
JPWard and Associates LLC

TOTAL Commitment to Excellence

Flow Way

Community Development District

Board of Supervisors

July 18, 2019



Visit our web site at: www.flowwaycdd.org

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

July 14, 2019
Revised Agenda

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 will be held on **Thursday, July 18, 2019 at 1:00 p.m.** at the **offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

1. Call to Order & Roll Call.
2. Consideration of Minutes.
 - a) June 20, 2019 Regular Meeting Minutes
3. Discussion of Cheffy Passidomo legal opinion regarding the preserves.

Added Agenda Items:

4. Consideration of FMS Bond Agreement.
5. Consideration of Resolution 2019-18 regarding request to vacate a portion of two public access easements.
6. Staff Reports
 - a) District Attorney
 - b) District Engineer
 - c) District Manager
 - I. Financial Statements June 30, 2019 (Unaudited)
7. Supervisor's Request and Audience Comments
8. Adjournment

The second order of business is the consideration of the minutes for June 20, 2019 Regular Meeting.

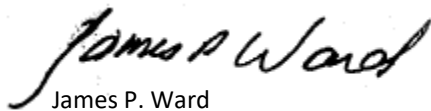
The third order of business is discussion of Cheffy Passidomo legal opinion regarding the preserves. As you may recall, the Board authorized staff to obtain a legal opinion on the issues surrounding the Preserves now owned and maintained by the District. The firm of Cheffy Passidomo, (Mr. Clay Brooker) with the firm is the attorney who will be providing the opinion, and will be in attendance at the meeting. Mr. Brooker is out of the County at the time of this agenda, and as such, I will transmit that legal opinion before the meeting, for the Board.”

The forth order of business is the consideration of FMS Bond Agreement.

The fifth order or business is the consideration of Resolution 2019-18 regarding request to vacate a portion of two public access easements.

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

Flow Way Community Development District



James P. Ward
District Manager

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

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, June 20, 2019 at 1:00 p.m. at the offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

Present and constituting a quorum:

Drew Miller	Chairperson
John Wollard	Vice Chairperson
Tim Martin	Assistant Secretary
Ronald Miller (phone)	Assistant Secretary
Tom Kleck	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Jeremy Fireline	District Engineer
Misty Taylor	Bryant, Miller, Olive
Tim Hall	Turrell, Hall and Associates
Jackie Larocque	Waldrop Engineering

Audience:

Ed Staley

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

FIRST ORDER OF BUSINESS

Call to Order

District Manager James P. Ward called the meeting to order at approximately 1:09 p.m. and all members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 16, 2019 Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections or deletions for the May 16, 2019 Regular Meeting Minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Tim Martin, seconded by Mr. John Wollard, and with all in favor, the Minutes from the May 16, 2019 Regular Meeting were accepted.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2019-10**

CONSIDERATION OF RESOLUTION 2019-10 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Ward stated Resolution 2019-10 was the start of the final stage of the special assessment process for Flow Way CDD for the remaining land to be developed by Taylor Morrison within the context of the District itself. He noted this was a two step process and described the process for the newer Board Members, which included declaration of special assessments, determination of assessment cost, Public Hearing, followed by finalization of the special assessments, and bond issuance.

Mr. Jeremy Fireline stated he and Jackie Larocque were with Waldrop Engineering. He stated he prepared an Engineer's Report which was in support of the series 2019 bond issuance. He stated the total cost of Phase 8 of the development was just under \$11.5 million dollars and included portions of the surface water management system, the potable water system, wastewater system, irrigation, exterior landscaping, buffering around the community, off-site improvements, environmental mitigation, professional fees and permits required. He reported these were public infrastructure improvements and were a portion of an overall master plan for the community. He explained how the costs were estimated. He reported Waldrop Engineering felt the improvements were necessary and sufficient to provide the benefit to the District, were consistent with local permitting guidelines, and were consistent with other residential communities.

Discussion ensued regarding the location of Phase 8, the maps which illustrated Phase 8, and the main street into Esplanade being located within the District, but not being a financed improvement because this was a gated community and as such the road was private and not financed with District bonds.

Mr. Ed Staley asked about off-site improvements. Mr. Fireline responded off-site improvements included roadway improvements which did not lie within the District boundaries, but were necessary to serve the development and District as a whole.

Mr. Ward explained special assessment methodology, which took the costs associated with the project and added the preliminary financing costs to determine an estimated par amount of bonds. He explained initially all the assessments were levied on an unplatted acre basis, and as property was developed the unplatted acre was assigned according to how it was developed as single family, multifamily, etc. He noted his report included Phase 7, with 36 multifamily units, on page 30 of the report, and included the Hatcher Property Annexation which had 34 single family units (page 31). He reported when the bonds were issued the funds for the annexed property would be segregated into a separate bank account. He noted if the Hatcher Property was never annexed into the District the proceeds would be utilized to call bonds within a 12 month period of time after issuance. He explained the Total Paydown (found on page 27). He stated the estimated bond issue amount, at this point, was roughly \$10,450,000 dollars based on an interest rate of 5%. He noted these numbers would change in a good way, as the market was trending down.

Mr. Ward noted Resolution 2019-10 declared the special assessments and indicated location, nature and estimated cost of the improvements, etc. Mr. Greg Urbancic distributed an amended copy of the Resolution which reflected the total estimated cost as pulled from the updated methodology (\$11,491,810.93 dollars) out of which \$8,716,610.93 dollars would be financed, defraying approximately \$10,450,000 dollars in assessments. He asked the Board to adopt revised Resolution 2019-10

On MOTION made by Mr. Drew Miller, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-10 was adopted as revised above and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-11

CONSIDERATION OF RESOLUTION 2019-11 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON TUESDAY, JULY 25, 2019 AT 1:00 P.M. AT THE OFFICES OF COLEMAN, YOVANOVICH & KOESTER, P.A., 4001 TAMIAMI TRAIL NORTH, SUITE 300, NAPLES, FLORIDA 34103, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Ward stated Resolution 2019-11 set the Public Hearing for Thursday, July 25, 2019 at 1:00 p.m. and set in place a procedure of notification to all property owners within the assessment (identified on page 32 of the report). Mr. Ronald Miller asked if the Board Members were required to attend the Public Hearing. Mr. Ward responded in the affirmative; a quorum was required. He noted Mr. Ronald Miller was permitted to call in to the Public Hearing.

On MOTION made by Mr. John Wollard, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-11 was adopted as above and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-12

CONSIDERATION OF RESOLUTION 2019-12 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES AND PROCEDURES RELATING TO THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Mr. Ward reported Resolution 2019-12 adopted a set of policies and procedures for the Board's consideration with respect to how Board Meetings were to be conducted. He noted when many individuals spoke at the same time or when an individual did not identify themselves prior to speaking, it was impossible to record accurate minutes. He reported these policies were standard protocol for governmental agencies. He gave examples of protocol which included the chairperson or presiding officer recognizing an individual wished to speak, requiring a speaker's name for the record, and limiting public comments to a maximum of three minutes per any one item and three minutes total for any non-agenda item. He stated the Board may or may not choose to respond to the public regarding any item. He noted these rules applied to Board and the public, but primarily was written for the public audience. He stated the Agenda would change to reflect addition of a Public Comments portion.

On MOTION made by Mr. Tim Martin, seconded by Mr. Drew Miller, and with all in favor, Resolution 2019-12 was adopted as above and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-13

CONSIDERATION OF RESOLUTION 2019-13 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-17 WHICH RESOLUTION, AMONG OTHER THINGS, DECLARED SPECIAL ASSESSMENTS AND THE MANNER IN WHICH SAID SPECIAL ASSESSMENTS WOULD BE MADE, AND CALLED FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Ward reported Resolution 2019-13 rescinded all actions as related to Resolution 2018-17 which in essence was the same as Resolution 2019-10. He explained this was being done to clean up the record.

On MOTION made by Mr. John Wollard, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-13 was adopted as above and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-14

CONSIDERATION OF RESOLUTION 2019-14 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-18 WHICH RESOLUTION, AMONG OTHER THINGS, SET A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Ward reported Resolution 2019-14 rescinded all actions as related to Resolution 2018-18 which in essence was the same as Resolution 2019-11. He explained this was being done to clean up the record.

On MOTION made by Mr. Drew Miller, seconded by Mr. Tim Martin, and with all in favor, Resolution 2019-14 was adopted as above and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-15

CONSIDERATION OF RESOLUTION 2019-15 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$[11,000,000] AGGREGATE PRINCIPAL AMOUNT OF ITS FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019 (PHASE 7 AND PHASE 8 PROJECTS), IN ONE OR MORE SERIES (THE "SERIES 2019 BONDS"); DETERMINING CERTAIN DETAILS OF THE SERIES 2019 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SIXTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2019 BONDS; APPOINTING THE UNDERWRITER; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE SERIES 2019 BONDS AND AWARDING THE SERIES 2019 BONDS TO THE UNDERWRITER NAMED THEREIN PURSUANT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2019 BONDS AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT AND THE APPOINTMENT OF A DISSEMINATION AGENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AN ASSIGNMENT AGREEMENT, AND A COMPLETION AGREEMENT; PROVIDING FOR THE APPLICATION OF SERIES 2019 BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2019 BONDS; MAKING CERTAIN DECLARATIONS; APPOINTING A TRUSTEE; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY SYSTEM; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Ms. Misty Taylor with Bryant, Miller, Olive stated Resolution 2019-15 was a Bond Delegation Resolution. She explained when this District was formed a Master Bond Resolution was adopted which approved bonds to be issued over time, not to exceed a certain amount. She noted several series of the bonds in the Master Bond Resolution had been issued, with this being the final series. She reported the resolution authorized the financing team to implement the transaction and approved the various documents which were needed. She briefly reviewed said documents, which included a Trust Indenture, Underwriter Contract, Offering Memorandum, Continuing Disclosure Agreement, and various ancillary documents which included an Acquisition Agreement, True-up Agreement, Completion Agreement, and Collateral Assignment. She stated Resolution 2019-15 would delegate to the Chair the ability to sign various documents, particularly the Bond Purchase Contract.

On MOTION made by Mr. Tim Martin, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-15 was adopted as above and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-16

CONSIDERATION OF RESOLUTION 2019-16 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FOR PHASE 5, PARCEL I FROM THE DEVELOPER, TAYLOR MORRISON ESPLANADE NAPLES, LLC AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Ward stated there were circumstances in which the District needed to acquire certain utility facilities identified in an Engineer's Report to the District in advance of bond issuance and issue a Promissory Note to the Developer for the cost of the infrastructure associated with the utility facilities subject to the issuance of the debt. He noted Resolution 2019-16 included the Bills of Sale and Warranty Deeds from Taylor Morrison, Esplanade, Naples, LLC to Flow Way CDD and also the Warranty Deed and Bill of Sale from the CDD to Collier County, along with a Promissory Note to codify the financial part of the transaction which occurred at the time of bond issuance.

On MOTION made by Mr. Tom Kleck, seconded by Mr. Drew Miller, and with all in favor, Resolution 2019-16 was adopted as above and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-17

CONSIDERATION OF RESOLUTION 2019-17 OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FOR PARCEL K3 AND K4 FROM THE DEVELOPER, TAYLOR MORRISON ESPLANADE NAPLES, LLC AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Ward reported Resolution 2019-17 was the same as Resolution 2019-16, but for a different location. He called for a motion.

On MOTION made by Mr. Drew Miller, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2019-17 was adopted as above and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS**Staff Reports****Staff Reports****a) District Attorney**

There was no Report from the District Attorney.

b) District Engineer

There was no Report from the District Engineer.

c) District Manager**I. Financial Statements May 31, 2019 (Unaudited)**

There were no questions or comments regarding the unaudited Financial Statements of May 31, 2019.

II. Update on Cheffy Passidomo retention and status of legal opinion on Preserves.

Mr. Ward stated Cheffy Passidomo which was the law firm retained for the legal opinion relative to the preserve area would be on the Agenda for next month's Meeting. He noted he had several conversations with Cheffy Passidomo and understood Cheffy Passidomo was doing due diligence in regards to research and discovery. He stated he looked forward to hearing the presentation.

III. Update by Tim Hall (Turrell and Associates) on the operations of the preserves.

He asked Mr. Tim Hall to give an update on the preserves. Mr. Tim Hall with Turrell, Hall and Associates reported the preserve area was broken down into five different areas as per the Water Management District (WMD) permitting reviews. He reported overall the preserves were in good condition; the contractor, in terms of maintenance, had made his way through the wading bird foraging areas, the internal preserves, the western preserve, and was approximately three quarters of the way through the northern preserves. He stated the internal preserve district (within the development boundary) just received the final sign-off from the WMD which meant, while continued maintenance was still required, the WMD no longer required submission of a written monitoring report for the internal preserve. He noted the wading bird preserve area required two more years of monitoring reports, the western preserve required three more years of monitoring reports, and areas 4 and 5 (northern preserves and section 11 preserves) required another four years of monitoring reports to be submitted to the Water Management District.

Mr. Ron Miller asked if "original mitigation" which he defined as removal of all exotic species (such as melaleuca trees) was completed throughout the entire preserves. He asked if "maintenance mitigation" had been entered. Mr. Hall explained there were four types of mitigation: 1) preservation of the land through a conservation easement (which was

completed); 2) removal of exotics (which was completed); 3) habitat restoration of the areas negatively impacted by exotics removal; and 4) keeping the preservation clear of exotics in perpetuity. He stated the reestablishment of the native habitat was underway naturally; no supplemental plantings were required at this time. He stated keeping the preserves clear of exotics in perpetuity was considered part of maintenance; however, the first few years after initial clearing of exotics this was at a higher cost due to growth of unseen seeds and seedlings, but as time passed the cost for this type of maintenance would be reduced.

Mr. Ron Miller noted there were several documents which indicated Taylor Morrison was responsible to provide a permanent escrow account to provide funding for the continued maintenance of the preserves. He noted specifically the Turrell, Hall and Associates reports indicated the preserves were to be turned over to an environmental agency and Taylor Morrison was to provide the funding. He asked what might have prompted Turrell, Hall and Associates to include this in its reports. Mr. Hall responded at the time the project was initially going through the permitting process, the district and the court were not excited about the idea of the preserves going to a home owner's associations because of compliance issues and the inability of an HOA to maintain a large preserve area. He stated all the documents he wrote signified the preserves would be "offered to" not "given to" the environmental agencies because there was no guarantee at the time that any environmental agency would accept the preserves. He stated the escrow account was to be set aside if the preserves were given to an entity such as CREW which did not have the ability to levy funds and could not afford to finance preserve maintenance. He reported since that time the agencies involved had become more comfortable with entities like CDDs managing preserves. He stated once the preserves became "clean" which would be in four years, the preserves could be offered to CREW, but it would be the responsibility of whichever entity was currently responsible for the preserves to finance preserve maintenance.

Mr. Drew Miller reported Tim Turrell, as well as Lewis, Longman and Walker, had been hired to modify the permits to state the CDD would maintain ownership in perpetuity. He noted this process could take up to a year to complete.

Mr. Ron Miller stated he looked forward to hearing from Cheffy Passidomo next month. He discussed the documents which indicated Taylor Morrison was required to hold an escrow account in perpetuity for preserve maintenance. He stated he did not believe this could be changed and felt Taylor Morrison was permanently responsible for maintenance financing, unless Taylor Morrison took the case to court for appeal.

Discussion ensued regarding the differing court cases, the language used in the cases, and learning more about this at next month's meeting.

TWELVTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ed Staley asked if it was a generally accepted practice for the developer to turn over the preserves to the CDD once the first two phases of mitigation were completed. He asked at what point it was appropriate for the turn over to occur. Mr. Hall responded this varied widely and turn over from the

developer to the development could happen at any time. He stated the responsible party (for the preserves) was required to be compliant with the permit.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:07 p.m.

On MOTION made by Mr. Tim Martin, seconded by Mr. Tom Kleck, and with all in favor, the Meeting was adjourned.

Flow Way Community Development District

James P. Ward, Secretary

Andrew Miller, Chairperson

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

October 5, 2018

Flow Way Community Development District
JP Ward & Associates, LLC
2900 NE 12 Terrace, #1
Oakland Park, Florida 33334
Attn: Mr. James P. Ward

Re: Agreement for Underwriter Services & G-17 Disclosure

Dear Mr. Ward:

Thank you for the opportunity to work with the Flow Way Community Development District (the "District") regarding the underwriting of the District's Special Assessment Bonds, and future series bonds, (the "Bonds"). The District and FMSbonds, Inc. ("FMS"), solely in its capacity as Underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the developer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Rule Board Rule G-17 Disclosure that the District should read in its entirety and acknowledge by signing below.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

ATTACHMENT I

Section 1 **Scope of Services of FMS:** FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the District on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 **Terms and Conditions:**

1. Underwriter or Purchase Fee (“Underwriting Fee”). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the Par Amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the District will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the District would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The District shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the District.
5. Assumptions. The proposed terms and statements of intention set forth in this agreement are based on information currently available to FMS about the District and

the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the district;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the District in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The District agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the District. To assist FMS in the underwriting the District will (a) provide and cause the District's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the District and its advisors; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of this Agreement shall commence as of the date of this Agreement and continue in full force and effect unless terminated by either party. In event of termination by the District without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the bonds.

The engagement contemplated hereby and this agreement are solely for the benefit of the District and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This Agreement contains the entire understanding of the parties relating to the transactions contemplated hereby and this Agreement supersedes all prior agreements, understandings and negotiations with respect thereto. This Agreement may be executed in counterparts each of which shall be an original but all of such counterparts shall constitute one and the same instrument.

may be executed in counterparts each of which shall be an original but all of such counterparts shall constitute one and the same instrument.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a Financial Advisor or Municipal Advisor

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ATTACHMENT II

MSRB Rule G-17 Disclosure --- The District has engaged FMS to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.
- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.¹

The underwriter will be compensated by a fee and/or a fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The District acknowledges no such recommendation has been made by FMS.

¹ Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the offering document by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the offering document.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in the transaction contemplated herein remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to FMS. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Depending on the final structure of the transaction that the District and FMS decide to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures.

RESOLUTION NO. 2019-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT TO COOPERATE WITH GL HOMES IN THE VACATION OF TWO RIGHT-OF-WAY EASEMENTS BY ISSUING A LETTER OF “NO OBJECTION” AND AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN’S ABSENCE) TO EXECUTE SUCH DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT’S “NO OBJECTION” TO THE VACATION; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Flow Way Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated within Collier County, Florida; and

WHEREAS, the District is organized for the purposes of providing community development services and facilities benefiting the development known as Esplanade Golf and Country Club of Naples; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting, conservation areas, mitigation areas, and wildlife habitat, and other public improvements; and

WHEREAS, John Asher on behalf of GL Homes has by letter to the District dated June 17, 2019, a copy of which is attached hereto and made a part hereof as Exhibit “A” (“Asher Letter”), made a request to the District for the District to issue a letter of “no objection” to the vacation of the right-of-way easements set forth on Exhibit “B” attached hereto and made a part hereof (“ROW Easements”); and

WHEREAS, the action of the District to express its “no objection” to the vacation of the ROW Easements requires the Chairman or Vice Chairman (in the Chairman’s absence) to sign or execute a letter and certain other documents on behalf of the District.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ACQUISITION OF UTILITY FACILITIES AND CONVEYANCE TO COLLIER COUNTY. The District hereby desires to cooperate with the request from GL Homes and express its “no objection” to the vacation of the ROW Easements and provide such letter of “no objection” as may be required for GL Homes to pursue such vacation as described in the Asher Letter.

SECTION 3. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman (in the Chairman’s absence) of the District’s Board of Supervisors is hereby authorized to execute a letter of “no objection” to the vacation of the ROW Easements and such other documents necessary to evidence the District’s “no objection”. The Secretary and any Assistant Secretary of the District is hereby authorized to countersign any such letter of “no objection” or other documents that are signed by the Chairman or Vice Chairman (in the Chairman’s absence) for this purpose, if necessary or required.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Flow Way Community Development District this 18th day of July, 2019.

Attest:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Andrew Miller, Chairman

Exhibit "A"
GL HOMES Letter

Exhibit "B"
ROW Easements

RHODES & RHODES LAND SURVEYING, INC.

*98100 BONITA GRANDE DRIVE, SUITE 107
BONITA SPRINGS, FL 34135
PHONE (239) 405-8166 FAX (239) 405-8163*

EXHIBIT "A"

Legal Description

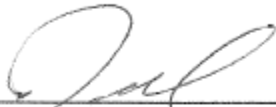
Easements to be Vacated

The Right-of-Way, Roadway and Utility Easement recorded the Official Records of Collier County, Florida in Official Records Book 2165, Page 0116 described as follows:

The West 30 feet and the North 30 feet of the North ½ of the North ½ of Section 11, Township 48 South Range 26 East, Collier County Florida, and

The Highway Easement recorded the Official Records of Collier County, Florida in Official Records Book 914, Page 0644 described as follows:

The East 74 feet of the South ½ of the Northeast ¼ of the Northeast ¼ of Section 10, Township 48 South, Range 26, East, Collier County, Florida.



JOHN SCOTT RHODES, P.S.M., NO. 5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

June 17, 2019

Mr. James P. Ward
District Manager
Flow Way Community Development District
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

RE: Request for “No Objection” Letter for an Access Easement Vacation Application

Dear Jim,

Please accept this correspondence as our formal request for a “no objection” letter from the Flow Way CDD (“FW CCD”) as a requirement of the application to vacate two separate public access easements. These easement are located on a portion of Tract O14 (open space) of the Esplanade Golf and Country Club of Naples preserve. Tract O14 is north of the development area and is in between FW CDD parcels Tract P6 and Tract P7.

Enclose is an exhibit with three sheets of the Esplanade Golf and Country Club of Naples plat showing the two separate public access easements that we are attempting to vacate. One easement is highlighted orange and the other yellow. These easements are located on property owned by Taylor Morrison and will eventually be conveyed to the Esplanade HOA. Apparently, when development of the project started there was not enough time to vacate these access easements, and the easement property was not included in the conservation area. The access easement property was merely dedicated on the plat as open space and pursuant to the project permits it was not counted toward the mitigation credits and not encumbered with the conservation easement.

My current project, Valencia Bonita, located north of Section 11, has homes that look south, out over the FW CDD conservation property, and these Valencia residents have been complaining about trespassers on the FW CDD property, including numerous 4-wheel trucks and ATV's out “having fun” on the FW CDD property. This problem has escalated since the time the Logan Blvd. has been extended north to the Collier – Lee County boundary, providing easy access from the west across FW CDD property in Section 10. We have attempted to block access from the west by installing fencing and gates along the boundary of Logan Blvd and it appears to have helped. So it is assumed that the recent trespassers have gained access via the extension of Collier Blvd. (CR 951) and these easements that we are attempting to vacate.

In order to proceed with the easement vacation application we will need a letter of “no objection” from all of the adjacent property owners including the Flow Way CDD. Also enclosed for your reference are copies of the recorded easement documents, legal description and sketch of the easements to be vacated, 8.5” x 11” sketch of the general area

in question, and a larger, more detailed exhibit showing the subject easements and the surrounding area.

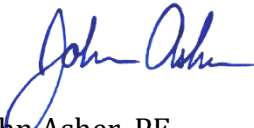
I have communicated with Tim Hall, of Turrell, Hall and Associates, the ecological consultant for the Esplanade and FWCCD projects and Tim agrees that there will be no negative impact to the FW CCD property if these access easements are vacated. In fact, Tim thought this will benefit the FW CDD conservation property by limiting access and the unwanted trespassing.

I have also communicated with FW CDD attorney Grep Urbancic to explain what we are attempting to accomplish. I think he understands and does not have any concerns as long as Taylor Morrison or the HOA provide a similar but private access easement to the FW CDD for access to and from Tracts P6 and P7.

When the access easement vacation is completed, we would like to pay for a gate and fencing to be installed at the northern end of the remaining access easements to further limit access to the FW CDD preserves.

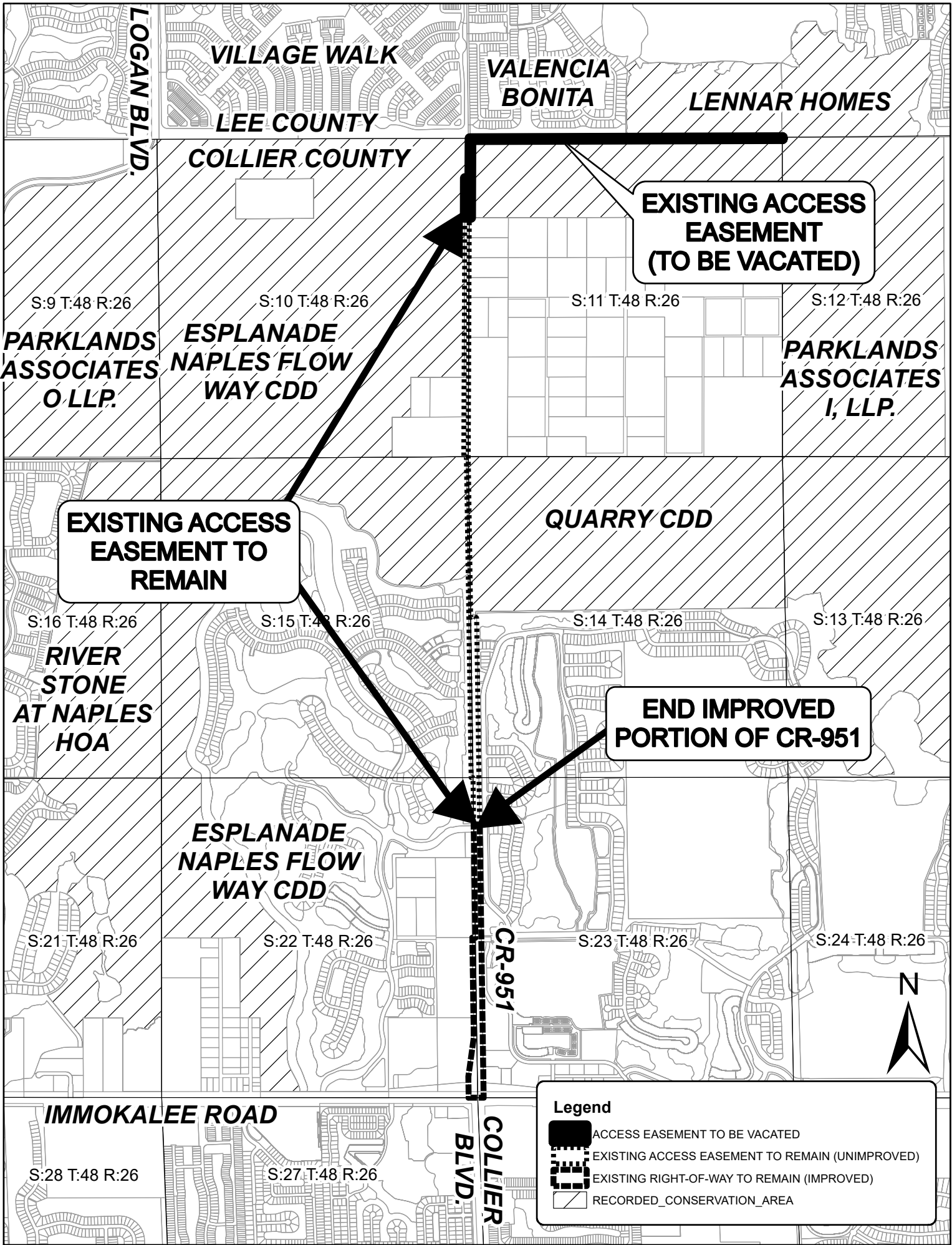
If you have any questions or required additional information please contact me.

Sincerely,



John Asher, PE
Land Development Director
Bonita Springs Associates I, LLLP
john.asher@glhomes.com
(239) 293-4220

Cc: (Via Email)
Greg Urbancic, Coleman, Yovanovich & Koester, P.A.
Tim Hall, Turrell, Hall and Associates, Inc.
Tim Martin, Taylor Morrison



VILLAGE WALK

VALENCIA
BONITA

LENNAR HOMES

LOGAN BLVD.

LEE COUNTY

COLLIER COUNTY

EXISTING ACCESS
EASEMENT
(TO BE VACATED)

S:9 T:48 R:26

S:10 T:48 R:26

S:11 T:48 R:26

S:12 T:48 R:26

PARKLANDS
ASSOCIATES
O,LLP.

ESPLANADE
NAPLES FLOW
WAY CDD

PARKLANDS
ASSOCIATES
I,LLP.

EXISTING ACCESS
EASEMENT TO
REMAIN

QUARRY CDD

S:16 T:48 R:26

S:15 T:48 R:26

S:14 T:48 R:26

S:13 T:48 R:26

RIVER
STONE
AT NAPLES
HOA

END IMPROVED
PORTION OF CR-951

ESPLANADE
NAPLES FLOW
WAY CDD

S:21 T:48 R:26

S:22 T:48 R:26

S:23 T:48 R:26

S:24 T:48 R:26





IMMOKALEE ROAD

S:28 T:48 R:26

S:27 T:48 R:26

CR-951
COLLIER
BLVD.

Legend

-  ACCESS EASEMENT TO BE VACATED
-  EXISTING ACCESS EASEMENT TO REMAIN (UNIMPROVED)
-  EXISTING RIGHT-OF-WAY TO REMAIN (IMPROVED)
-  RECORDED_CONSERVATION_AREA

N

LOGAN BLVD.

VILLAGE WALK

VALENCIA BONITA

LENNAR HOMES

LEE COUNTY
COLLIER COUNTY

ESPLANADE NAPLES
FLOW WAY CDD

EXISTING ACCESS
EASEMENT (TO BE VACATED)

S:9 T:48 R:26

S:10 T:48 R:26

S:11 T:48 R:26

S:12 T:48 R:26

PARKLANDS
ASSOCIATES
O LLP.

ESPLANADE NAPLES
FLOW WAY CDD

PARKLANDS
ASSOCIATES
I, LLP.

QUARRY CDD

EXISTING ACCESS
EASEMENT

S:16 T:48 R:26

S:15 T:48 R:26

S:14 T:48 R:26

S:13 T:48 R:26

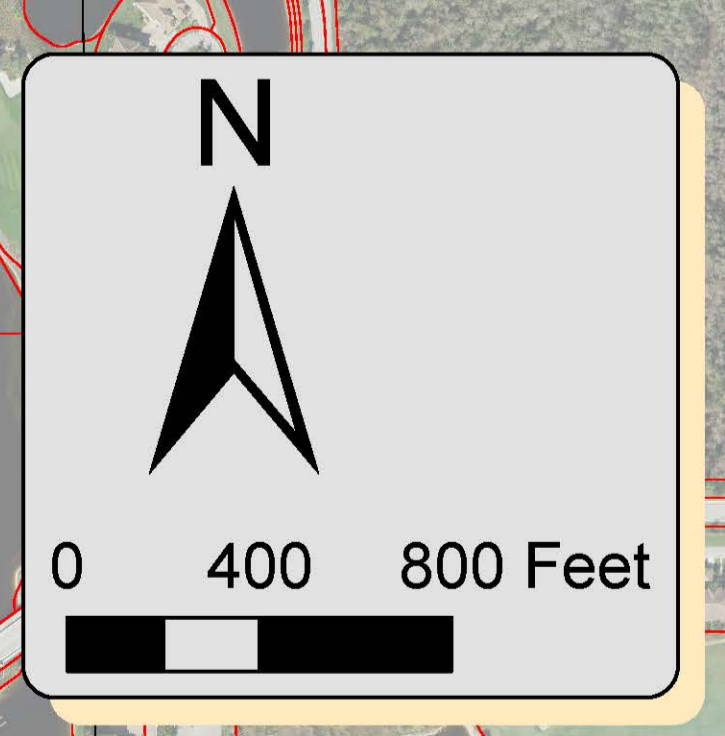
RIVER STONE
AT NAPLES
HOA

END IMPROVED
PORTION OF CR-951

S:21 T:48 R:26

S:22 T:48 R:26

S:23 T:48 R:26



Legend

- ACCESS EASEMENT TO BE VACATED
- EXISTING ACCESS EASEMENT TO REMAIN (UNIMPROVED)
- EXISTING ACCESS EASEMENT TO REMAIN (IMPROVED)
- RECORDED_CONSERVATION_AREA

IMMOKALEE ROAD

COLLIER BLVD.

S:28 T:48 R:26

S:27 T:48 R:26

S:26 T:48 R:26

S:25 T:48 R:26

RHODES & RHODES LAND SURVEYING, INC.

*28100 BONITA GRANDE DRIVE, SUITE 107
BONITA SPRINGS, FL 34136
PHONE (239) 405-8166 FAX (239) 405-8163*

EXHIBIT "A"

Legal Description

Easements to be Vacated

The Right-of-Way, Roadway and Utility Easement recorded the Official Records of Collier County, Florida in Official Records Book 2165, Page 0116 described as follows:

The West 30 feet and the North 30 feet of the North 1/2 of the North 1/2 of Section 11, Township 48 South Range 26 East, Collier County Florida, and

The Highway Easement recorded the Official Records of Collier County, Florida in Official Records Book 914, Page 0644 described as follows:

The East 74 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 48 South, Range 26, East, Collier County, Florida.



JOHN SCOTT RHODES, P.S.M., NO. 5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

FOLIO: 31347511946

OWNER: FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
CONSERVATION

ESPLANADE GOLF AND COUNTRY CLUB
OF NAPLES
PLAT BOOK 53, PAGE 1
TRACT "P6"
(PRESERVE AREA, C.E.)

74' EASEMENT FOR
RIGHT-OF-WAY
OR 914, PG. 644
TRACT "O14"
(OPEN SPACE, D.E.)

74' EASEMENT FOR
RIGHT-OF-WAY
OR 913, PG. 1314
TRACT "O14"
(OPEN SPACE, D.E.)

74' EASEMENT FOR
RIGHT-OF-WAY
OR 913, PG. 1313
TRACT "O14"
(OPEN SPACE, D.E.)

DEDICATION OF EASEMENT FOR
RIGHT-OF-WAY & UTILITY PURPOSES
(30' WIDE)
OR 2165, PG. 116
TRACT "O14"
(OPEN SPACE, D.E.)

DEDICATION OF EASEMENT FOR
RIGHT-OF-WAY & UTILITY PURPOSES
(30' WIDE)
OR 2165, PG. 116

DEDICATION OF EASEMENT FOR
RIGHT-OF-WAY & UTILITY PURPOSES
(30' WIDE)
OR 2165, PG. 116
TRACT "O14"
(OPEN SPACE, D.E.)
TRACT "P7"
(PRESERVE AREA, C.E.)

LEE COUNTY

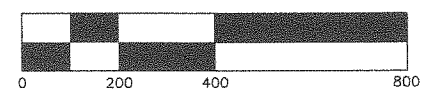
COLLIER COUNTY

ESPLANADE GOLF AND COUNTRY CLUB
OF NAPLES
PLAT BOOK 53, PAGE 1
TRACT "P7"
(PRESERVE AREA, C.E.)

OWNER: FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
CONSERVATION
FOLIO: 31347511962

ABBREVIATIONS

- OR OFFICIAL RECORDS BOOK
- PG PAGE
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- C.E. CONSERVATION
- D.E. DRAINAGE EASEMENT



GRAPHIC SCALE

OWNER: CHARES &
DANNA SIMMONS
FOLIO: 00180280009

OWNER: MARYROSE
KARDYS LIV TRUST
FOLIO: 00181560003

OWNER: JACK C &
DIANE KARDYS
FOLIO: 00181560207


OWNER: JAMES
KARDYS
FOLIO: 00181560100

NOTES:

- SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
- OWNER FOR TRACT "O14" - TAYLOR MORRISON ESPLANADE NAPLES, LLC (FOLIO: 31347511823)

BY:  JOHN SCOTT RHODES, P.S.M. #5739

SKETCH OF DESCRIPTION	
CERTIFIED TO:	COLLIER COUNTY

	RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897	date: JUNE 12, 2019
		scale: 1" = 400'
		cogo #:

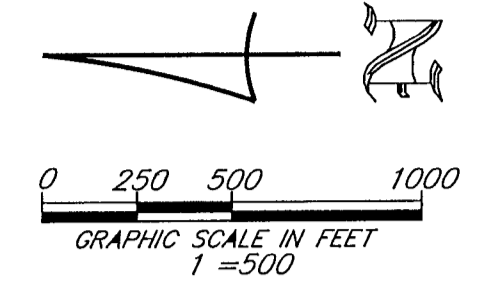
28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

design:	
drawn:	RWC
checked:	JSR
acad #:	2019-501
view:	PLOT
project #:	2019-501
sheet #:	2 of 2
file #:	2019-501

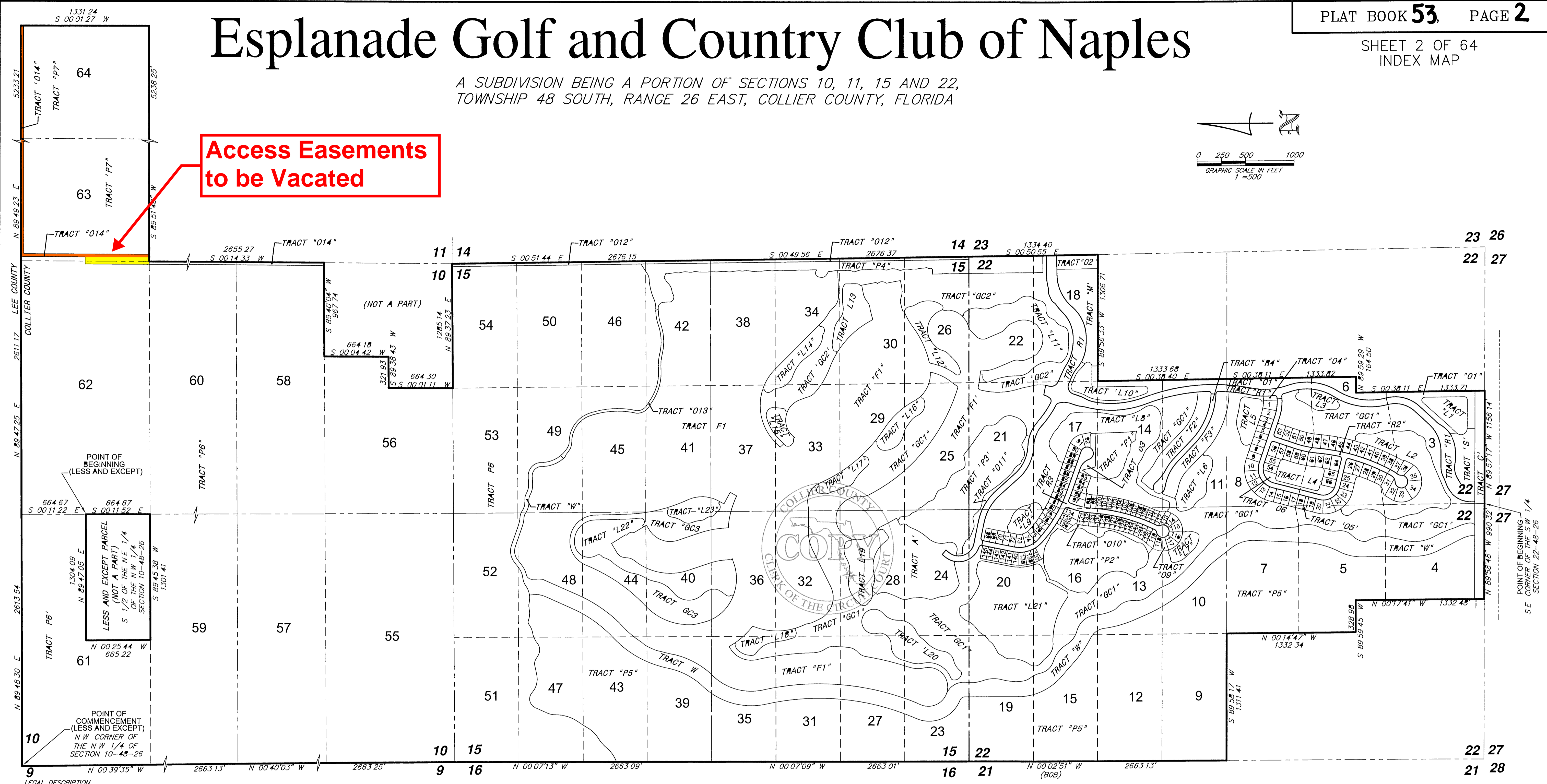
NOT A SURVEY

Esplanade Golf and Country Club of Naples

A SUBDIVISION BEING A PORTION OF SECTIONS 10, 11, 15 AND 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



Access Easements to be Vacated



LEGAL DESCRIPTION

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA COUNTY OF COLLIER LYING IN SECTIONS 10 11 15 AND 22 TOWNSHIP 48 SOUTH RANGE 26 EAST AND BEING FURTHER DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 48 SOUTH RANGE 26 EAST COLLIER COUNTY FLORIDA THENCE N 89 58 48 W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 990.32 FEET THENCE N 00 17 41 W A DISTANCE OF 1332.48 FEET THENCE S 89 58 45 W A DISTANCE OF 328.89 FEET THENCE N 00 14 47 W A DISTANCE OF 1332.34 FEET THENCE S 89 58 17 W A DISTANCE OF 1311.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22 THENCE N 00 02 51 W ALONG THE WEST LINE OF SAID FRACTION A DISTANCE OF 2663.13 FEET TO THE NORTHWEST CORNER THEREOF AND TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 48 SOUTH RANGE 26 EAST THENCE N 00 07 09 W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 2663.01 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15 THENCE N 00 07 13 W ALONG THE WEST LINE OF SAID FRACTION A DISTANCE OF 2663.09 FEET TO THE NORTHWEST CORNER OF SAID FRACTION AND TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 48 SOUTH RANGE 26 EAST THENCE N 00 40 03 W ALONG THE WEST LINE OF SAID FRACTION A DISTANCE OF 2663.25 FEET TO THE NORTHWEST CORNER THEREOF AND TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 THENCE N 00 39 35 W ALONG THE WEST LINE OF SAID FRACTION A DISTANCE OF 2663.13 FEET TO THE NORTHWEST CORNER THEREOF THENCE N 89 48 30 E ALONG THE NORTH LINE OF SAID FRACTION A DISTANCE OF 2613.54 FEET TO THE NORTHWEST CORNER THEREOF AND TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 THENCE N 89 47 25 E ALONG THE NORTH LINE OF SAID FRACTION A DISTANCE OF 2611.17 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 THENCE N 00 11 52 E ALONG THE NORTH LINE OF SAID SECTION 11 TOWNSHIP 48 SOUTH RANGE 26 EAST THENCE N 89 49 23 E ALONG THE NORTH LINE OF SAID FRACTION A DISTANCE OF 5233.21 FEET TO THE NORTHEAST CORNER OF SAID FRACTION THENCE S 00 01 27 W ALONG THE EAST LINE OF SAID FRACTION A DISTANCE OF 1331.24 FEET TO THE SOUTHWEST CORNER THEREOF THENCE S 89 51 46 W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 5233.25 FEET TO THE SOUTHWEST CORNER THEREOF AND TO A POINT ON THE EAST LINE OF SAID SECTION 10 THENCE S 00 14 33 W ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 2655.27 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1397 PAGE 272 OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA THENCE S 89 40 04 W ALONG THE NORTH LINE OF SAID PARCEL AND A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3077 PAGE 3120 SAID PUBLIC RECORDS A DISTANCE OF 967.74 FEET THENCE S 00 04 42 W A DISTANCE OF 664.13 FEET THENCE S 89 38 43 W A DISTANCE OF 321.93 FEET THENCE S 00 01 11 W A DISTANCE OF 664.30 FEET TO THE SOUTH LINE OF SAID SECTION 10 THENCE N 89 37 23 E ALONG THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 1285.14 FEET TO THE SOUTHWEST CORNER THEREOF THENCE S 00 51 44 E ALONG THE EAST LINE OF THE AFORESAID SECTION 15 A DISTANCE OF 2676.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 THENCE S 00 49 56 E ALONG THE EAST LINE OF SAID FRACTION A DISTANCE OF 2676.37 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15

LEGAL DESCRIPTION (CONTINUED)

THENCE S 00 50 55 E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 48 SOUTH RANGE 26 EAST A DISTANCE OF 1334.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22 THENCE S 89 56 33 W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 1306.71 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THENCE S 00 38 40 E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 1333.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THENCE S 00 38 11 E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 1333.82 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THENCE N 89 59 29 W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 164.50 FEET THENCE S 00 38 11 E A DISTANCE OF 1333.71 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 THENCE N 89 57 17 W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 1156.14 FEET TO THE POINT OF BEGINNING

THE DESCRIBED PARCEL CONTAINS 1918.235 ACRES MORE OR LESS

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 48 SOUTH RANGE 26 EAST COLLIER COUNTY FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10 THENCE N 89 48 30 E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 2613.54 FEET THENCE S 00 11 22 E A DISTANCE OF 664.67 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL THENCE S 00 11 52 E A DISTANCE OF 664.67 FEET THENCE S 89 45 38 W A DISTANCE OF 1304.41 FEET THENCE N 00 25 44 W A DISTANCE OF 665.22 FEET THENCE N 89 47 05 E A DISTANCE OF 1304.09 FEET TO THE POINT OF BEGINNING

THE DESCRIBED PARCEL CONTAINS 19.856 ACRES MORE OR LESS

NET AREA CONTAINS 1798.349 ACRES MORE OR LESS

SURVEY NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
- ALL SIDE LOT LINES ARE RADIAL TO CENTERLINE OF TRACTS R2 AND R3 UNLESS OTHERWISE NOTED
- UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENTIAL AND CIRCULAR
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22 TOWNSHIP 48 SOUTH RANGE 26 EAST AS BEARING N 00 02 51 W AND RELATE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA ZONE EAST NORTH AMERICAN DATUM OF 1983 1990 ADJUSTMENT (NAD83/90)
- RESERVATIONS RESTRICTIONS EASEMENTS AND COVENANTS OF RECORD RECORDED IN OFFICIAL RECORD BOOK 4832 PAGE 1245 ET SEQ OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA
- PROPOSED MINIMUM ELEVATION OF ROAD CROWN IS 16.2 FEET MINIMUM FINISHED FLOOR ELEVATIONS ARE 16.7 FEET ALL MINIMUM ELEVATIONS ARE BASED ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO 11-02031-P AND REFER TO NATIONAL GEODETIC VERTICAL DATUM THIS INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE CONSTRUCTION CRITERIA CONSULT COLLIER COUNTY BUILDING AND ZONING DEPARTMENT CONCERNING ALL ELEVATION REQUIREMENTS
- PROPERTY IS LOCATED IN FLOOD ZONES AE AND AH WITH A BASE FLOOD ELEVATIONS RANGING FROM 13.5 TO 15.0 NORTH AMERICAN VERTICAL DATUM (NAVD) ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBERS 12021C 205H 210H 212H AND 214H DATED MAY 16 2012 FLOOD INFORMATION IS SUBJECT TO CHANGE CONSULT LATEST FLOOD ZONE MAPS FOR CURRENT FLOOD ZONE INFORMATION
- SETBACKS FROM PRESERVES INTERNAL TO THE PROJECT (PRESERVE TRACTS P1 P2 P3 & P4) CONTAIN A 25 FOOT WIDE UPLAND BUFFER SETBACKS FROM THESE PRESERVES SHALL BE MEASURED FROM THE WETLAND LINE IDENTIFIED ON THE PLAT AND NOT FROM THE EXTERNAL BOUNDARY OF THE PRESERVE
- SHEETS 3 THROUGH 54 ARE A SCALE OF 1=60 AND SHEETS 55 THROUGH 64 ARE A SCALE OF 1=100

LEGEND

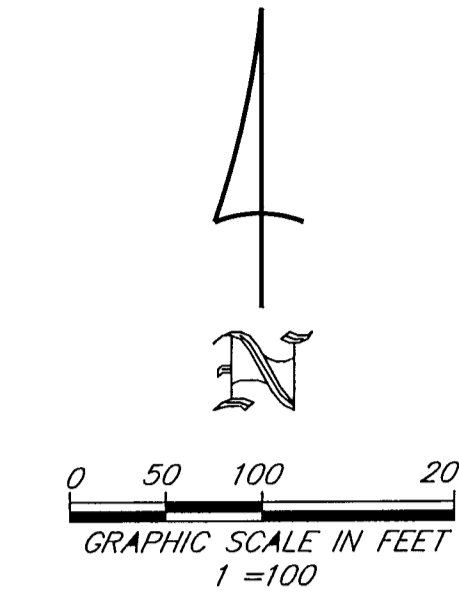
- POC INDICATES POINT OF COMMENCEMENT
- POB INDICATES POINT OF BEGINNING
- P.S.M INDICATES PROFESSIONAL SURVEYOR & MAPPER
- B.O.B BASIS OF BEARING
- R.O.W RIGHT-OF-WAY
- O.R OFFICIAL RECORDS BOOK
- P.C.S INDICATES PAGES
- N.R INDICATES NON-RADIAL
- (E) INDICATES EASEMENT TIE
- C.U.E INDICATES COUNTY UTILITY EASEMENT
- P.U.E INDICATES PUBLIC UTILITY EASEMENT
- D.E INDICATES DRAINAGE EASEMENT
- A.E INDICATES ACCESS EASEMENT
- I.E INDICATES IRRIGATION EASEMENT
- L.M.E INDICATES LAKE MAINTENANCE EASEMENT
- S.W.E INDICATES SIDEWALK EASEMENT
- B.E INDICATES BUFFER EASEMENT
- P.E INDICATES PEDESTRIAN EASEMENT
- INDICATES SET PERMANENT REFERENCE MONUMENT (5/8" X 18" SET IRON ROD CAPPED PRM LB 6897) (UNLESS OTHERWISE NOTED)
- INDICATES PERMANENT CONTROL POINT
- INDICATES POINT OF INTERSECTION POINT OF CURVATURE POINT OF TANGENCY OR POINT OF REVERSE CURVATURE

THIS INSTRUMENT PREPARED BY JOHN SCOTT RHODES P.S.M. #5739

RHODES & RHODES
LAND SURVEYING, INC
28100 BONITA GRANDE DRIVE SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO (239) 405-8163
FLORIDA BUSINESS LICENSE NO LB 6897

Esplanade Golf and Country Club of Naples

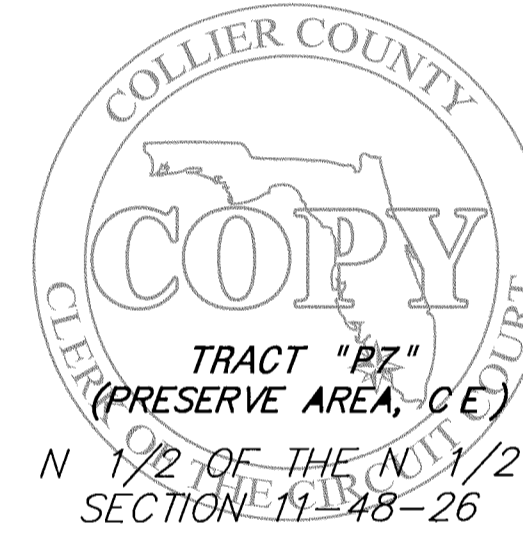
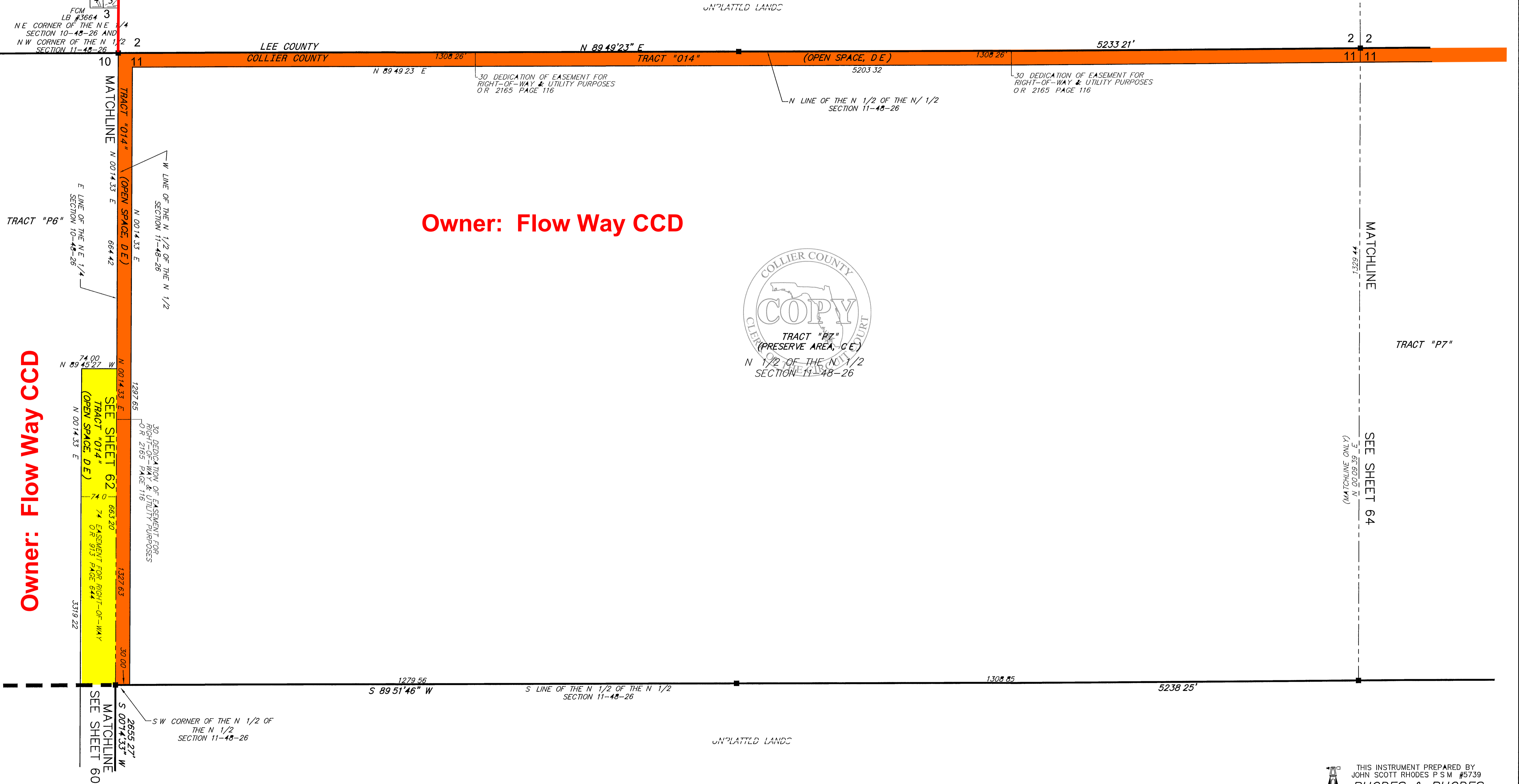
A SUBDIVISION BEING A PORTION OF SECTIONS 10, 11, 15 AND 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA



**Owner: Valencia Bonita HOA
(GL Homes)**

**Owner:
Lennar
Homes, LLC**

61	62	64
59	60	
57	58	
55	56	
51	52	54
47	48	50
43	44	46
39	40	42
35	36	38
31	32	34
27	28	30
23	24	26
19	20	22
15	16	18
12	13	14
9	10	11
	7	3
	5	1



Owner: Flow Way CCD

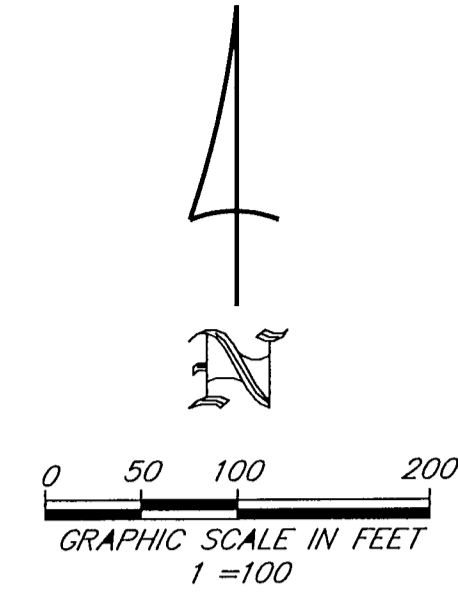
Owner: Flow Way CCD

THIS INSTRUMENT PREPARED BY
 JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC
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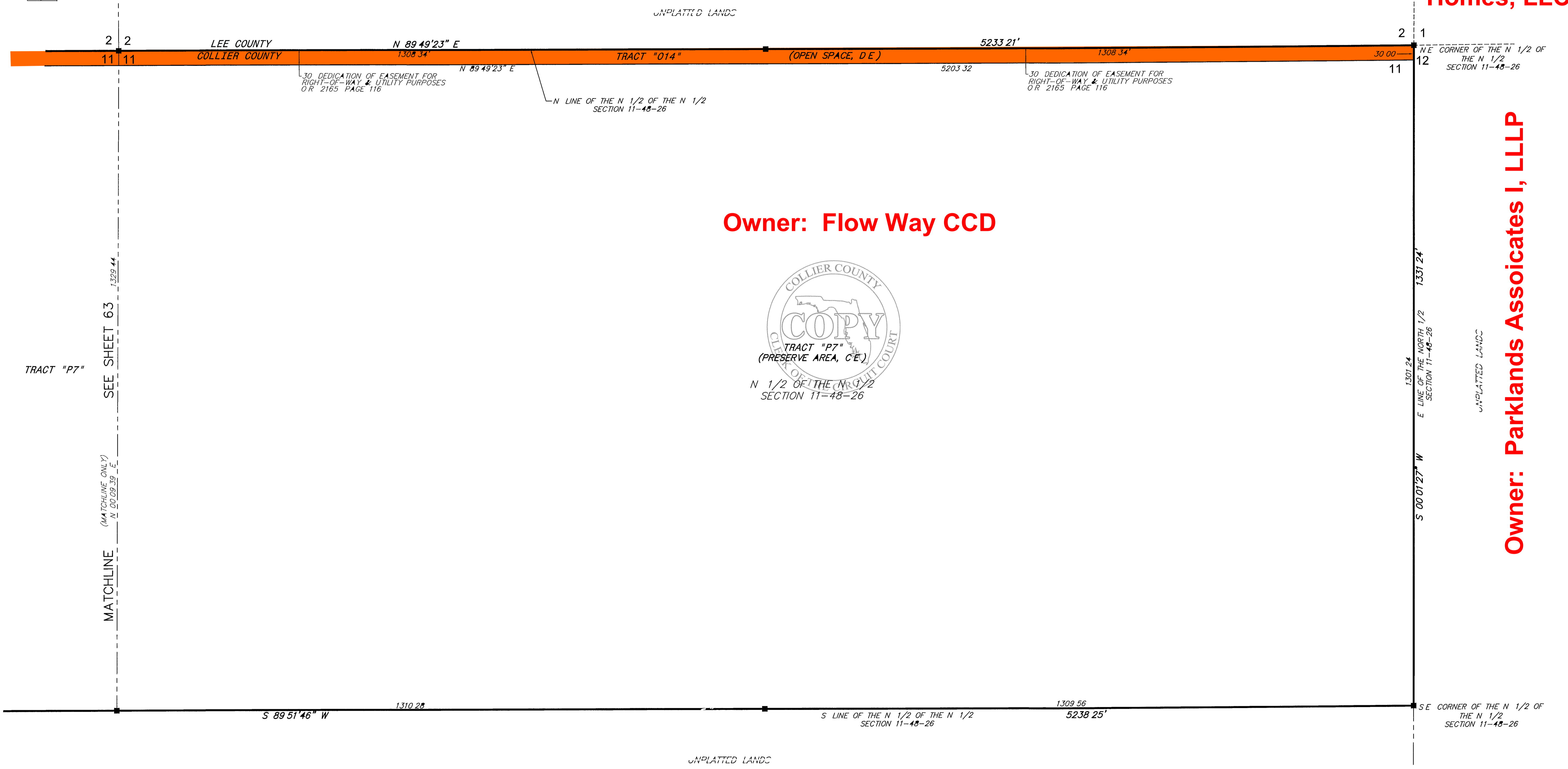
A SUBDIVISION BEING A PORTION OF SECTIONS 10, 11, 15 AND 22,
TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

61	62	63	64
59	60		
57	58		
55	56		
51	52	53	54
47	48	49	50
43	44	45	46
39	40	41	42
35	36	37	38
31	32	33	34
27	28	29	30
23	24	25	26
19	20	21	22
15	16	17	18
12	13	14	15
9	10	11	



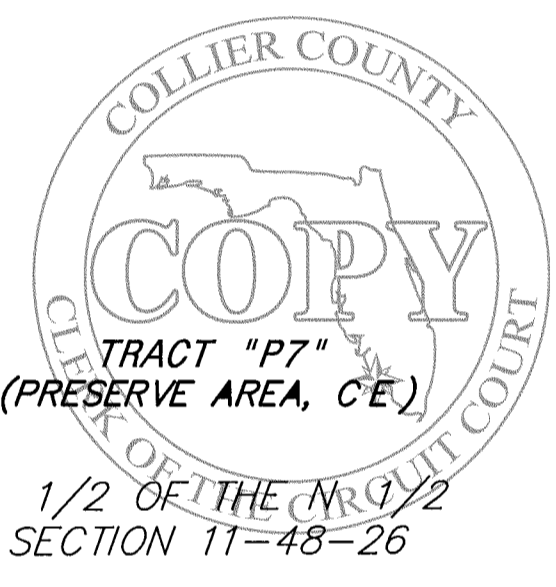
Owner: Lennar Homes, LLC

Owner: Lennar Homes, LLC



Owner: Flow Way CCD

Owner: Parklands Associates I, LLLP



THIS INSTRUMENT PREPARED BY
 JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO (239) 405-8163
 FLORIDA BUSINESS LICENSE NO LB 6897

Retn:
JOSEPH B TOWNSEND
3401 21ST AVE SW
NAPLES FL 33964

DEDICATION OF EASEMENT

FOR RIGHT-OF-WAY, ROADWAY AND UTILITIES PURPOSES, THE
UNDERSIGNED HEREAFTER REFERRED TO AS GRANTORS, IN
CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED, DOES HEREBY DECLARE AND DEDICATE AN EASEMENT
TO THE PUBLIC FOR RIGHTS OF WAY, ROAD PURPOSES, AND
UTILITIES RIGHT-OF-WAY ON, OVER UNDER AND ALONG THE
THE WEST 30 FEET AND THE NORTH 30 FEET OF THE NORTH 1/2 OF
THE NORTH 1/2 OF SECTION 11, TWP. 48, RGE. 26, IN COLLIER
COUNTY, FL.

GRANTOR(S) DO HEREBY GRANT THE PUBLIC THE RIGHT TO ENTER
UPON AND USE SAID EASEMENT FOR ALL PROPER UTILITY
RIGHTS-OF-WAY, INGRESS AND EGRESS AND ROAD PURPOSES AS A
PUBLIC RIGHT-OF-WAY.

TO HAVE AND TO HOLD THE SAME IN THE MANNER AND FOR THE
USES AND PURPOSES AFOREMENTIONED, IN WITNESS THEREOF,

HAVE OR HAS SET HIS, HER OR THEIR HAND AND SEAL

THIS 20 DAY OF March 1996

WITNESS

JOSEPH B. TOWNSEND

GRANTOR

Robert H McTaggart TR.

WITNESS

[Signature]

GRANTOR

STATE OF FLORIDA

COUNTY OF Collier

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER
DULY AUTHORIZED IN THE STATE AFORESAID IN THE COUNTY
AFORESAID, TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED
BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE
AFORESAID THIS 20 DAY OF March 1996

JO ELLEN TOWNSEND

NOTARY PUBLIC
MY COMMISSION EXPIRES:



JO ELLEN TOWNSEND
My Commission CC445945
Expires Mar. 16, 1999
Bonded by HAI
800-422-1565

Jee

699067

REC 400
DOC 400
INT

O.R. 914 PG 0644

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That
FRANK R. QUINN and MARGARET T. QUINN, Husband and Wife,
in consideration of the sum of Ten Dollars (\$10.00) and other good and
valuable consideration paid, the receipt of which is hereby acknowledged,
does hereby create and grant an easement for highway purposes, to the public,
over and across the following described real estate, situated in Collier
County, Florida:

The East 74 feet of the following parcel
of real estate:

The South 1/2 of the Northeast 1/4 of the
Northeast 1/4, Section 10, Township 48 South,
Range 26 East, Collier County, Florida.

This Grant of Easement shall not in any manner obligate the undersigned or
Collier County, Florida, or any other entity to improve and maintain such
easement area. The above-described real estate is not homestead property.

EXECUTED this 19th day of March, 1981.

Witnesses to signatures:

Sarah L. Fambro

Frank R. Quinn
FRANK R. QUINN

Hazel E. Wickie

Margaret T. Quinn
MARGARET T. QUINN

RECORDED
OFFICIAL RECORD BOOK
COLLIER COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF

APR 15 2 11 PM '81

The foregoing instrument was acknowledged before me this 19th day
of March, 1981.

My Commission Expires:

Hazel E. Wickie
NOTARY PUBLIC (SEAL)
Notary Public, State of Florida at Large
My Commission Expires Nov. 23, 1984
Elected by American People
WILLIAM J. BEAGAN
Clerk of Circuit Court

Prepared by: Jones & Batchelor, P.A.
1207 3rd St. S. #8
Naples, FL 33940
(813) 262-3700

Recorded and Verified
in Official Records of
COLLIER COUNTY, FLORIDA
WILLIAM J. BEAGAN
Clerk of Circuit Court

STATE OF FLORIDA
DOCUMENTARY STAMP-TAX
DEPT. OF REVENUE
00.40
APR 15 81
6 9 0 9 2
COLLIER COUNTY

Flow Way Community Development District

Financial Statements

June 30, 2019



Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NE 12th TERRACE

Suite 1

OAKLAND PARK, FLORIDA 33334

Flow Way Community Development District

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JPWard & Associates, LLC
2900 NE 12th Terrace
Suite 1
Oakland Park, Florida 33334

**Flowway Community Development District
Balance Sheet
for the Period Ending June 30, 2019**

	Governmental Funds			Debt Service Funds			Capital Project Fund			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 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	General Long Term Debt		
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 356,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,844
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	-	-	-	-	-	1,240,081
Revenue	-	393,913	219,420	153,816	245,031	155,901	-	-	-	-	-	1,168,080
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
General Redemption Account	-	-	-	2,468	-	-	-	-	-	-	-	2,468
Construction	-	-	-	-	-	-	-	14,236	9,106	-	-	23,342
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable												
Assessments Receivable/Deposits												
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,410,628	2,410,628
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	20,029,372	20,029,372
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	<u>\$ 356,844</u>	<u>\$ 932,913</u>	<u>\$ 465,608</u>	<u>\$ 318,213</u>	<u>\$ 419,620</u>	<u>\$ 274,276</u>	<u>\$ -</u>	<u>\$ 14,236</u>	<u>\$ 9,106</u>	<u>\$ 22,440,000</u>	<u>\$ 25,230,815</u>	

**Flowway Community Development District
Balance Sheet
for the Period Ending June 30, 2019**

	Governmental Funds									Account Groups	Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Project Fund						
		Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)		
Liabilities											
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable											
Current Portion	-	-	-	-	-	-	-	-	-	390,000	390,000
Long Term	-	-	-	-	-	-	-	-	-	22,050,000	22,050,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	176,123	-	176,123
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,440,000</u>	<u>\$ 22,616,123</u>
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-
Fund Balance											
Restricted											
Beginning: October 1, 2018 (Audited)	-	919,789	443,275	307,103	410,092	118,377	2,589	13,814	(167,301)	-	2,047,737
Results from Current Operations	-	13,124	22,333	11,110	9,528	155,899	(2,589)	422	285	-	210,111
Unassigned											
Beginning: October 1, 2018 (Audited)	50,794	-	-	-	-	-	-	-	-	-	50,794
Results from Current Operations	306,050	-	-	-	-	-	-	-	-	-	306,050
Total Fund Equity and Other Credits	<u>\$ 356,844</u>	<u>\$ 932,913</u>	<u>\$ 465,608</u>	<u>\$ 318,213</u>	<u>\$ 419,620</u>	<u>\$ 274,276</u>	<u>\$ -</u>	<u>\$ 14,236</u>	<u>\$ (167,017)</u>	<u>\$ -</u>	<u>\$ 2,614,692</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 356,844</u>	<u>\$ 932,913</u>	<u>\$ 465,608</u>	<u>\$ 318,213</u>	<u>\$ 419,620</u>	<u>\$ 274,276</u>	<u>\$ -</u>	<u>\$ 14,236</u>	<u>\$ 9,106</u>	<u>\$ 22,440,000</u>	<u>\$ 25,230,815</u>

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	185,151	215,064	38,472	88,602	12,779	6,461	1,797	877	549,204	541,675	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 185,151	\$ 215,064	\$ 38,472	\$ 88,602	\$ 12,779	\$ 6,461	\$ 1,797	\$ 877	549,204	\$ 541,675	101%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	-	-	-	-	-	400	-	800	400	1,600	-	N/A
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
Financial and Administrative												
Audit Services	-	-	-	-	4,400	-	-	-	-	4,400	4,400	100%
Accounting Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,000	16,000	56%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	6,000	16,000	38%
Arbitrage Rebate Services	500	-	-	100	1,000	-	-	-	500	2,100	2,000	105%
Other Contractual Services												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	323	623	-	5,519	256	-	-	2,146	515	9,380	7,500	125%
Trustee Services	-	-	-	11,486	-	-	-	8,654	-	20,139.39	21,400	94%
Dissemination Agent Services	667	667	667	6,167	667	667	667	667	667	11,500	25,000	46%
Property Appraiser Fees	-	-	-	-	-	3,599	-	-	-	3,599	15,100	24%
Bank Services	20	20	14	-	-	-	-	-	-	54	300	18%
Travel and Per Diem												
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services												
Postage, Freight & Messenger	32	28	-	28	28	19	242	100	92	568	600	95%
Rentals & Leases												
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development												
Computer Services - Website Development	50	50	50	50	50	50	-	100	50	450	1,000	45%
Insurance												
Insurance	6,042	-	-	-	-	-	-	-	-	6,042	6,100	99%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	752	95	-	534	334	171	-	511	727	3,123	750	416%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	-	114	957	1,398	-	3,730	2,486	8,685	20,000	43%
Legal - Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2015(Phase 3)	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2015(Phase 4)	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	125	-	-	-	-	-	-	125	-	N/A
Legal - Series 2017(Phase 6)	-	-	263	-	-	-	-	-	-	263	-	N/A
2019 Requisitions	-	-	-	-	-	-	-	455	-	455	-	N/A
Other General Government Services												
Engineering Services - General Fund	-	-	-	-	-	-	-	8,754	-	8,753.75	1,000	875%
Environmental RFP-Engineering	-	-	-	5,775	-	2,863	-	-	2,781	11,418.75	1,650	692%
Contingencies	-	-	-	-	-	-	-	-	-	-	3,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	1,000	N/A
Stormwater Management Services												
Environmental Engineering-Mitigation Area	-	-	-	-	-	-	-	-	-	-	31,700	0%
Preserve Area Maintenance												
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	-	5,000	N/A
Internal Preserves	-	-	-	-	-	-	-	6,598	-	6,598	16,000	N/A
Western Preserve	-	-	-	-	-	-	-	34,164	-	34,164	31,000	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	64,560	-	64,560	100,000	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	175,000	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	13,560	6,483	6,119	34,772	12,690	14,165	5,908	136,238	13,218	243,153	541,675	45%
Total Expenditures and Other Uses:	\$ 13,560	\$ 6,483	\$ 6,119	\$ 34,772	\$ 12,690	\$ 14,165	\$ 5,908	\$ 136,238	\$ 13,218	\$ 243,153	\$ 541,675	45%
Net Increase/ (Decrease) in Fund Balance	(13,560)	178,669	208,946	3,700	75,912	(1,386)	553	(134,441)	(12,340)	306,050	-	
Fund Balance - Beginning	50,794	37,234	215,903	424,848	428,548	504,460	503,073	503,626	369,185	50,794	-	
Fund Balance - Ending	\$ 37,234	\$ 215,903	\$ 424,848	\$ 428,548	\$ 504,460	\$ 503,073	\$ 503,626	\$ 369,185	\$ 356,844	356,844	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	2	-	2	8	22%
Reserve Account	133	137	133	137	137	124	137	133	133	1,205	1,000	121%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	94	97	16	58	117	108	141	145	99	875	600	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	184,347	214,130	38,305	88,217	12,723	6,433	1,789	873	546,817	539,344	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In												
Total Revenue and Other Sources:	\$ 227	\$ 184,581	\$ 214,278	\$ 38,500	\$ 88,471	\$ 12,955	\$ 6,711	\$ 2,069	\$ 1,106	548,899	\$ 540,952	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2013 Bonds	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,000	\$ 105,000	100%
Principal Debt Service - Early Redemptions												
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2013 Bonds	-	216,963	-	-	-	-	-	213,813	-	430,775	430,775	100%
Operating Transfers Out (To Other Funds)												
Total Expenditures and Other Uses:	\$ -	\$ 321,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,813	\$ -	535,775	\$ 535,775	N/A
Net Increase/ (Decrease) in Fund Balance	227	(137,381)	214,278	38,500	88,471	12,955	6,711	(211,743)	1,106	13,124	5,177	
Fund Balance - Beginning	919,789	920,016	782,634	996,913	1,035,412	1,123,883	1,136,838	1,143,550	931,806	919,789		
Fund Balance - Ending	\$ 920,016	\$ 782,634	\$ 996,913	\$ 1,035,412	\$ 1,123,883	\$ 1,136,838	\$ 1,143,550	\$ 931,806	\$ 932,913	932,913	\$ 5,177	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	1	-	1	-	N/A
Reserve Account	61	63	61	63	63	57	63	61	61	551	550	100%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	49	50	12	32	60	56	72	74	55	461	300	154%
Special Assessment Revenue												
Special Assessments - On-Roll	-	87,492	101,627	18,180	41,868	6,039	3,053	849	415	259,521	255,873	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 109	\$ 87,605	\$ 101,700	\$ 18,275	\$ 41,991	\$ 6,151	\$ 3,188	\$ 985	\$ 531	260,533	\$ 256,723	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2015 Bonds (Phase 3)	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,000	\$ 70,000	86%
Principal Debt Service - Early Redemptions												
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2015 Bonds (Phase 3)	-	89,738	-	-	-	-	-	88,463	-	178,200	190,406	94%
Operating Transfers Out (To Other Funds)												
Total Expenditures and Other Uses:	\$ -	\$ 149,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,463	\$ -	238,200	\$ 260,406	N/A
Net Increase/ (Decrease) in Fund Balance	109	(62,133)	101,700	18,275	41,991	6,151	3,188	(87,478)	531	22,333	(3,683)	
Fund Balance - Beginning	443,275	443,384	381,251	482,951	501,225	543,216	549,367	552,555	465,077	443,275	-	
Fund Balance - Ending	\$ 443,384	\$ 381,251	\$ 482,951	\$ 501,225	\$ 543,216	\$ 549,367	\$ 552,555	\$ 465,077	\$ 465,608	465,608	\$ (3,683)	

**Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	1	-	1	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	40	41	40	41	41	37	41	40	40	362	300	121%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	36	37	4	21	44	41	54	56	39	331	250	133%
General Redemption Account	-	-	-	-	-	-	-	1	1	1	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	73,958	85,907	15,367	35,392	5,105	2,581	718	350	219,378	216,250	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	2,834	-	-	-	2,834	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 76	\$ 74,036	\$ 85,951	\$ 15,429	\$ 35,477	\$ 8,016	\$ 2,676	\$ 815	\$ 430	222,907	\$ 216,800	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2015 Bonds (Phase 4)	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ 50,000	100%
Principal Debt Service - Early Redemptions												
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2015 Bonds (Phase 4)	-	81,278	-	-	-	-	-	80,278	-	161,556	161,556	100%
Operating Transfers Out (To Other Funds)	40	41	40	41	41	37	-	-	-	241	-	N/A
Total Expenditures and Other Uses:	\$ 40	\$ 131,319	\$ 40	\$ 41.26	\$ 41	\$ 37	\$ -	\$ 80,278	\$ -	211,797	\$ 211,556	N/A
Net Increase/ (Decrease) in Fund Balance	36	(57,283)	85,911	15,388	35,436	7,979	2,676	(79,463)	430	11,110	5,244	
Fund Balance - Beginning	307,103	307,139	249,856	335,767	351,155	386,591	394,570	397,246	317,783	307,103		
Fund Balance - Ending	\$ 307,139	\$ 249,856	\$ 335,767	\$ 351,155	\$ 386,591	\$ 394,570	\$ 397,246	\$ 317,783	\$ 318,213	318,213	\$ 5,244	

Flowway Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	1	-	1	2	51%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	43	44	43	44	44	40	44	43	43	390	345	113%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	58	60	4	31	70	64	85	88	62	523	220	238%
Special Assessment Revenue												
Special Assessments - On-Roll	-	119,679	139,014	24,868	57,271	8,260	4,176	1,162	567	354,997	350,060	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 101	\$ 119,784	\$ 139,062	\$ 24,943	\$ 57,385	\$ 8,365	\$ 4,306	\$ 1,294	\$ 672	355,911	\$ 350,627	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2016 Bonds (Phase 5)	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,000	\$ 95,000	100%
Principal Debt Service - Early Redemptions												
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2016 Bonds (Phase 5)	-	126,304	-	-	-	-	-	124,689	-	250,993	250,993	100%
Operating Transfers Out (To Other Funds)	43	44	43	44	44	40	44	43	43	390	-	N/A
Total Expenditures and Other Uses:	\$ 43	\$ 221,348	\$ 43	\$ 44	\$ 44	\$ 40	\$ 44	\$ 124,732	\$ 43	346,383	\$ 345,993	N/A
Net Increase/ (Decrease) in Fund Balance	58	(101,565)	139,019	24,899	57,340	8,324	4,262	(123,438)	629	9,528	4,634	
Fund Balance - Beginning	410,092	410,150	308,585	447,604	472,503	529,843	538,167	542,429	418,991	410,092		
Fund Balance - Ending	\$ 410,150	\$ 308,585	\$ 447,604	\$ 472,503	\$ 529,843	\$ 538,167	\$ 542,429	\$ 418,991	\$ 419,620	419,620	\$ 4,634	

Flowway Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	1	-	1	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	29	30	29	30	30	27	30	29	29	265	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	23	1	19	45	41	55	58	39	281	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	80,908	93,979	16,812	38,717	5,584	2,823	785	383	239,992	236,750	101%
Special Assessments - Off-Roll	167,000	-	-	-	-	-	-	-	-	167,000	166,388	100%
Debt Proceeds												
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 167,029	\$ 80,961	\$ 94,009	\$ 16,861	\$ 38,792	\$ 5,653	\$ 2,909	\$ 873	\$ 452	407,538	\$ 403,138	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2017 Bonds (Phase 6)	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,000	\$ 80,000	100%
Principal Debt Service - Early Redemptions												
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2017 Bonds (Phase 6)	-	86,388	-	-	-	-	-	84,988	-	171,375	171,375	100%
Debt Service-Other Costs												
Operating Transfers Out (To Other Funds)	29	30	29	30	30	27	30	29	29	265	-	N/A
Total Expenditures and Other Uses:	\$ 29	\$ 166,418	\$ 29	\$ 30	\$ 30	\$ 27	\$ 30	\$ 85,017	\$ 29	251,640	\$ 251,375	N/A
Net Increase/ (Decrease) in Fund Balance	167,000	(85,456)	93,980	16,830	38,762	5,626	2,879	(84,144)	423	155,899	151,763	
Fund Balance - Beginning	118,377	285,377	199,920	293,900	310,731	349,493	355,118	357,997	273,853	118,377		
Fund Balance - Ending	\$ 285,377	\$ 199,920	\$ 293,900	\$ 310,731	\$ 349,493	\$ 355,118	\$ 357,997	\$ 273,853	\$ 274,276	274,276	\$ 151,763	

**Flowway Community Development District
Capital Project Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	1	1	1	1	1	1	-	-	-	\$ 4	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	\$ -	-
Operating Transfers In (From Other Funds)	40	41	40	41	41	37	-	-	-	\$ 241	-
Total Revenue and Other Sources:	\$ 41	\$ 42	\$ 41	\$ 42	\$ 42	\$ 38	\$ -	\$ -	\$ -	\$ 245	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	-	-	\$ -	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services											
Trustee Services	-	-	\$ -	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding	-	-	\$ -	-	-	-	-	-	-	\$ -	\$ -
Legal Services											
Legal - Series 2015 Bonds (Phase 4)	-	-	\$ -	-	-	-	-	-	-	\$ -	-
Other General Government Services											
Engineering Services - Capital Projects Fund	-	-	\$ -	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay											
Construction in Progress											
Cost of Issuance											
Series 201 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	\$ -	-	-	-	-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834	\$ -	\$ -	\$ -	\$ 2,834	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834	\$ -	\$ -	\$ -	\$ 2,834	\$ -
Net Increase/ (Decrease) in Fund Balance	41	42	\$ 41	\$ 42	\$ 42	\$ (2,796)	\$ -	\$ -	\$ -	\$ (2,589)	-
Fund Balance - Beginning	2,589	2,629	\$ 2,671	\$ 2,712	\$ 2,754	\$ 2,796	\$ -	\$ -	\$ -	2,589	-
Fund Balance - Ending	\$ 2,629	\$ 2,671	\$ 2,712	\$ 2,754	\$ 2,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	3	4	3	4	4	3	4	3	4	31	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										\$ -	-
Operating Transfers In (From Other Funds)	43	44	43	44	44	40	44	43	43	390	-
Total Revenue and Other Sources:	\$ 46	\$ 48	\$ 46	\$ 48	\$ 48	\$ 43	\$ 48	\$ 47	\$ 47	\$ 422	\$ -
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	46	48	\$ 46	\$ 48	\$ 48	\$ 43	\$ 48	\$ 47	\$ 47	\$ 422	-
Fund Balance - Beginning	13,814	13,860	\$ 13,908	\$ 13,955	\$ 14,003	\$ 14,051	\$ 14,094	\$ 14,142	\$ 14,189	13,814	-
Fund Balance - Ending	\$ 13,860	\$ 13,908	\$ 13,955	\$ 14,003	\$ 14,051	\$ 14,094	\$ 14,142	\$ 14,189	\$ 14,236	\$ 14,236	\$ -

Flowway Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2019

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	2	2	2	2	2	2	2	2	2	20	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds											
Operating Transfers In (From Other Funds)	29	30	29	30	30	27	30	29	29	265	-
Total Revenue and Other Sources:	\$ 31	\$ 32	\$ 31	\$ 32	\$ 32	\$ 29	\$ 32	\$ 31	\$ 32	\$ 285	\$ -
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	31	32	\$ 31	\$ 32	\$ 32	\$ 29	\$ 32	\$ 31	\$ 32	\$ 285	-
Fund Balance - Beginning	(167,301)	(167,270)	\$ (167,238)	\$ (167,206)	\$ (167,174)	\$ (167,141)	\$ (167,112)	\$ (167,080)	\$ (167,048)	(167,301)	-
Fund Balance - Ending	\$ (167,270)	\$ (167,238)	\$ (167,206)	\$ (167,174)	\$ (167,141)	\$ (167,112)	\$ (167,080)	\$ (167,048)	\$ (167,017)	\$ (167,017)	\$ -