
 210 *between the time I get a roll and the time the letter goes out. They may have the home in a trust.*  
 211 *There are a lot of reasons why a person might not get it. But we are required to use the rolls from*  
 212 *the County for purposes of the mailing. You will get people who will say they never got the letter,*  
 213 *but those are the reasons why this happens.*

214

215 *Mr. Bhatla: Is that address the same as the County tax rolls?*

216

217 *Mr. Ward: Yes.*

218

219 *Chairperson Stamp: We will post it on our website and give it to the HOA to post.*

220

## 221 **FIFTH ORDER OF BUSINESS**

## Staff Items

222

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

224

#### 225 **a) Status Report on Litigation**

226 **i. Depositions of Current Director have been requested**

227 **ii. Deposition of Former Engineer scheduled for May 27, 2022**

228 **iii. Deposition of Former Attorney around the last week of May 2022**

229 **b) Update on mediation held on April 26, 2022**

230 **c) Non-Binding new Arbitration Hearing scheduled for May 31, 2022**

231 **d) Former Directors' Motion for Summary Judgement scheduled for Hearing on June 21, 2022**

232 **e) Anticipated trial period between July 11, 2022, and August 5, 2022**

233 **f) Update on discussions with HOA as to potential new litigation**

234

235 *Mr. Woods: Mediation was held on April 26, 2022 with the HOA and Taylor Morrison. I will talk*  
 236 *more about the mediation in our executive session. Subsequent to the mediation we have requests*

237 *for additional depositions. The Taylor Morrison list is to depose the current directors. Mr. Bhatla*  
238 *was deposed yesterday. Mr. Miller has already been deposed and Mr. Martin Winters and Mr.*  
239 *Kleck is coming up. We will be deposing the former CDD Engineer on May 27, and the former CDD*  
240 *Attorney May 30 or so based on the Taylor Morrison former Board Members filing a motion saying*  
241 *they relied on the former engineer and former attorney for making their decisions. We are going*  
242 *to investigate. All that is upcoming. The new date for the nonbinding arbitration is May 31, 2022.*  
243 *Interestingly though, Taylor Morrison has recently filed a motion for leave to amend its defenses*  
244 *and counterclaims. Defenses are the estoppel and (Indecipherable). The counterclaim is basically*  
245 *against the Board for allegedly not complying with the prior agreements between the CDD and*  
246 *Taylor Morrison. They are trying to add that to the lawsuit. That motion for leave to amend will*  
247 *be heard next week. If the court grants it leniency (Indecipherable). (Indecipherable) August or*  
248 *early September trial docket. Then, because of these new claims, I suspect Taylor Morrison will*  
249 *request to push back the arbitration a little bit to see if these claims are incorporated into the*  
250 *lawsuit, so we are arbitrating all of the additional claims to hear them all together. There is a*  
251 *chance that the May 31 nonbinding arbitration is pushed back as well. The former Directors have*  
252 *a motion (Indecipherable) that's scheduled for June 1<sup>st</sup>. Taylor Morrison has a motion for a*  
253 *summary judgment scheduled in July. Those will all be activities leading up to (Indecipherable).*  
254 *We have a lot going on in the case, but we will discuss the mediation aspects of it in executive*  
255 *session.*

256

257 Mr. Bhatla asked about the mediation between Taylor Morrison and the HOA.

258

259 *Mr. Woods: (Indecipherable).*

260

261 *Mr. Bhatla: Has the HOA filed their claim?*

262

263 *Mr. Woods: (Indecipherable).*

264

265 A discussion was held regarding Taylor Morrison and the HOA claims; and Taylor Morrison being  
266 aware the HOA would be filing a claim.

267

268 *Mr. \_\_\_\_\_ 32:52: (Indecipherable).*

269

270 Mr. Miller and Mr. Kleck discussed the technical difficulties being experienced.

271

272 Mr. Woods summarized: *Essentially, Taylor Morrison has asked for all of the Board Member*  
273 *depositions. We are lining all that up. There will be depositions of the former District Engineer and*  
274 *former District Attorney that we are taking based on Taylor Morrison former Board Members'*  
275 *claims that they relied on those gentleman's opinions to make their decisions. The mediation*  
276 *occurred on April 26. We will talk about that in executive session. Taylor Morrison filed a motion*  
277 *to have leave to amend their pleadings. They are adding a couple of permanent defenses based on*  
278 *having gotten off the permits, and a (Indecipherable) based on some grievance between the CDD*  
279 *and Taylor Morrison dating back to 2013 and 2015. They have also filed a counterclaim against*  
280 *the CDD saying that the CDD has breached its prior agreements by essentially not taking care of*  
281 *the preserves. They are trying to add that to the lawsuit. If the judge grants the motion for leave*  
282 *than the pleadings are open, and we will file our own defenses related to those claims and so it's*  
283 *pushing things back. The court has already moved the trial period from July/August to*  
284 *August/September. I anticipate with the May filing of the new pleadings that the nonbinding*

285 *arbitration may be moved. There are a lot of moving parts at the moment, but this is normal as*  
286 *you get closer to trial. The other items and mediation should be addressed during the executive*  
287 *session.*

288  
289 *Mr. Miller: If the judge allows those changes by Taylor Morrison, could we then ask a second time*  
290 *to have them include our grievances from the second lawsuit into the first and then not have to file*  
291 *a second?*

292  
293 *Mr. Woods: We could try that, but the problem is that their amendments fairly relate to the*  
294 *existing claims in the case, whereas with the construction defect claims, Taylor Morrison would*  
295 *then be adding the subcontractors who did the work to the case, and by adding subcontractors,*  
296 *they are obviously entitled to do a lot of discovery which will take the case back another year or so.*  
297 *That's why the judge wouldn't allow us to bring in construction defect claims.*

298  
299 *Mr. Miller: I understand the difference.*

300  
301 *Chairperson Stamp: If they are saying it's moot because the HOA is now the permittee and they*  
302 *are no longer the permittee, how do they have standing to bring a suit for us for not doing the*  
303 *maintenance? Are they in or are they out?*

304  
305 *Mr. Woods: They are basing it on agreements between the former CDD and Taylor Morrison when*  
306 *they controlled it.*

307  
308 *Mr. Bhatla: Is legal action the only avenue available to use for construction defects? Is there a*  
309 *non-legal mediation in which we could put forth the construction defects and have them talk about*  
310 *it?*

311  
312 *Mr. Woods: You would be asking Taylor Morrison to cooperate and do a pre-suit mediation, which*  
313 *in theory they did with the HOA present.*

314  
315 *Mr. Bhatla: what was discussed?*

316  
317 *Mr. Woods: We can't talk about it.*

318  
319 *Mr. Bhatla: But that came under the umbrella of the legal action. They haven't started any legal*  
320 *action at this point.*

321  
322 *Mr. Woods: They have not, but in order for a pre-suit mediation to work, you have to have two*  
323 *parties that want to negotiate in good faith, and I'm not sure that you have that in this situation.*

324  
325 *Chairperson Stamp: Parties could always get together and agree, but they haven't shown any*  
326 *inclination to do that.*

327  
328 *Mr. Woods: So, the HOA has been having discussions with them, but it appears that the HOA will*  
329 *also be in litigation with Taylor Morrison, by all appearances.*

330

331 *Mr. Martinn Winters: Did I understand correctly that Taylor Morrison's position now is that they*  
332 *are going to throw their counsel and engineer under the bus by saying they acted on bad advice*  
333 *gotten from their hired professionals?*

334  
335 *Mr. Woods: The former Board Members are going to say they relied on the professionals. That is*  
336 *a large part of the motion for summary judgment.*

337  
338 *Chairperson Stamp: They are not going to say it was bad judgment. They are going to say it was a*  
339 *reasonable judgment "because the engineer and attorney told us." I think that's what they are*  
340 *trying to slide it under. They are kind of throwing them under the bus, but not exactly throwing*  
341 *them under the bus.*

342  
343 *Mr. Stigliano: I understand what the mediation is doing. With the nonbinding arbitration can you*  
344 *make a motion to the arbitrator for discovery from the other party, which you wouldn't be able to*  
345 *do at mediation?*

346  
347 *Mr. Woods: No. Nonbinding, no. Basically, the court proceedings (indecipherable), so you get the*  
348 *discovery through the court process.*

349  
350 *Mr. Stigliano: Between mediation and nonbinding arbitration, arbitrators mediate, and mediators*  
351 *arbitrate. It's a very fine line, and that's why I was wondering. The definition is about the same for*  
352 *both, but if they would turn it over to a real arbitrator (indecipherable) so, you can't get discovery.*

353  
354 *Mr. Woods: Correct.*

355  
356 **II. District Engineer – Calvin, Giordano & Associates**

357  
358 **a) Engineer's Report**

- 359 **1. Strategic Operational Plan**  
360 **2. SFWMD Water Use Permit & Pump Maintenance**  
361 **3. Water Quality Report**

362  
363 *Mr. James Messick: There are three items to discuss. Maybe we can wait until the end for*  
364 *questions. The first thing is Strategic Operational Plan. Ultimately, there are no changes.*  
365 *Second item is the South Florida Water Management District Water Use Permit. I did make a*  
366 *submittal to the SFWMD for the Water Use Permit transfer application on March 31. The day*  
367 *after last month's board meeting, we received a request for additional information from SFWMD*  
368 *asking for evidence of applicant's legal control over the irrigation facilities. Because the parcels*  
369 *and tracts included in the irrigation easements are limited the HOA will need to be added as a*  
370 *joint permittee. I am currently awaiting a response from the HOA. I will follow up with them.*  
371 *The last item to discuss, water quality sampling, GHB Services provided water quality sampling*  
372 *services for the CDD in five locations. He discussed what was measured at each location, noting*  
373 *there were no water quality concerns at this time. He noted the next sampling event was*  
374 *planned for June.*

375  
376 *Chairperson Stamp: Bonita wants to put in temporary pumps, or permission to utilize – Will you*  
377 *explain it to us?*

378

379 *Mr. Messick: The County had a board meeting where those things were discussed. Bonita*  
380 *Springs applied for a temporary permit to pump from the Logan right-of-way south into Collier*  
381 *County which would be immediately discharged into our preserves. The proposed structure they*  
382 *don't have the details for in theory. The permit is an emergency permit. They would need to get*  
383 *approval after the (indecipherable) for Lee County. They will have a certain number of days*  
384 *wherein if they meet certain criteria for flood requirements, then they can get approval from the*  
385 *District to discharge to the south. It is a program that was prepared in joint between the District*  
386 *and Bonita Springs which is rare. (Indecipherable). They do have (Indecipherable) requirements*  
387 *downstream that show there is no flooding internally higher than pre-hurricane or pre-*  
388 *emergency situation. (Indecipherable).*

389  
390 Mr. Kleck and Mr. Miller discussed the technical difficulties being experienced.

391  
392 *Mr. Woods: I was contacted by Commissioner Andy Solis here at the County. Mr. Solis told me,*  
393 *essentially, this area of Bonita has always flooded, and despite that, the City of Bonita Springs*  
394 *issued permits for people to build in the flood area. Now, the City of Bonita Springs is seeking*  
395 *this emergency permit to pump out these flood areas and essentially, they will pump the excess*  
396 *water into our preserves and some of these houses are on septic, so you're going to get seepage*  
397 *and leakage, and that would be passed on down into Collier County. Additionally, when you get*  
398 *events like Hurricane Irma, you have problems with flooding down the canal, so these*  
399 *communities like Palm River and Collier Preserve have issues. But because of the type of water*  
400 *being pumped in the preserves, it should be of some interest to this community clearly, and so I*  
401 *think Mr. Solis talked about calling a Town Hall Meeting at some point. You guys might want to*  
402 *think about sending a representative to that and think about maybe being politically active on*  
403 *this issue.*

404  
405 *Mr. Bhatla: Should we request they provide us an engineer's assessment of the environmental*  
406 *impact on the preserve?*

407  
408 *Mr. Woods: You'll have to ask Jimmy, but I would assume that's part of the dealing with the*  
409 *South Florida Water Management District that they would have to do a lot of that. We may*  
410 *want to get the County to take a lead role in this.*

411  
412 *Mr. Bhatla: I believe we need to be visible because this is going to impact us.*

413  
414 *Chairperson Stamp: I suggest Jimmy and Greg work to get some more details and prepare jointly*  
415 *a resolution to bring back to the next Board meeting, if appropriate, that we tell Collier County*  
416 *we would like to join them but have a resolution to consider at the next meeting. It may be no*  
417 *more than tell them we are interested, but it will depend on where the data takes us.*

418  
419 **III. District Manager – JPWard & Associates, LLC**

- 420  
421 **a. Financial Statements for period ending April 30, 2022 (unaudited)**  
422 **b. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities**  
423

424 *Mr. Ward: The items on the Agenda are continuing on, otherwise, I have nothing for you today.*  
425

426 **SIXTH ORDER OF BUSINESS**

**Audience Comments**



427

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

432

433 Chairperson Stamp asked if there were any additional comments or questions from audience members.

434

435 *Mr. Stigliano: You brought up a good point about the water which could be pumped into the preserves.*  
436 *There could be sewage in there, diesel oil, a lot of things. Maybe have real time sampling at the pump*  
437 *head of the quality of water coming through and then in some cases have a remediation program in*  
438 *place in case they have to add chlorine or add some sort of neutralizing agent, so at least we know*  
439 *what's coming. Once they pump it out, then you have to go back like this thing with Taylor Morrison and*  
440 *ask who did it, when did it happen, did it come from underground, etc. I would go for real time*  
441 *monitoring, and at least you'll know what we are getting and what problems you're going to face. Then*  
442 *if there's hazardous waste coming through there, chemicals, you can do some remediation. You can't*  
443 *stop it from coming, but we should know what we are getting. That information should be made*  
444 *somewhat publicly available, like with the blasting with the seismic readings. In Manhattan when we did*  
445 *blasting, we had to put seismic measuring all over the place, and that had to be real time access to*  
446 *people.*

447

448 *Mr. Bhatla: You make an important point. We need to understand what all we are going to get.*

449

450 *Chairperson Stamp: I think that will be a part of Jim and Greg to put together. I don't think this*  
451 *resolution will commit us to anything that we can't modify or change going forward as we learn more or*  
452 *things develop.*

453

454 *Mr. Messick: I did reach to the District and talk to my contact and requested more information about it.*  
455 *I'm still waiting to hear back.*

456

457 *Chairperson Stamp: This is all fairly new.*

458

459 *Mr. Ward: What is the timing for all of this? Is there something out there that says the regulatory*  
460 *agency will grant whatever the parameters are to issue that permit in the event of--? Is that coming up*  
461 *in a month?*

462

463 *Mr. Messick: They have prepared a program. The program is in place that matches the pumps they have*  
464 *at their site. The program would be used after emergency conditions, and therefore, they are*  
465 *accelerating the approval process to allow them to start pumping.*

466

467 *Mr. Woods: The County Commissioner is calling a Town Hall Meeting to give information to give*  
468 *information.*

469

470 *Mr. Ward: The County and us are basically in defensive positions that we have to act to stop it at this*  
471 *point because it's already done. Got it.*

472

473 Chairperson Stamp read: "The sole purpose of the executive attorney/client session is to discuss a  
474 settlement in the Flow Way Community Development District's lawsuit. The executive session is

475 expected to last approximately thirty minutes. At the conclusion of the executive session the Board of  
 476 Supervisors will go back into Regular Session to conduct the balance of the regular agenda items. The  
 477 attending parties shall be the following members of the Board of Supervisors: Zack Stamp, Martinn  
 478 Winters, Bart Bhatla, District Attorney Greg Woods, and District Manager James Ward. At the close of  
 479 the executive session the Board will reopen the meeting for any additional items to be considered by  
 480 the Board of Supervisors.” He noted a court reporter would be present recording the proceedings. He  
 481 noted the records would become public following the lawsuit. He indicated the sole topic of the shade  
 482 session would be settlement offers. He dismissed the public for purposes of entering a shade session.  
 483 He noted the audience was welcome to wait outside until the shade session was complete.

484

485 **SEVENTH ORDER OF BUSINESS** **Executive Session**

486

487 **Executive Session of the Board of Supervisors (Closed to Public)**

488

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

491

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

495

496 **The attending parties shall be the following members of the Board of Supervisors: Zack Stamp,**  
 497 **Martinn Winters, Bart Bhatla, District Attorney Greg Woods, and District Manager James Ward.**

498

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

501

502 Chairperson Stamp called the regular meeting back to order.

503

504 **EIGHTH ORDER OF BUSINESS** **Announcement of Next Meeting**

505

506 **Announcement of Next Meeting – June 16, 2022**

507

508 Chairperson Stamp announced the next meeting would be held June 16, 2022.

509

510 **NINTH ORDER OF BUSINESS** **Adjournment**

511

512 The meeting was adjourned.

513

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

516

517

**Flow Way Community Development District**

518

519

520

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

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

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
June 2022**

**Board Meeting  
June 16<sup>th</sup>, 2022**

Prepared For:

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

Prepared By:



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

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**CGA Project No. 21-4271  
June 16<sup>th</sup>, 2022**

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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LEGAL DESCRIPTION

## **I. PURPOSE**

The purpose of this report is to provide the Board of Supervisors an update of recent engineering related activities. We will continue to provide updated monthly reports on the status of ongoing activities.

## **II. CURRENT ITEMS**

The following items are currently outstanding:

1. Strategic Operational Plan
2. SFWMD Water Use Permit (Consumptive Use Permit)

## **1. Strategic Operational Plan**

Community Development District (CDD) Asset Investigations and Reporting proposal was approved at the October 2021 Board of Supervisors' meeting. CDD investigations are completed. Asset Maps are completed and included in the Capital Improvements Program Appendix. CDD Utility and Asset investigations completed. All of the CDD assets have been investigated. Draft Capital Improvements Program and supporting Reports presented to Board of Supervisors' March 2022 board meeting.

### Current Asset Vendors

- Lake Maintenance
  - Eco-Logic Services (aquatic lake and wetland plant maintenance)
  - GHD Services, Inc. (Water Quality Sampling)
- Landscape Maintenance
  - Estate Landscaping and Lawn Management (perimeter planting)
  - Everglades Pine straw (mulching 22/23)
  - First Class Pools (main entry fountain)
- Irrigation Pump Station
  - Metro Pumping Systems (preventative pump maintenance)
  - MRI Underground Services (chemical treatment for irrigation)

## **2. SFWMD Water Use Permit (Consumptive Use Permit)**

### **Permit Transfer**

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

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

Request for Additional Information received on April 22<sup>nd</sup> requesting evidence of applicants legal control over irrigation facilities. Due to limited parcel tracts included in irrigation easement, HOA will need to be added as a joint permittee. Currently we are waiting for HOA's response to request to be joint permittee.



## PERMITTING

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

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

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permittee-Constructed by</b>	<b>Current Status</b>
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Waldrop Engineering, P.A.	Under Review
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples - DiLillo Parcel - - Plans & Plat	PL20160000536	08/23/21	09/13/23	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples, Ph3, Blk K1, K2 & H3 -- Plans & Plat	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade Naples LLC	Under Review
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Waldrop Engineering, P.A.	Under Review
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Under Construction / Application Withdrawn
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Under Construction/ Site Inspection/ Approved Construction and Maintenance Agreement & Performance Bond
Esplanade G&CC of Naples Ph 1 Amenity Center -- Utility Acceptance	PL20140000736	11/28/17	11/28/18	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021; Was submitted originally as a Site Improvement Plan (SIP) under PL20130002186. The Final Utility Conveyance was approved on 7/13/21. Final acceptance letter is not required for SIPs.
Esplanade G&CC of	PL20160000757	11/02/16	11/02/17	Taylor Morrison	Final Acceptance Scheduled for 7/13/2021. The Final

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Naples Amenity Center Phase 2B -- Utility Acceptance				Esplanade Naples LLC	Utility Acceptance for PL20160000757 Esplanade Golf & Country Club Amenity Site was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$7,061.41 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000600 Esplanade Golf & Country Club SDP 2 Golf Course Maintenance Facility was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$5,122.27 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.

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

### III. ENGINEER'S REPORT COMPLETE

By: \_\_\_\_\_

By: James Messick, P.E.

District Engineer

State of Florida Registration No. 70870

**APPENDIX A**  
**LOCATION MAP**



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

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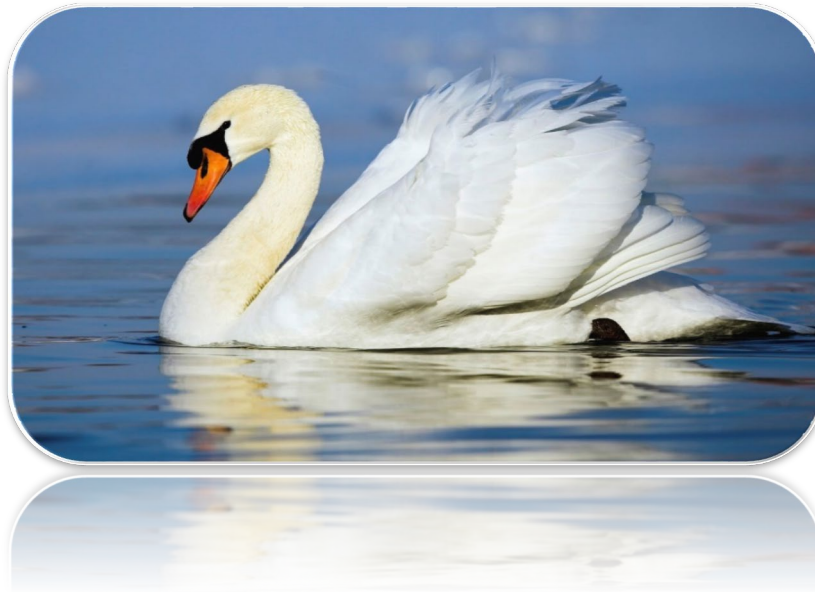
## **APPENDIX B**

### **LEGAL DESCRIPTION**

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

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - MAY 2022**

FISCAL YEAR 2022

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PREPARED BY:

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

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

*Flow Way Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending May 31, 2022**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 278,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,877
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	454,815	278,383	173,089	265,578	168,905	394,410	-	-	-	-	1,735,180
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	25,567	16,784	34,291	-	76,642
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	1,061	504	426	689	467	1,014	-	-	-	-	4,161
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,949,555	2,949,555
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,705,445	26,705,445
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 278,877</b>	<b>\$ 994,876</b>	<b>\$ 525,074</b>	<b>\$ 336,899</b>	<b>\$ 440,856</b>	<b>\$ 287,747</b>	<b>\$ 651,851</b>	<b>\$ 25,567</b>	<b>\$ 16,784</b>	<b>\$ 34,291</b>	<b>\$ 29,655,000</b>	<b>\$ 33,247,822</b>



**Flow Way Community Development District  
Balance Sheet  
for the Period Ending May 31, 2022**

	Governmental Funds		Debt Service Funds					Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
<b>Liabilities</b>													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	4,161	-	-	-	-	-	-	-	-	-	-	4,161	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	590,000	590,000	
Long Term	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Liabilities</b>	<u>\$ 4,161</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>	<u>\$ 29,659,161</u>	
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2021 (Audited)	-	970,814	501,555	324,289	434,382	287,747	648,324	21,810	14,237	34,281	-	3,237,439	
Results from Current Operations	-	24,062	23,519	12,610	6,474	-	3,526	3,757	2,548	10	-	76,506	
<b>Unassigned</b>													
Beginning: October 1, 2021 (Audited)	335,757	-	-	-	-	-	-	-	-	-	-	335,757	
Results from Current Operations	(61,041)	-	-	-	-	-	-	-	-	-	-	(61,041)	
<b>Total Fund Equity and Other Credits</b>	<u>\$ 274,717</u>	<u>\$ 994,876</u>	<u>\$ 525,074</u>	<u>\$ 336,899</u>	<u>\$ 440,856</u>	<u>\$ 287,747</u>	<u>\$ 651,851</u>	<u>\$ 25,567</u>	<u>\$ 16,784</u>	<u>\$ 34,291</u>	<u>\$ -</u>	<u>\$ 3,588,662</u>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 278,877</u>	<u>\$ 994,876</u>	<u>\$ 525,074</u>	<u>\$ 336,899</u>	<u>\$ 440,856</u>	<u>\$ 287,747</u>	<u>\$ 651,851</u>	<u>\$ 25,567</u>	<u>\$ 16,784</u>	<u>\$ 34,291</u>	<u>\$ 29,655,000</u>	<u>\$ 33,247,822</u>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 243,545	0%
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	5,770	145,452	363,408	38,608	19,793	4,801	21,842	1,174	600,848	596,780	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>											
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,770</b>	<b>\$ 145,452</b>	<b>\$ 363,408</b>	<b>\$ 38,608</b>	<b>\$ 19,793</b>	<b>\$ 4,801</b>	<b>\$ 21,842</b>	<b>\$ 1,174</b>	<b>600,848</b>	<b>\$ 840,325</b>	<b>72%</b>
<b>Expenditures and Other Uses</b>											
<b>Legislative</b>											
Board of Supervisor's Fees	-	2,000	2,000	-	1,000	1,800	1,600	1,000	9,400	12,000	78%
<b>Executive</b>											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
<b>Financial and Administrative</b>											
Audit Services	-	1,500	4,000	-	-	-	-	-	5,500	4,500	122%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	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	500	-	-	-	-	-	-	1,000	1,500	3,000	50%
<b>Other Contractual Services</b>											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	322	322	280	-	-	-	-	-	924	3,500	26%
Trustee Services	-	-	3,450	-	8,036	-	-	-	11,486	25,450	45%
Dissemination Agent Services	-	5,500	-	-	-	-	-	-	5,500	5,500	100%
Property Appraiser Fees	-	-	-	-	234	-	-	-	234	10,000	2%
Bank Services	-	-	-	-	-	-	-	-	-	400	0%
<b>Travel and Per Diem</b>											
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	8	39	-	-	-	-	10	-	56	600	9%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Rentals &amp; Leases</b>											
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	-	-	-	2,000	0%
<b>Insurance</b>	10,331	-	-	-	-	-	-	-	10,331	6,700	154%
<b>Printing &amp; Binding</b>	3	-	-	-	-	566	-	-	569	500	114%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>											
Legal - General Counsel	-	-	-	-	4,273	556	-	1,000	5,829	50,000	12%
Boundary Expansion	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	8,512	574	2,412	64,421	29,519	1,607	55,557	162,603	225,000	72%
<b>Other General Government Services</b>											
Engineering Services - General Fund	435	4,768	3,533	-	-	935	9,957	2,738	22,364	50,000	45%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	1,688	1,725	-	3,413	-	N/A
Strategic Operations Plan	-	-	4,993	-	-	11,555	30,083	-	46,630	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
<b>Community Wide Irrigation System</b>											
Professional Services											
Asset Management	-	-	-	-	-	-	-	1,023	1,023	-	N/A
Consumptive Use Permit Monitor	-	-	-	-	-	300	-	-	300	-	N/A
Utility Services											
Electric - Pump Station	-	-	-	-	5,527	4,208	3,677	4,460	17,872	-	N/A
Electric - Recharge Pumps	-	-	-	-	2,104	1,826	1,237	2,284	7,451	-	N/A
Repairs and Maintenance											
Pump Station and Wells	-	-	-	-	310	-	-	1,289	1,599	-	N/A
Recharge Pumps	-	-	-	-	-	-	-	22,653	22,653	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	750	750.00	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>											
<b>Preserve Area Maintenance</b>											
<b>Environmental Engineering Consultant</b>											
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	-	-	338	945	-	4,188	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	10,000	0%
<b>Repairs and Maintenance</b>											
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	-	-	-	-	-	-	-	N/A
Western Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	7,500	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	N/A
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>											
<b>Professional Services</b>											
Asset Management	-	-	1,964	-	3,927	1,964	1,964	1,964	11,782	15,000	79%
<b>Repairs &amp; Maintenance</b>											
Aquatic Weed Control	-	-	-	-	38,250	12,000	7,900	4,950	63,100	120,000	53%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	-	3,925	3,925	5,000	79%
Littortal Shelf Planting	-	-	-	-	-	-	-	3,945	3,945	10,000	39%
Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Water Control Structures	500	97,310	300	-	-	-	-	-	98,110	-	N/A
Capital Outlay											

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Aeration Systems	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	20,000	0%
<b>Landscaping Services</b>											
Professional Services											
Asset Management	-	-	1,864	-	3,727	2,249	1,864	841	10,544	5,000	211%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	-	-	-	3,000	0%
Community Entrance (Landscaping)											
Repairs & Maintenance											
Public Area Landscaping	-	-	-	-	15,860	7,930	7,930	16,486	48,206	106,100	45%
Annuals	-	-	-	-	-	-	-	10,088	10,088	-	N/A
Fountains	-	-	-	-	-	12,610	1,610	1,360	15,580	-	N/A
Irrigation System	-	-	-	-	115	1,155	400	-	1,670	25,000	7%
Well System	-	-	-	-	-	690	-	-	690	10,000	7%
Plant Replacement	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies											
Mulch	-	-	-	-	-	-	-	-	-	15,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>											
Repairs and Maintenance											
Paver Repairs	-	-	-	-	-	3,900	-	-	3,900	-	N/A
<b>Reserves for Future Operations</b>											
Future Operations/Restorations	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer Out</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>18,273</b>	<b>128,855</b>	<b>28,956</b>	<b>8,412</b>	<b>153,785</b>	<b>101,788</b>	<b>78,507</b>	<b>143,312</b>	<b>661,889</b>	<b>840,325</b>	<b>79%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,273</b>	<b>\$ 128,855</b>	<b>\$ 28,956</b>	<b>\$ 8,412</b>	<b>\$ 153,785</b>	<b>\$ 101,788</b>	<b>\$ 78,507</b>	<b>\$ 143,312</b>	<b>\$ 661,889</b>	<b>\$ 840,325</b>	<b>79%</b>
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	30,196	(133,992)	(96,987)	(56,666)	(142,138)	(61,041)	-	
Fund Balance - Beginning	335,757	323,253	339,851	674,303	704,499	570,507	473,520	416,854	335,757	-	

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Fund Balance - Ending	<u>\$ 323,253</u>	<u>\$ 339,851</u>	<u>\$ 674,303</u>	<u>\$ 704,499</u>	<u>\$ 570,507</u>	<u>\$ 473,520</u>	<u>\$ 416,854</u>	<u>\$ 274,717</u>	<u>274,717</u>	<u>\$ -</u>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	8	2%
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	0	5,845	0	0	0	0	0	5,750	11,597	11,000	105%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	3	2	14	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	5,214	131,443	328,405	34,889	17,886	4,339	19,738	1,061	542,975	539,344	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,216</b>	<b>\$ 137,289</b>	<b>\$ 328,406</b>	<b>\$ 34,890</b>	<b>\$ 17,889</b>	<b>\$ 4,341</b>	<b>\$ 19,741</b>	<b>\$ 6,813</b>	<b>554,587</b>	<b>\$ 550,352</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2013 Bonds	-	120,000	-	-	-	-	-	-	120,000	\$ 120,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2013 Bonds	-	207,063	-	-	-	-	-	203,463	410,525	417,575	98%
<b>Operating Transfers Out (To Other Funds)</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$327,063</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$203,463</b>	<b>\$530,525</b>	<b>\$537,575</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	34,890	17,889	4,341	19,741	(196,649)	24,062	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	1,114,663	1,149,553	1,167,443	1,171,784	1,191,525	970,814		
<b>Fund Balance - Ending</b>	<b>\$ 976,030</b>	<b>\$ 786,257</b>	<b>\$ 1,114,663</b>	<b>\$ 1,149,553</b>	<b>\$ 1,167,443</b>	<b>\$ 1,171,784</b>	<b>\$ 1,191,525</b>	<b>\$ 994,876</b>	<b>994,876</b>	<b>\$ 12,777</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	0	2,670	0	0	0	0	0	2,626	5,297	5,000	106%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	1	8	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	2,475	62,384	155,864	16,559	8,489	2,059	9,368	504	257,701	255,873	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,476</b>	<b>\$ 65,055</b>	<b>\$ 155,865</b>	<b>\$ 16,560</b>	<b>\$ 8,491</b>	<b>\$ 2,061</b>	<b>\$ 9,369</b>	<b>\$ 3,131</b>	<b>263,007</b>	<b>\$ 260,873</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2015 Bonds (Phase 3)	-	70,000	-	-	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2015 Bonds (Phase 3)	-	85,488	-	-	-	-	-	84,000	169,488	169,488	100%
<b>Operating Transfers Out (To Other Funds)</b>											
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$155,488</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$84,000</b>	<b>\$239,488</b>	<b>\$239,488</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	16,560	8,491	2,061	9,369	(80,869)	23,519	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	569,463	586,023	594,513	596,574	605,943	501,555	-	
<b>Fund Balance - Ending</b>	<b>\$ 504,031</b>	<b>\$ 413,598</b>	<b>\$ 569,463</b>	<b>\$ 586,023</b>	<b>\$ 594,513</b>	<b>\$ 596,574</b>	<b>\$ 605,943</b>	<b>\$ 525,074</b>	<b>525,074</b>	<b>\$ 21,385</b>	



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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,756	0	0	0	0	0	1,727	3,484	3,500	100%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	1	5	8	66%
General Redemption Account	0	0	0	0	0	0	0	0	0	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	2,092	52,736	131,758	13,998	7,176	1,741	7,919	426	217,845	216,342	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,093</b>	<b>\$ 54,492</b>	<b>\$ 131,758</b>	<b>\$ 13,998</b>	<b>\$ 7,177</b>	<b>\$ 1,742</b>	<b>\$ 7,920</b>	<b>\$ 2,154</b>	<b>221,335</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2015 Bonds (Phase 4)	-	55,000	-	-	-	-	-	-	55,000	\$ 55,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2015 Bonds (Phase 4)	-	77,413	-	-	-	-	-	76,313	153,725	153,994	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$132,413</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$76,313</b>	<b>\$208,725</b>	<b>\$208,994</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	13,998	7,177	1,742	7,920	(74,158)	12,610	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	380,220	394,218	401,395	403,137	411,057	324,289		
<b>Fund Balance - Ending</b>	<b>\$ 326,382</b>	<b>\$ 248,462</b>	<b>\$ 380,220</b>	<b>\$ 394,218</b>	<b>\$ 401,395</b>	<b>\$ 403,137</b>	<b>\$ 411,057</b>	<b>\$ 336,899</b>	<b>336,899</b>	<b>\$ 10,856</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,893	0	0	0	0	0	1,862	3,757	3,700	102%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	2	1	8	12	68%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	3,384	85,315	213,158	22,646	11,609	2,816	12,811	689	352,428	350,060	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,385</b>	<b>\$ 87,210</b>	<b>\$ 213,158</b>	<b>\$ 22,646</b>	<b>\$ 11,611</b>	<b>\$ 2,818</b>	<b>\$ 12,813</b>	<b>\$ 2,553</b>	<b>356,193</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2016 Bonds (Phase 5)	-	105,000	-	-	-	-	-	-	105,000	\$ 105,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2016 Bonds (Phase 5)	-	121,374	-	-	-	-	-	119,589	240,963	240,963	100%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	0	0	0	1,862	3,757	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$228,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,451</b>	<b>\$349,719</b>	<b>\$345,963</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	22,646	11,611	2,818	12,813	(118,899)	6,474	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	509,868	532,514	544,124	546,942	559,755	434,382		
<b>Fund Balance - Ending</b>	<b>\$ 437,767</b>	<b>\$ 296,710</b>	<b>\$ 509,868</b>	<b>\$ 532,514</b>	<b>\$ 544,124</b>	<b>\$ 546,942</b>	<b>\$ 559,755</b>	<b>\$ 440,856</b>	<b>440,856</b>	<b>\$ 7,809</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,284	0	0	0	0	0	1,263	2,547	2,200	116%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	1	5	8	65%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	2,296	57,890	144,637	15,366	7,877	1,911	8,693	467	239,138	237,599	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,297</b>	<b>\$ 59,175</b>	<b>\$ 144,637</b>	<b>\$ 15,366</b>	<b>\$ 7,878</b>	<b>\$ 1,912</b>	<b>\$ 8,694</b>	<b>\$ 1,731</b>	<b>241,690</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2017 Bonds (Phase 6)	-	82,713	-	-	-	-	-	81,488	164,200	164,200	100%
<b>Debt Service-Other Costs</b>											
Operating Transfers Out (To Other Funds)	0	1,284	0	0	0	0	0	1,263	2,547	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$153,996</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,750</b>	<b>\$236,747</b>	<b>\$234,200</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	15,366	7,878	1,912	8,694	(81,019)	4,943	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	334,916	350,283	358,161	360,073	368,767	282,804		
<b>Fund Balance - Ending</b>	<b>\$ 285,101</b>	<b>\$ 190,279</b>	<b>\$ 334,916</b>	<b>\$ 350,283</b>	<b>\$ 358,161</b>	<b>\$ 360,073</b>	<b>\$ 368,767</b>	<b>\$ 287,747</b>	<b>287,747</b>	<b>\$ 5,607</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Account	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	8	2,700	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	2	2	2	2	12	1,100	1%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	4,983	125,627	313,875	33,346	17,095	4,147	18,865	1,014	518,952	515,479	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,986</b>	<b>\$ 125,630</b>	<b>\$ 313,876</b>	<b>\$ 33,347</b>	<b>\$ 17,098</b>	<b>\$ 4,150</b>	<b>\$ 18,868</b>	<b>\$ 1,017</b>	<b>518,972</b>	<b>\$ 519,279</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	-	-	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	174,143	-	-	-	-	-	171,295	345,438	345,438	100%
<b>Debt Service-Other Costs</b>											
Operating Transfers Out (To Other Funds)	1	1	1	1	1	1	1	1	8	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$1</b>	<b>\$344,144</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$171,296</b>	<b>\$515,446</b>	<b>\$515,438</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	33,346	17,097	4,149	18,867	(170,279)	3,526	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	748,671	782,017	799,114	803,263	822,129	648,324		
<b>Fund Balance - Ending</b>	<b>\$ 653,309</b>	<b>\$ 434,795</b>	<b>\$ 748,671</b>	<b>\$ 782,017</b>	<b>\$ 799,114</b>	<b>\$ 803,263</b>	<b>\$ 822,129</b>	<b>\$ 651,851</b>	<b>651,851</b>	<b>\$ 3,841</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
Operating Transfers In (From Other Funds)	0	1,893	0	0	0	0	0	1,862	3,757	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,863</b>	<b>\$ 3,757</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>										
-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>										
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>										
<b>Construction in Progress</b>										
-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	0	0	0	0	0	1,863	3,757	-
Fund Balance - Beginning	21,810	21,810	23,704	23,704	23,704	23,704	23,705	23,705	21,810	-
<b>Fund Balance - Ending</b>	<b>\$ 21,810</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,705</b>	<b>\$ 23,705</b>	<b>\$ 25,567</b>	<b>\$ 25,567</b>	<b>\$ -</b>

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
Operating Transfers In (From Other Funds)	0	1,284	0	0	0	0	0	1,263	2,547	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,263</b>	<b>\$ 2,548</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	-	\$ -
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -
<b>Printing &amp; Binding</b>										
	-	-	-	-	-	-	-	-	-	\$ -
<b>Legal Services</b>										
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
<b>Capital Outlay</b>										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	\$ -
<b>Construction in Progress</b>										
	-	-	-	-	-	-	-	-	-	\$ -
<b>Cost of Issuance</b>										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>										
	-	-	-	-	-	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	0	0	0	0	0	1,263	2,548	-
Fund Balance - Beginning	14,237	14,237	15,521	15,521	15,521	15,521	15,521	15,521	14,237	-
<b>Fund Balance - Ending</b>	<b>\$ 14,237</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 16,784</b>	<b>\$ 16,784</b>	<b>\$ -</b>

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
<b>Contributions from Private Sources</b>										
Operating Transfers In (From Other Funds)	1	1	1	1	1	1	1	1	8	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 10</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>										
<b>Legal Services</b>										
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>										
<b>Cost of Issuance</b>										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>										
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 10	-
Fund Balance - Beginning	34,281	34,282	34,283	34,285	34,286	34,287	34,288	34,289	34,281	-
<b>Fund Balance - Ending</b>	<b>\$ 34,282</b>	<b>\$ 34,283</b>	<b>\$ 34,285</b>	<b>\$ 34,286</b>	<b>\$ 34,287</b>	<b>\$ 34,288</b>	<b>\$ 34,289</b>	<b>\$ 34,291</b>	<b>\$ 34,291</b>	<b>\$ -</b>