
JPWard and Associates LLC

TOTAL Commitment to Excellence

Flow Way

Community Development District

Board of Supervisors

July 25, 2019



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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

June 16, 2019

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, June 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.**

1. Call to Order & Roll Call.
2. PUBLIC HEARING:
 - a) Capital Improvement Program – Phase 7 and Phase 8
 - I. Public Comment and Testimony
 - II. Board of Supervisor’s Comments
 - III. Consideration of Resolution 2019-19 of the Board of Supervisors of Flow Way Community Development District authorizing District projects for construction and/or acquisition of infrastructure improvement; equalizing, approving, confirming, and levying special assessments on property specially benefitted by such projects to pay the cost thereof; providing for the payment and the collection of such special assessments by the methods provided for by Chapters 170, 190, and 197 Florida Statutes; confirming the District’s intention to issue special assessment bonds; providing for true-up payments; making provisions relating to the transfer of real property to governmental bodies; providing for the recording of an assessment notice; providing for severability, conflicts and an effective date.
 - IV. Consideration of Resolution 2019-20 a resolution of the board of supervisors of Flow Way Community Development District supplementing resolution 2018-4 and resolution 2019-19 which resolutions previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specially benefitted (apportioned fairly and reasonably) by the district’s projects; approving and adopting the flow way community development district supplemental special assessment report for series 2019 phase 7 (esplanade) and phase 8 bonds prepared by JPWard & Associates, LLC and dated July 16, 2019, which sets forth the specific terms of the Flow ay Community Development District special assessment bonds, series 2019 (phase 7 and phase 8 projects); providing for the supplementation of the special assessments as set forth in the improvement lien book; and providing for severability, conflicts, and an effective date.

3. Consideration of Resolution 2019-21 designating the dates, time and location for meetings of the Board of Supervisors.
4. Staff Reports
 - a) District Attorney
 - b) District Engineer
 - c) District Manager
7. Supervisor's Requests and Audience Comments
5. Adjournment

The second order of business is consideration of Resolution 2019-19 of the Board of Supervisors of Flow Way Community Development District authorizing District projects for construction and/or acquisition of infrastructure improvement; equalizing, approving, confirming, and levying special assessments on property specially benefitted by such projects to pay the cost thereof; providing for the payment and the collection of such special assessments by the methods provided for by Chapters 170, 190, and 197 Florida Statutes; confirming the District's intention to issue special assessment bonds; providing for true-up payments; making provisions relating to the transfer of real property to governmental bodies; providing for the recording of an assessment notice; providing for severability, conflicts and an effective date.

Consideration of Resolution 2019-20. Exhibit to 2019-20 will be provided before the meeting and will be based on sizing of the final issuance of bond.

The third order of business is consideration of Resolution 2019-21 setting the proposed meeting schedule for Fiscal Year 2020. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

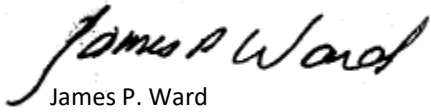
The Board is scheduled to meet on the **third Thursday of each month at 1:00 P.M., unless otherwise indicated, at the offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

The Fiscal Year 2020 schedule is as follows:

October 17, 2019	November 21, 2019
December 19, 2019	January 16, 2020
February 20, 2020	March 19, 2020
April 16, 2020	May 21, 2020
June 18, 2020	July 16, 2020
August 20, 2020	September 17, 2020

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

RESOLUTION 2019-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197 FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR TRUE-UP PAYMENTS; MAKING PROVISIONS RELATING TO THE TRANSFER OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Flow Way Community Development District (the "District") has previously indicated its intention to construct certain types of infrastructure improvements and to finance such public infrastructure improvements relating to Phase 8 through the issuance by the District of bonds, which bonds would be repaid by the imposition of special assessments on benefitted property within the District (the "Phase 8 Assessments"); and

WHEREAS, the District's Board of Supervisors (the "Board") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes relating to the imposition, levy, collection and enforcement of the Phase 8 Assessments; and

WHEREAS, the District desires to set forth the particular terms and confirm the lien of the levy of the Phase 8 Assessments to pay for the specified project.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes including, without limitation, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board of the District hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, water management and control facilities, water and wastewater systems, irrigation facilities and other public infrastructure projects, and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, Florida Statutes to levy and impose special assessments, including the Phase 8 Assessments, to pay all, or any part of, the cost of such public

infrastructure projects and services and to issue special assessment bonds payable from the Phase 8 Assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the project known as the "Phase 8 Improvements", the nature and location of which was described in Resolution 2019-10 as the Improvements therein and as shown in that certain Flow Way Community Development District Master Engineer's Report prepared by Waldrop Engineering, Inc. and dated August 2013 ("Master Engineer's Report"), as supplemented by that certain Flow Way Community Development District Phase 8 Engineer's Report for the 2019 Project prepared by Waldrop Engineering, Inc. and dated May 2019 ("Supplemental Engineer's Report") (the "Master Engineer's Report" and the Supplemental Engineer's Report are sometimes collectively referred to herein as the "Engineer's Report") and the plans and specifications on file in the offices of offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103 and the offices of the District Manager at JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, FL 33334; (ii) the cost of such Phase 8 Improvements be assessed against the lots and lands specially benefitted by such Phase 8 Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of the Phase 8 Assessments. The Master Engineer's Report is incorporated herein by reference. The Supplemental Engineer's Report is attached hereto and made a part hereof as Exhibit "A".

(e) The lands subject to the Phase 8 Assessments herein are only a portion of the land within the boundaries of the District and are legally described on Exhibit "C" attached hereto and made a part hereof ("Phase 8 Assessed Land").

(f) The provision of the Phase 8 Improvements, the levying of the Phase 8 Assessments, and the sale and issuance of bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(g) In order to provide funds with which to pay the costs of the Phase 8 Improvements which are to be assessed against the benefitted lots and land within the District, pending the collection of the Phase 8 Assessments, it is necessary for the District from time to time sell and issue its special assessment bonds, in one or more series including, but not limited to, its next series of bonds intended to be the Special Assessment Bonds, Series 2019.

(h) For reference purposes, pursuant to Resolutions 2018-1, 2018-2, and 2018-4 ("Phase 7 Resolutions"), the District, in part, previously levied special assessments on real property designated as "Phase 7" ("Phase 7 Assessments") in connection with the public improvements associated with Phase 7 of the project as described in the Phase 7 Resolutions (the "Phase 7 Improvements"). The real property comprising Phase 7 is intended to be developed with thirty-six (36) multi-family Esplanade-type units. At this time, the District intends to undertake the Phase 7 Improvements and Phase 8 Improvements concurrently and intends to issue bonds related thereto, which bonds will be secured by both the Phase 7 Assessments and the Phase 8 Assessments (sometimes collectively referred to herein as the "Series 2019 Assessments"). The collective property upon which the Series 2019 Assessments will be levied will be known as the "Phase 8 Assessment Area". In addition to finalizing the levying of the Phase 8 Assessments, these assessment proceedings shall be supplemental proceedings for the Phase 7 Assessments for purposes of establishing the assessment roll for the overall Series 2019 Assessments on the Phase 8 Assessment Area to support the District's next issuance of bonds.

(i) By Resolution 2019-10 adopted by the Board of the District, the Board determined to provide the Phase 8 Improvements and to defray the costs thereof by levying the Phase 8 Assessments on benefitted property and expressed an intention to issue bonds to provide a portion of the funds needed for the Phase 8 Improvements prior to the collection of the Phase 8 Assessments. Resolution 2019-10 was adopted in compliance with the requirements of Section 170.03, Florida Statutes and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes had been met.

(j) As directed by Resolution 2019-10, said Resolution 2019-10 was published as required by Section 170.05, Florida Statutes and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(k) As directed by Resolution 2019-10, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(l) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2019-11 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the infrastructure improvements; (ii) the cost thereof; (iii) the manner of payment therefor; and (iv) the amount thereof to be assessed against each specially benefitted lot or parcel of land and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, Florida Statutes.

(m) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(n) On July 25, 2019, being the date referenced in Resolution 2019-11, and at the time and place specified in the published notice specified in Resolution 2019-10, the Board met as an Equalization Board, conducted a public hearing and heard and considered all complaints and testimony as to the matters described in paragraph (l) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(o) Having considered the estimated costs of the Phase 8 Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines as follows:

(i) the estimated costs of the Phase 8 Improvements is as specified in the Supplemental Engineer's Report, which Supplemental Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Phase 8 Improvements against the properties specially benefitted thereby using the method determined by the Board set forth in that certain Special Assessment Report for Series 2019 Phase 7 (Esplanade) and Phase 8 Bonds prepared by JPWard & Associates, LLC and dated May 29, 2019 (the "Assessment Report"), which results in the Phase 8 Assessments set forth on the final assessment roll attached to the Assessment Report. For reference, the Assessment Report also references and reflects the Phases 7 Assessments in relation to

the Series 2019 Assessments. The Assessment Report is attached hereto and made a part hereof as Exhibit “B”;

(iii) it is hereby declared that the Phase 8 Improvements will constitute a special benefit to all Phase 8 parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Phase 8 Assessments thereon when allocated as set forth in the Assessment Report;

(iv) the Phase 8 Assessments which are allocated as set forth in the Assessment Report have been fairly and reasonably allocated; and

(v) it is in the best interests of the District that the Phase 8 Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain project known as the Phase 8 Improvements for construction of public infrastructure improvements initially described in Resolution 2019-10, and more specifically identified and described in the Supplemental Engineer’s Report, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the applicable bonds.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Phase 8 Improvements and the costs to be paid by the Phase 8 Assessments on all specially benefitted property are set forth in the Supplemental Engineer’s Report and the Assessment Report, which are incorporated herein by reference.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Phase 8 Assessments on the lots or parcels of land specially benefitted by the Phase 8 Improvements, all as specified in the assessment roll set forth in the Assessment Report are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the Phase 8 Assessments set forth in the final assessment roll set forth in the Assessment Report shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book”. The Phase 8 Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds by the District, including refunding bonds, would result in a decrease in the special assessments, then the District shall by subsequent resolution, adopted within sixty (60) days after the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire project known as the Phase 8 Improvements has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of Section 170.08, Florida Statutes regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Phase 8 Improvements. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of the Phase 8 Assessments for the entire project has been determined, the term “Phase 8 Assessment” shall, with respect to each parcel, mean the proportionate share of the sum of the costs of the Phase 8 Improvements.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) Commencing with the year in which the Phase 8 Assessments are certified for collection and subsequent to any capitalized interest period, the Phase 8 Assessments shall be paid in not more than thirty (30) yearly installments, which installments shall include principal and interest as calculated in accordance with the Assessment Report. All Phase 8 Assessments collected utilizing the Uniform Method (as hereinafter defined) shall be the amount determined in the first sentence of this paragraph increased by the percentage costs of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes. The Phase 8 Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Phase 8 Improvements and the adoption by the Board of a resolution by the District accepting the Phase 8 Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Phase 8 Improvements has been completed and a resolution accepting the Phase 8 Improvements has been adopted by the Board, the Phase 8 Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to the Phase 8 Assessments may prepay the entire remaining balance of the Phase 8 Assessments at any time if there is also paid, in addition to the prepaid principal balance of the Phase 8 Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the bonds, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of the Phase 8 Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes. The Phase 8 Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if otherwise determined by the District, the Phase 8 Assessments may be collected as is

otherwise permitted by law. The District may, in its sole discretion, collect the Phase 8 Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Collier County who may notify each owner of a lot or parcel within the District of the amount of the Assessment, including interest thereon, in the manner provided in Section 197.3635, Florida Statutes.

SECTION 8. INVENTORY ADJUSTMENT DETERMINATION/TRUE-UP PAYMENTS. The Phase 8 Assessments have been allocated in accordance with the Assessment Report. The Phase 8 Assessed Land will be initially assessed on an equal per acre basis. In connection with the development of the Assessed Land, the Assessed Land has and/or will be subdivided in accordance with the procedures of Collier County and Florida law. For purposes hereof, the subdivision process may include: (i) platting; (ii) subdivision via site plan; and/or (iii) recording of a Declaration of Condominium to designate condominium parcels (any of the foregoing subdivision methods will be generally referred to herein as a “Plat”). In connection with a finalized Plat, the Collier County Property Appraiser will assign parcel identification numbers for the individual subdivided portion(s) of the Assessed Land. In connection with a Plat, the Phase 8 Assessments shall be allocated in accordance with the Assessment Report. During this process of allocation, the District shall undertake inventory adjustment determinations as set forth in Section 7.0 of the Assessment Report. At such time as described in the Assessment Report, the applicable landowner may be required to make a density reduction payment (the “True-Up Payment”) in addition to the regular assessment installment payable for lands owned by the applicable landowner. The District will ensure collection of such True-Up Payments in a timely manner in order to meet its debt service obligations, and in all cases, the applicable landowner shall make such payments in order to ensure the District’s timely payment of the debt service obligations.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Phase 8 Assessments without specific consent thereto. If at any time, any real property on which the Phase 8 Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid Phase 8 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Phase 8 Assessments in the Official Records of Collier County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. 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.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 25th day of July, 2019.

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Andrew Miller, Chairman

Exhibits:

Exhibit "A": Flow Way Community Development District Phase 8 Engineer's Report for the 2019 Project prepared by Waldrop Engineering, Inc. and dated May 2019

Exhibit "B": Special Assessment Report for Series 2019 Phase 7 (Esplanade) and Phase 8 Bonds prepared by JPWard & Associates, LLC and dated May 29, 2019

Exhibit "C": Legal Description of Phase 8 Assessed Land

EXHIBIT "A"
PHASE 8 ENGINEER'S REPORT

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

**Phase 8
Engineer's Report
2019 Project**

Prepared for:

Flow Way Community Development District
Board of Supervisors
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

Prepared by:



28100 Bonita Grande Dr. Suite 305
Bonita Springs, FL 34135

May, 2019

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- EXHIBIT 8 - Phased Environmental Preserve & Mitigation Areas
- EXHIBIT 9 - District Boundary Sketch & Description (Less Hatcher)

1.0 INTRODUCTION

1.1 Overview of District

The Flow Way Community Development District, (the “District”) is located in portions of Sections 15 & 22, Township 48 South and Range 26 East and is entirely within unincorporated Collier County, Florida. The district site covers approximately 849.40 acres, (859.40 acres with the inclusion of the Hatcher property) northwest of the intersection of Immokalee Road and County Road 951. Refer to the EXHIBIT 1, LOCATION MAP located in the Appendix of this report.

The District was established on February 26, 2002 approval and adoption of Ordinance Number 02-09 by the Collier County Board of County Commissioners. The District Boundary was expanded in 2016 with the addition of a 19.4 ac parcel (known as the “DiLillo Parcel”) and it is anticipated that the District will be expanded again in 2019 with the addition of a 10.01 ac parcel (known as the “Hatcher Parcel”). The District boundary is identified in EXHIBIT 2, DISTRICT BOUNDARY, located in the Appendix of this report. A metes and bounds description of the District boundary, recorded with the adopted ordinance, is included as EXHIBIT 9 in the Appendix.

The District serves the Esplanade Golf and Country Club of Naples (the “Development”). Refer to EXHIBIT 3, DISTRICT DEVELOPMENT, located in the Appendix of this report. The lands within the District are zoned PUD and the current plan of development includes single-family and multi-family dwelling units, an 18-hole bundled golf course, amenity campus and a network of trails and parks. Construction of the Development commenced in 2018 and is anticipated to continue through 2019.

At Buildout, the Development will include approximately 1,184 single family and multi-family dwelling units (Expanded from 1,121 in 2016 with the DiLillo Parcel), an 18-hole bundled golf course and amenity campus. The project has been developed in multiple phases.

The following table, Table 1, describes the general land use categories found within the District:

Table 1 - Master Land Use Summary within the District Boundaries, less the Hatcher Property

TYPE OF USE ¹	ACRES +/-	PERCENT OF TOTAL
Surface Water Management	188.42	22%
Single Family Residential	171.70	20%
Multi-Family Residential	30.53	4%
Road Rights-of-Way	61.93	7%
Conservation Areas	157.72	19%
Golf Course, Sales, Maintenance and Amenity Facilities	132.76	16%
Other (Uplands, Open Space, etc.)	106.34	12%
TOTAL	849.40	100.00%

1. Areas for “Type of Use” are not meant to represent the areas for potential CDD funding or acquisitions.

1.2 Purpose and Scope of this Report

The purpose of this report is to present the Capital Improvement Plan (“CIP”) including qualified cost for Phase 8 of the Development being financed by the Series 2019 Bonds and also present the methodology to establish Special Assessments of qualified Development costs for all product types in Phase 8. The Cost Allocation Methodology, outlined in Section 3.0 of this report, is consistent with previously established allocations for the Phase 1 & 2, Phase 3, Phase 4, Phase 5, and Phase 6 & 7 reports.

The Special Assessments, based on the probable construction costs, will fund the capital improvement plan for certain Phase 8 public infrastructure improvements to serve the District (the “Improvement(s)”). The overall financing plan and assessment methodology will be developed by the District’s financial consultant. Only those Improvements set forth herein that are determined by the District’s Bond Counsel to be eligible for tax-exempt bond financing will be funded by bonds of the District.

The Developer may finance and construct certain of these Improvements not financed by the District and convey the same to the District. The Developer will construct all other improvements needed for the Development.

The Improvements are required by or are consistent with the requirements of the County and other applicable regulatory and jurisdictional entities. Phase 8 is located in areas not previously assessed.

This report references the Phase 6&7 Engineer's Report – 2017 Project, dated October 2017 and will include in this financing thirty six (36) multi-family Esplanade units that were not financed as a part of the last District financing. See Assessment Methodology dated May 29, 2019.

The CIP contained in this report reflects the present intentions of the District. The exact location of the Improvements may be revised during the course of approval and implementation; locational revisions will not diminish or alter the benefits to be received by the lands of the District. The District retains the right to make reasonable adjustments in the Improvement Plan to meet the requirements of any governmental agency and at the same time provide the same or greater benefits to the lands of the District. Regulatory criteria will continue to evolve, and future changes may affect the implementation of the Improvement Plan, as it may be changed from time to time. The implementation of any Improvements outlined within the Improvement Plan requires the final approval of the District's Board of Supervisors.

Costs contained in this report have been prepared based on estimates of costs using the best available information. It is possible that the estimated costs could vary based on final engineering and ultimate construction bids.

2.0 DISTRICT BOUNDARY AND PROPERTY SERVED

2.1 District Boundary

EXHIBIT 2 illustrates the boundary of the District. Immokalee Road (County Road 846) borders the southern boundary of the District. The eastern boundary of the District borders residential areas. Wetlands/conservation/preservation areas border the western and northern boundaries.

2.2 Existing Infrastructure

Prior to construction of the Phase 1 & 2 Improvements, the existing infrastructure in the vicinity of the District consisted mainly of area roadways and nearby utilities. Immokalee Road lies along the southern edge of the site; a 12-inch water main and a 10-inch sanitary wastewater force main, along Immokalee Road, were previously extended to the Development.

A brief description of each previous Phase of improvements Improvement is summarized below:

The Phase 1 & 2 improvements included infrastructure to support the overall development and the Phase 1 & 2 units. Specific improvements included:

- Potable water pipes including 10-inch and 12-inch water mains along Esplanade Blvd., 10-inch and 12-inch water mains along Torre Vista Ln., and 6-inch, 8-inch, and 10-inch water mains within the residential parcels and amenity campus.
- Wastewater pipes including 8-inch and 15-inch gravity mains, 8-inch and 10-inch force mains, and two pump stations that serve Phases 1 & 2.
- Irrigation pipes including 4-inch, 6-inch, 8-inch, 10-inch, and 12-inch irrigation mains and one irrigation pump station located on the south side of Lake #7.
- A proportionate share of the total Surface water management system infrastructure.
- A proportionate share of the total Preserve Area costs.

The Phase 3 improvements included infrastructure to support the overall development and the Phase 3 units. Specific Improvements included:

- Environmental Mitigation – Contouring of wood stork creation area.
- Wood stork creation area clearing, grubbing, silt fence, planting, watering and scrape down.
- Water Main along Arrezo Court Sta. 0+69 to 3+88 and 0+80 to 10+15
- Gravity main along Arrezo Court Sta. 0+30 to 4+03 and 0+65 to 10+05
- Irrigation main along Arrezo Court Sta. 0+76 to 4+25 and 0+11 to 10+13
- Dewatering, blasting and drilling for Lakes 14b, 16, 17, 18 and the Pass-Through
- Lake 17 excavation
- Lakes 14-20 slope stabilization
- Trees & sod from eastern and southeastern buffer along Torre Vista Lane and Broken Back Road.
- Phase 2 Work Product including Plans and Plat coordination, construction/certification and environmental professional fees.

The Phase 4 improvements included infrastructure to support the overall development and the Phase 4 units. Specific improvements included:

- Water Management Lakes 13A/13B & 18/19
- Storm water lake interconnect pipes
- Irrigation Main Esplanade Blvd Station 64+88 to 88+00
- Potable Water Main Esplanade Blvd. Station 64+88 to 88+00
- Gravity Sewer and Force Main Esplanade Blvd. Station 64+88 to 88+00
- Irrigation Infrastructure Parcels G1 & G2
- Potable Water Infrastructure Parcels G1 & G2
- Gravity Sewer and Force Main Parcels G1 & G2
- Drainage Infrastructure Parcels A, B, C, D, E, G1 & G2
- Work Product including Esplanade Blvd. (SDP#1) and Surface Water Design Consulting Fees

The Phase 5 improvements included infrastructure to support the overall development and the Phase 5 units. Specific improvements included:

- Potable Water and Sanitary Sewer (Terresina Drive and Benvenuto Ct)
- Potable Water and Sanitary Sewer (Galliano Terrace)
- Potable Water and Sanitary Sewer (Sorreno Ct - Station 0+00 to 9+50)

- Potable water and Sanitary Sewer (Sorreno Ct – Station 9+50 to End)
- Potable water and Sanitary Sewer (DiLillo Ct and Cavano St E.)
- Surface water management facilities for the DiLillo Parcel
- Blasting and excavation of water management lakes 9, 10, 12, 13, 14, 15, 20, & 23

The Phase 6 & 7 improvements included infrastructure to support the overall development and the Phase 6 & 7 units. Specific improvements included:

- Potable Water and Sanitary Sewer (Terresina Drive and Benvenuto Ct)
- Potable Water and Sanitary Sewer (Galliano Terrace)
- Potable Water and Sanitary Sewer (Sorreno Ct - Station 0+00 to 9+50)
- Potable water and Sanitary Sewer (Sorreno Ct – Station 9+50 to End)
- Potable water and Sanitary Sewer (DiLillo Ct and Cavano St E.)
- Surface water management facilities for the DiLillo Parcel
- Blasting and excavation of water management lakes 9, 10, 12, 13, 14, 15, 20, & 23

3.0 COST ALLOCATION OF CAPITAL IMPROVEMENT PLAN

The methodology used to assign the costs of the Phase 8 CIP to individual parcels/units in Phase 8 is based on Equivalent Residential Units (“ERU”), normalized to a typical 52-foot product type, computed for each infrastructure component in the CIP. The basis for establishing ERU’s for each component is described in detail in the following sections.

The property type is defined as the approximate width of the lot for the various housing product types. It should be noted that lot widths vary for similar residential product types. The ERU’s for each product type are established by normalizing the basis parameter to a standard 52-foot product type. For instance, if lot area is the basis for establishing the ERU, lot areas for each product type would be divided by the average lot area of a 52-foot product (set at 1.0 ERU) to obtain the ratio of each product type lot area to a standard 52-foot product. This ratio is the ERU.

The per lot costs for each Phase 8 CIP Component were computed using the following sequence:

- An ERU was established for each CIP Component, though a measurable quantity basis (such as lot area), and normalized to a 52-foot product type.
- The total ERU’s for each product type were computed by multiplying the number of each product type (in Phase 8) by the ERU for the product type.
- The total ERU’s for each CIP Component were computed by adding the total product type ERU’s.
- The total estimated component costs were divided by the total ERU’s to establish the cost per ERU.
- The total cost allocated to each product type was computed by multiplying the cost per ERU by the total ERU’s per product type.
- The cost per lot/unit was computed by dividing the cost per product type by total number of lots/units in the respective product type.

The cost per unit for each CIP Component, along with the basis for establishing Infrastructure component ERU's is discussed in the following sections.

3.1 Surface Water Management

The Surface Water Management System for the overall Development includes the interconnected lake system within the District, which consists of surface water management lakes, drainage pipes, catch basins, swales, berms and water control structures. The costs for Surface Water Management features in each Phase are allocated to individual lots based on the average impervious area for each unit type within the District. Impervious area is a surrogate for water treatment requirements and peak runoff rate, both of which influence the cost of a Surface Water Management System.

The District's surface water management system was designed to be an integrated system for flood protection as well as treatment and attenuation of storm water runoff for the entire District. The proposed surface water management system is designed to maintain water elevations for the 100-year storm event below finished floor elevations, potentially eliminating the need for flood insurance after appropriate applications are processed through FEMA.

The Surface Water Management System functions as a single comprehensive system, regardless of the geographic location of the individual components within the District, and must be operated and maintained as one unified system to ensure the adequate function and permit requirements placed on the District are being met.

The golf course and other amenities are also integral parts of the community that benefit each property owner. The golf course itself provides temporary storm water storage for larger storm events. As such, the surface water management costs associated with the golf course and amenities are distributed to each unit owner.

Construction costs of the District's surface water management system will continue to be allocated based on the percentage of storm water treatment, flood protection and runoff attenuation capacity usage anticipated for each property type within the District, which is directly influenced by impervious area. Thus, impervious area for each property type was used to assign costs of the Surface Water Management System.

The Surface Water Management System ERU's are based on impervious area of each unit type, normalized to a 52-foot lot. The ERU for a typical 52' wide lot, with an average of 0.07 ac of impervious area, was set to 1. Impervious areas for other property types were calculated by dividing the average impervious areas by 0.07 ac in order to establish ERU Factors.

The total estimated costs for the Surface Water Management System to be constructed with Phase 8 is approximately \$4,881,876.77. This represents improvements remaining after previous Phases of the original \$17,500,000 Storm Water Management System outlined in the Master Engineer's Report, and after cost increases associated with District Expansion in 2016 & 2019 and construction cost increases that have increased the total system costs to approximately \$25,364,300.

Utilizing the cost allocation methodology outlined in Section 3.0, the cost per unit for the Surface Water Management System is presented in Table 3.

Table 2 - Surface Water Management - ERU Value Calculation

Product Type	Impervious Area	Pervious Area	Total Area	ERU Value
52' Lot	0.07	0.09	0.16	1
57' Lot	0.11	0.09	0.20	1.5
62' Lot	0.13	0.06	0.19	1.84
76' Lot	0.18	0.06	0.24	2.52
90' Lot	0.20	0.09	0.29	2.73
100' Lot	0.24	0.10	0.34	3.27
Multi-family (Esplanade)	0.06	0.04	0.1	0.82
Multi-family (Vercelli)	0.04	0.06	0.1	0.55
Golf Course and Amenities	-	-	-	-

Table 3 - Phase 8 Surface Water Management System Cost Allocation

Product Type	Number of Units	ERU's	Total Surface Water Management Facility	Cost Per Unit
52' Lot	87	87	\$1,451,747.60	\$16,686.75
57' Lot	0	0	\$0.00	\$0.00
62' Lot	29	53.36	\$890,405.20	\$30,703.63
76' Lot	23	57.96	\$967,164,.27	\$42,050.62
90' Lot	0	0	\$0.00	\$0.00
100' Lot	0	0	\$0.00	\$0.00
Multi-family (Esplanade)	72	59.04	\$985,185.96	\$13,683.14
Multi-family (Vercelli)	64	35.2	\$587,373.74	\$9,177.71
Golf Course & Amenities	0	0	\$0.00	\$0.00
Total	275	268.26	\$4,881,876.77	

3.2 Water & Wastewater Systems

The remaining waste water and potable water infrastructure to be constructed with Phase 8 is estimated to cost \$1,958,633.41 and \$897,617.77, respectively. The total waste water and potable water cost for the Development, including increases with the expansion of the District in 2016 & 2019 and cost increases that have occurred as construction has progressed, are \$7,735,100 and \$3,739,600, respectively.

Average daily waste water generation rates published in F.A.C. (Florida Administrative Code) Chapter 64E-6, which sets forth flow rates for different land use categories for use in designing water and wastewater facilities, were used to establish ERU's per unit for the Phase 8 potable water distribution system and sanitary sewer collection system.

The flow rate for Single Family Land Uses was based on a 3-bedroom home; for Multi Family Uses was based on a 2-bedroom home, plus 100 gallons for every additional 750 sf. The flow rates for the Commercial and Golf Course uses were based on 0.1 gallons per day per square foot for 40,000 square foot of clubhouse area, halfway houses and cart barn offices (only) for the golf course & amenity calculation.

Water and Waste Water ERU's for each land use were established by normalizing flow rate to a typical 52-lot, which was set at 1.0.

Table 4 - Water & Wastewater - ERU Value Calculation

Land Use Category	Avg Building SF	Flow Rate	ERU Value
52' Lot	2900	268	1.00
57' Lot	3700	332	1.24
62' Lot	3500	316	1.18
76' Lot	4340	383	1.43
90' Lot	5070	442	1.65
100' Lot	5800	500	1.87
Multi-family (Esplanade)	2600	244	0.91
Multi-family (Vercelli)	1620	166	0.62
Golf Course & Amenity		4000	14.93

Utilizing the cost allocation methodology outlined in Section 3.0, the cost per unit for the Water Distribution System, and Waste Water Collection System is presented in Table 5.

Table 5 - Water & Wastewater – Cost Allocation

Product Type	Number of Units	ERU Value	Total ERU's	Water	Waste Water	Cost Per Unit - Water	Cost Per Unit - Waste Water
52' Lot	87	1.00	87.00	\$301,308.03	\$657,464.68	\$3,463.31	\$7,557.07
57' Lot	0	1.24	0.00	\$0.00	\$0.00	\$0.00	\$0.00
62' Lot	29	1.18	34.19	\$118,424.55	\$258,406.52	\$4,083.61	\$8,910.57
76' Lot	23	1.43	32.89	\$113,896.40	\$248,525.93	\$4,952.02	\$10,805.48
90' Lot	0	1.65	0.00	\$0.00	\$0.00	\$0.00	\$0.00
100' Lot	0	1.87	0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi-family (Esplanade)	72	0.91	65.55	\$227,027.77	\$495,382.55	\$3,153.16	\$6,880.31
Multi-family (Vercelli)	64	0.62	39.55	\$139,961.02	\$298,853.73	\$2,140.02	\$4,669.59
Golf Course & Amenities	0	14.93	0.00	\$0.00	\$0.00		
Total	275			\$897,617.77	\$1,958,633.41		

3.3 Irrigation Distribution System

The ERU to allocate costs for the Irrigation System is based on the average irrigated area for each product type. For residential product types (both single and multi-family), the irrigated area is simply the pervious area calculated previously in the Surface Water Management Section (See Table 2).

The irrigated area for the Amenity was based on pervious surface areas around the clubhouse and tennis facility. The Golf Course area was excluded from the Amenity. Separate pumping and irrigation distribution systems will serve the golf course and will not be funded, owned or operated by the District.

The Irrigation ERU for each product type is normalized to a typical 52' Lot by dividing the average pervious area for each product type by the average pervious area of a typical 52' Lot.

Table 6 - Irrigation System - ERU Value Calculation

Product Type	Pervious Area	ERU Value
52' Lot	0.09	1.0
57' Lot	0.09	1.0
62' Lot	0.06	0.7
76' Lot	0.06	0.7
90' Lot	0.09	1.0
100' Lot	0.10	1.1
Multi-family (Esplanade)	0.04	0.5
Multi-family (Vercelli)	0.06	0.7
Amenity	7.00	79.1

The remaining Irrigation infrastructure to be constructed with Phase 8 is estimated to cost \$510,017.80. The total Irrigation System cost for the Development, including increases with the expansion of the District in 2016 & 2019, and cost increases that have occurred as construction has progressed, is approximately \$2,151,400.00.

Utilizing the above ERU Value Calculation, the Proportional Individual Property Cost for the Irrigation System are shown in the tables below.

Table 7 - Project Irrigation System - Property Cost

Product Type	Units	Cost	Cost Per Unit
52' Lot	89	\$225,937.91	\$2,596.99
57' Lot	0	\$0.00	
62' Lot	29	\$49,258.49	\$1,698.57
76' Lot	23	\$40,710.94	\$1,770.04
90' Lot	0	\$0.00	
100' Lot	0	\$0.00	
Multi-family (Esplanade)	72	\$84,534.24	\$1,174.09
Multi-family (Vercelli)	64	\$109,576.22	\$1,712.13
Amenity	0	\$0.00	
Total	275	\$510,017.80	\$1,854.61

3.4 Exterior Landscaping

Exterior Landscaping that has been installed by the District consists of buffering installed along Immokalee Road and other areas of the District. The landscaping that was installed by the District is necessitated by requirements of the Collier County Land Development Code, which requires landscape buffering along public roadways and between different zoning categories and uses within the County.

This requirement is due to the development of the District as a whole. It is required to develop the project. The golf course and other amenities are also integral parts of the community as a whole that benefit each property owner. As such, the exterior landscaping costs associated with the golf course and amenities will be distributed to each unit owner.

The exterior landscaping benefit/use for each property owner can be related to the individual property size. The larger lots will benefit more from increased property values and are responsible for more of the costs due to their larger relative size. The costs associated with the exterior landscape improvement are distributed based on the unit lot size, utilizing an ERU Factor of 1.0 for the 52' Lots.

The total Landscaping cost for the Development, including increases with the expansion of the District in 2016 & 2019, and cost increases that have occurred as construction has progressed, is approximately \$1,692,400.00. There is approximately \$456,237.21 in infrastructure remaining for the Phase 8 project. Based on the ERU Values, the costs allocated to each property within the District are Presented in Table 9.

Table 8 - Exterior Landscaping - ERU Value Calculations

Product Type	Area (ac)	ERU Value	Number of Units after Phase 8 & Annex Area	Total ERU/Type
52' Lot	0.16	1.00	87	87.0
57' Lot	0.20	1.24	0	0.0
62' Lot	0.19	1.19	29	34.6
76' Lot	0.24	1.51	23	34.8
90' Lot	0.29	1.79	0	0.0
1000' Lot	0.34	2.10	0	0.0
Multi-family (Esplanade)	0.10	0.62	72	44.5
Multi-family (Vercelli)	0.10	0.62	64	39.6
			275	240.4

Table 9 - Project Exterior Landscaping - Property Cost

Product Type	Number of Units	Cost	Cost Per Unit
52' Lot	87	\$165,083.21	\$1,897.51
57' Lot	0	\$0.00	
62' Lot	29	\$65,569.45	\$2,261.02
76' Lot	23	\$66,067.86	\$2,872.52
90' Lot	0	\$0.00	
100' Lot	0	\$0.00	
Multi-family (Esplanade)	72	\$84,450.02	\$1,172.92
Multi-family (Vercelli)	64	\$79,064.32	\$1,172.92
Total	275	\$456,237.21	

3.5 Offsite Improvements

The offsite improvements funded by the District were limited to transportation related improvements within the County Road 951 Extension right-of-way. These improvements are required by Collier County PUD Ordinance No. 12-14 and are necessary for development of the project. The Golf Course and Amenity are not included in the cost allocation, as it will not be a traffic generator. These are generally for use by the residents.

The ITE Trip Generation Manual was utilized to determine the expected daily trips generated by each Land Use within the District, as follows:

Table 10 - Offsite Improvements - ERU Value Calculation

Product Type	Trips	ERU Value
52' Lot	10	1.0
57' Lot	10	1.0
62' Lot	10	1.0
76' Lot	10	1.0
90' Lot	10	1.0
100' Lot	10	1.0
Multi-family (Esplanade)	7	0.7
Multi-family (Vercelli)	7	0.7

The total Off-Site Improvements cost for the Development, including increases with the expansion of the District in 2016 & 2019, and cost increases that have occurred as construction has progressed, is approximately \$1,250,000.00. There is approximately \$292,559.98 in infrastructure remaining to complete the project.

By utilizing the above ERU values to allocate the Offsite Improvement Costs, the following costs per land use result.

Table 11 - Project Offsite Improvements - Property Cost

Product	Type	Number of Units	Cost	Cost Per Unit
52' Lot		87	\$108,679.41	\$1,249.19
57' Lot		0	\$0.00	\$0.00
62' Lot		29	\$36,226.47	\$1,249.19
76' Lot		23	\$28,731.34	\$1,249.19
90' Lot		0	\$0.00	\$0.00
100' Lot		0	\$0.00	\$0.00
Multi-family (Esplanade)		72	\$62,959.11	\$889.24
Multi-family (Vercelli)		64	\$55,963.65	\$874.43
Total		275	\$292,559.97	

3.6 Environmental Mitigation

As part of the District's Capital Improvement Program, the District was required to fund the construction of mitigation for wetland, and other habitat, impacts that were due to the development of the District's Facilities and land uses. This replacement is a result of areas within the District that were subject to wetland impacts and are not associated with any specific land use in the District, as the development of the District as a whole was contingent upon the impact and mitigation program that was permitted by the South Florida Water Management District, United States Army Corps of Engineers and Collier County. The golf course and other amenities are also integral parts of the community that benefit each property owner. As such, the environmental mitigation costs associated with the golf course and amenities will be distributed to each unit owner.

The relative use/benefit from the environmental mitigation for each homeowner is associated with their individual property size. The larger lots will benefit more from increased property values and are responsible for more of the costs due to their larger relative size. We propose that the costs associated with the required Environmental Mitigation be allocated to each unit based on total lot size, utilizing an ERU Factor of 1.0 for the 52' Lots.

Table 12 - Environmental Mitigation - ERU Value Calculation

Product Type	Area (ac)	ERU Value	Number of Units after Phase 8 & Annex Area	Total ERU/Type
52' Lot	0.16	1.00	87	87.0
57' Lot	0.20	1.24	0	0.0
62' Lot	0.19	1.19	29	34.6
76' Lot	0.24	1.51	23	34.8
90' Lot	0.29	1.79	0	0.0
1000' Lot	0.34	2.10	0	0.0
Multi-family (Esplanade)	0.10	0.62	72	44.5
Multi-family (Vercelli)	0.10	0.62	64	39.6
			275	240.4

The environmental mitigation was estimated to have an overall cost of \$2,200,000, as outlined in the Master Engineer's Report. With the expansion of the District in 2016 & 2019 the environmental mitigation costs have increased to \$3,047,000.00. There is approximately \$878,961.37 of environmental mitigation remaining to complete the project. Based on the ERU Values, the cost allocated to each property within the District is as follows.

Table 13 - Project Environmental Mitigation - Property Cost

Product Type	Number of Units	Cost	Cost Per Unit
52' Lot	89	\$318,040.18	\$3,655.63
57' Lot		\$0.00	
62' Lot	29	\$126,322.47	\$4,335.95
76' Lot	23	\$134,061.05	\$5,534.03
90' Lot		\$0.00	
100' Lot		\$0.00	
Multi-family (Esplanade)	72	\$162,696.73	\$2,259.68
Multi-family (Vercelli)	64	\$144,619.32	\$2,259.68
Total	275	\$878,961.37	

3.7 Professional & Permit Fees

Professional & Permit Fees are funded by the District as part of the Capital Improvement Program and consist of typical costs associated with development of projects of this size and nature. These generally consist of consultant fees for design, permitting and management of the Capital Improvement Project, Permit Fees, Legal Fees, etc. As with the Environmental and Exterior Landscape costs, these soft costs are not directly attributable to any specific land uses or individual property within the District. Rather they are associated with the development of the District as a whole. Therefore, the associated costs are distributed to each unit based on total lot size, utilizing an ERU Factor of 1.0 for the 52' Lots.

Table 14 - Professional & Permit Fees - ERU Value Calculation

Product Type	Area (ac)	ERU Value	Number of Units after Phase 8 & Annex Area	Total ERU/Type
52' Lot	0.16	1.00	87	87.0
57' Lot	0.20	1.24	0	0.0
62' Lot	0.19	1.19	29	34.6
76' Lot	0.24	1.51	23	34.8
90' Lot	0.29	1.79	0	0.0
1000' Lot	0.34	2.10	0	0.0
Multi-family (Esplanade)	0.10	0.62	72	44.5
Multi-family (Vercelli)	0.10	0.62	64	39.6
			275	240.4

The professional & permit fees were estimated to have an overall cost of \$2,600,000, as outlined in the Master Engineer's Report. With the expansion of the District in 2016 & 2019 and cost increases that have occurred as construction has progressed, the professional & permit fees costs have increased to \$7,086,000.00. There is approximately \$1,615,906.62 of professional & permit fees remaining to complete the project.

Based on the above ERU Values, the costs allocated to each property within the District is as follows:

Table 15 - Project Professional & Permit Fees - Property Cost

Product Type	Number of Units	Cost	Cost Per Unit
52' Lot	87	\$584,693.75	\$6,720.62
57' Lot		\$0.00	
62' Lot	29	\$232,234.68	\$8,008.09
76' Lot	23	\$246,461.49	\$10,715.72
90' Lot		\$0.00	
100' Lot		\$0.00	
Multi-family (Esplanade)	72	\$299,106.12	\$4,154.25
Multi-family (Vercelli)	64	\$265,872.11	\$4,154.25
Total	281	\$1,615,906.62	

4.0 SUMMARY OF ALLOCATION OF CONSTRUCTION COSTS

Table 16 and Table 17 present summaries of the total Cost Allocation by Property Type and Cost Per Unit, respectively, after applying the above Cost Allocations.

Table 16 - Total Cost Allocated to Each Parcel Type

Parcel Type	Surface Water Management	Water	Wastewater	Irrigation	Exterior Landscaping	Offsite Improvements	Environmental mitigation	Professional & Permit Fess	Total
52' Lot	\$1,451,747.60	\$301,308.03	\$657,464.68	\$225,937.91	\$165,083.21	\$108,679.41	\$318,040.18	\$584,693.75	\$3,812,954.77
57' Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62' Lot	\$890,405.20	\$118,424.55	\$258,406.52	\$49,258.49	\$65,569.45	\$36,226.47	\$126,322.47	\$232,234.68	\$1,776,847.83
76' Lot	\$967,164.27	\$113,896.40	\$248,525.93	\$40,710.94	\$66,067.86	\$28,731.34	\$127,282.68	\$233,999.95	\$1,826,379.37
90' Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
100' Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi-family (Esplanade)	\$985,185.96	\$227,027.77	\$495,382.55	\$84,534.24	\$84,450.02	\$62,959.11	\$162,696.73	\$299,106.12	\$2,401,342.50
Multi-family (Vercelli)	\$587,373.74	\$136,961.02	\$298,853.73	\$109,576.22	\$75,066.68	\$55,963.65	\$144,619.32	\$265,872.11	\$1,674,286.46
Golf Course & Amenity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$4,881,876.77	\$897,617.77	\$1,958,633.41	\$510,017.80	\$456,237.21	\$292,559.97	\$878,961.37	\$1,615,906.62	\$11,491,810.92

Table 17 - Phase 8 Proportional Cost Per Unit

Parcel Type	Surface Water Management	Water	Wastewater	Irrigation	Exterior Landscaping	Offsite Improvements	Environmental mitigation	Professional & Permit Fees	Total
52' Lot	\$16,686.75	\$3,463.31	\$7,557.07	\$2,596.99	\$1,897.51	\$1,249.19	\$3,655.63	\$6,720.62	\$43,827.07
57' Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62' Lot	\$30,703.63	\$0.00	\$0.00	\$0.00	\$2,261.02	\$0.00	\$4,355.95	\$8,008.09	\$45,328.68
76' Lot	\$42,050.62	\$4,952.02	\$10,805.48	\$1,770.04	\$2,872.52	\$1,249.19	\$5,534.03	\$10,173.91	\$79,407.80
90' Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
100' Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi-family (Esplanade)	\$13,683.14	\$3,153.16	\$6,880.31	\$1,174.09	\$1,172.92	\$874.43	\$2,259.68	\$4,154.25	\$33,351.98
Multi-family (Vercelli)	\$9,177.71	\$2,140.02	\$4,669.59	\$1,712.13	\$1,172.92	\$874.43	\$2,259.68	\$4,154.25	\$26,160.73
Golf Course & Amenity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

5.0 CONCLUSION

We believe that the proposed cost allocation methodology, as described in this report, is both technically sound as well as practical in its intent and design. The engineering principals are specific to the site and function of each component of the District's infrastructure for all 8 Phases.

This information represents the current intentions of the District, with regard to the existing and proposed infrastructure. This report may be subject to change in the future, should the intentions of the District change.

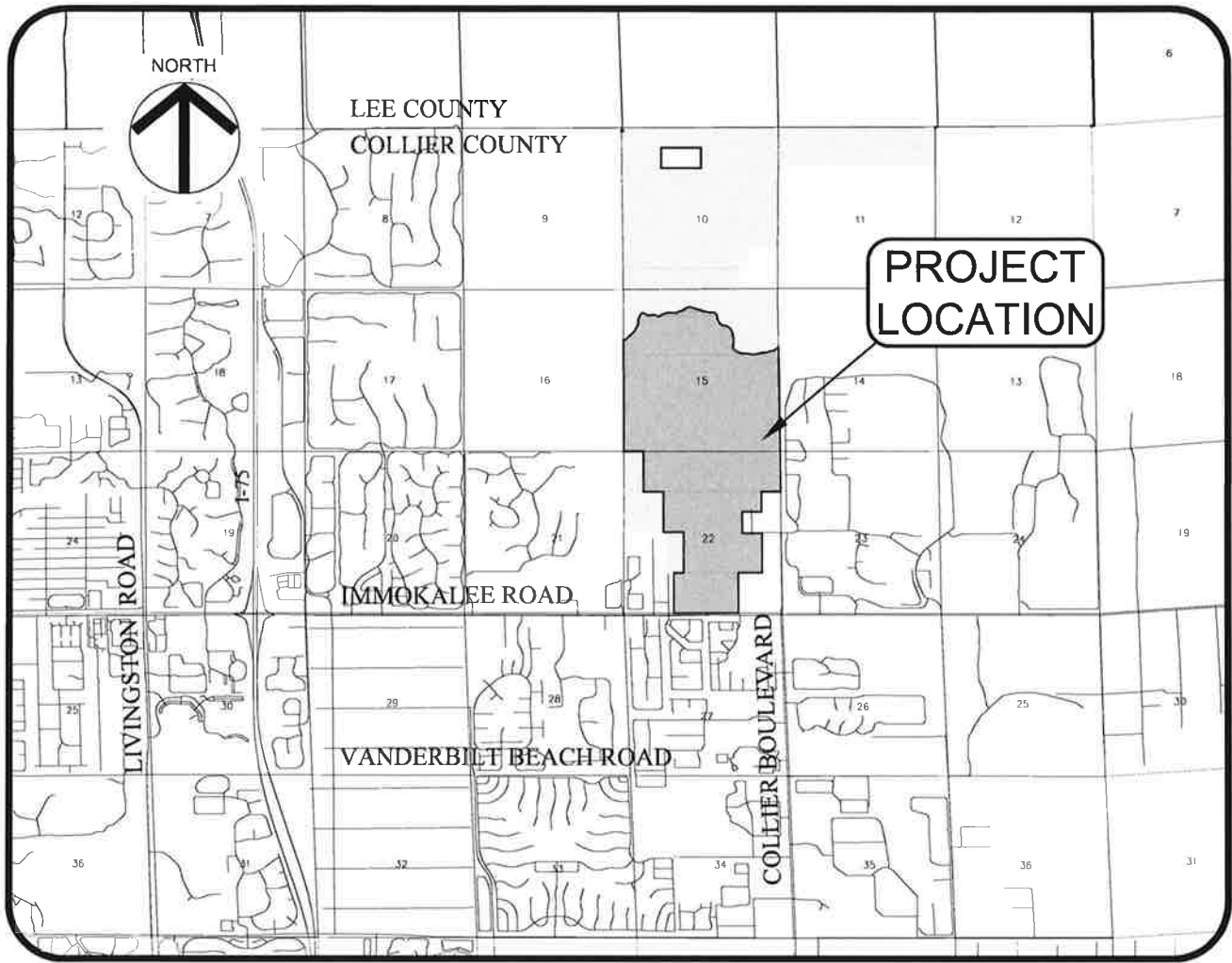
The Improvements, as outlined in this report, are necessary for the functional development of the lands of the District as required by the applicable independent unit of local government. The planning and design of these Improvements is in accordance with current governmental regulatory requirements. The Improvements will provide their intended function so long as the construction is in substantial compliance with the design and permits.

The items of construction in this report are based on actual costs for completed items and on current plan quantities for the ongoing or future infrastructure construction as shown on the approved construction drawings and specifications, latest revision.

It is my professional opinion that the infrastructure costs provided herein are reasonable to complete the Phase 8 Improvements and that these Improvements, described herein, will benefit and add value to the District and are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated costs are based on unit prices currently being experienced for ongoing and similar items of work in the County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

EXHIBIT 1 - Location Map



PROJECT LOCATION MAP

PART OF SECTIONS 15 & 22
 TOWNSHIP 48 SOUTH, RANGE 26 EAST
 COLLIER COUNTY, FLORIDA
 (NO SCALE)



**WALDROP
 ENGINEERING**

CIVIL ENGINEERING & LAND
 DEVELOPMENT CONSULTANTS

1103 MARBELLA PLAZA DRIVE

TAMPA, FL 33619

P: 813-443-8282 F: 813-443-8285

EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #636

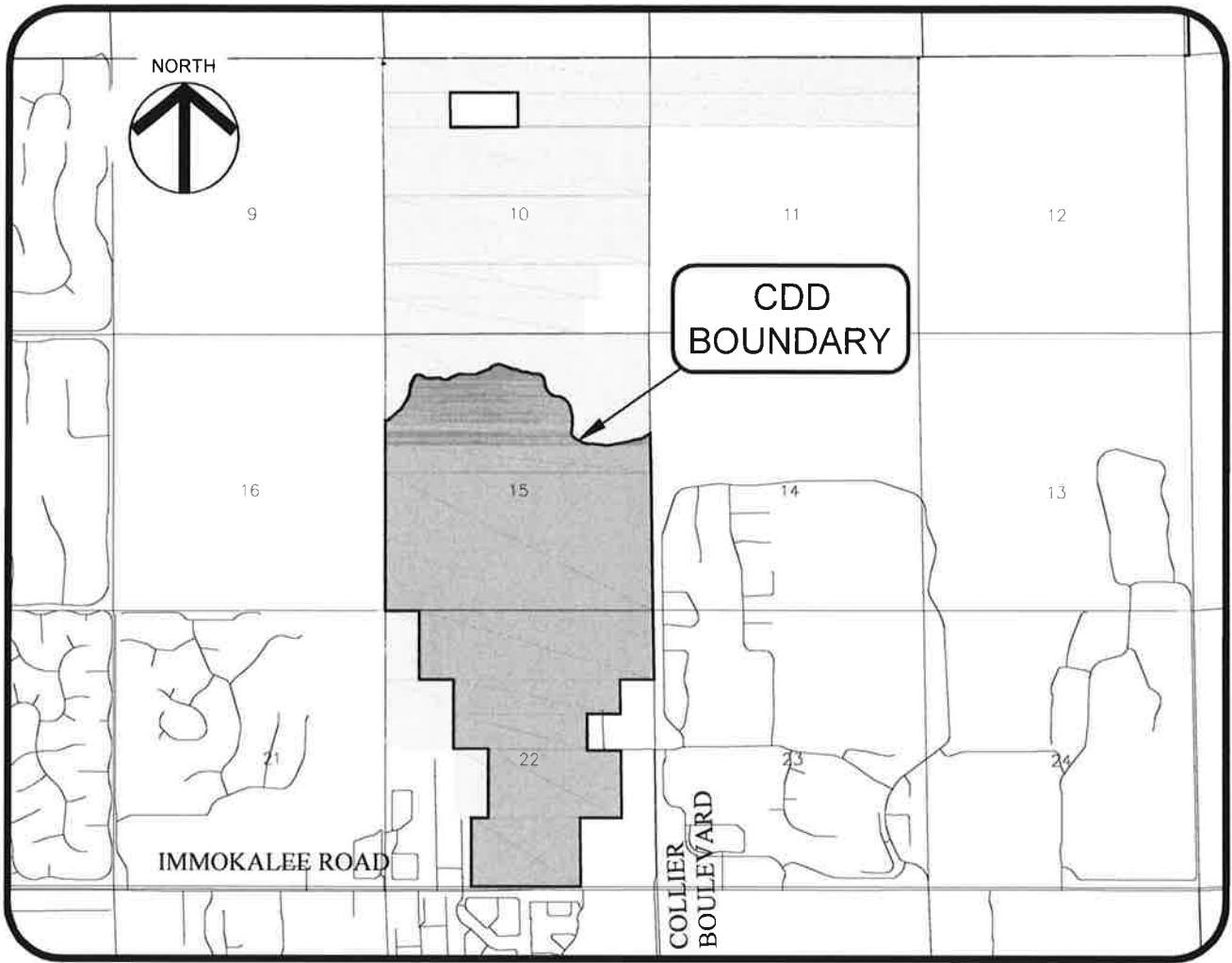
LOCATION MAP
 EXHIBIT

PREPARED FOR:

BOARD OF
 SUPERVISORS FLOW
 WAY CDD

FILE NAME: 276110701
 UPDATED: 5/30/2019

EXHIBIT 2 - District Boundary



PROJECT SITE MAP

PART OF SECTIONS 15 & 22
 TOWNSHIP 48 SOUTH, RANGE 26 EAST
 COLLIER COUNTY, FLORIDA
 (NO SCALE)



**WALDROP
 ENGINEERING**

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 EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

DISTRICT
 BOUNDARY
 EXHIBIT

PREPARED FOR:

BOARD OF
 SUPERVISORS
 FLOW WAY CDD

FILE NAME: 276110702
 UPDATED: 6/22/2018

EXHIBIT 3 - District Development



WALDROP ENGINEERING
 6011 N. WINDY HILLS LANE
 DUBLIN, OHIO 43017
 PHONE: 614.885.4400
 FAX: 614.885.4401
 WWW: WALDROPENGINEERING.COM

DISTRICT DEVELOPMENT EXHIBIT 3
 PREPARED FOR:
 BOARD OF SUPERVISORS FLOW WAY CDD

2581.0753
 10/2012

LEGEND	
[Yellow Box]	PHASE 1 & 2 BOND
[Blue Box]	PHASE 3 BOND
[Green Box]	PHASE 4 BOND
[Orange Box]	PHASE 5 BOND
[Pink Box]	PHASE 6 BOND
[Light Blue Box]	PHASE 7 BOND
[Light Orange Box]	PHASE 8 BOND

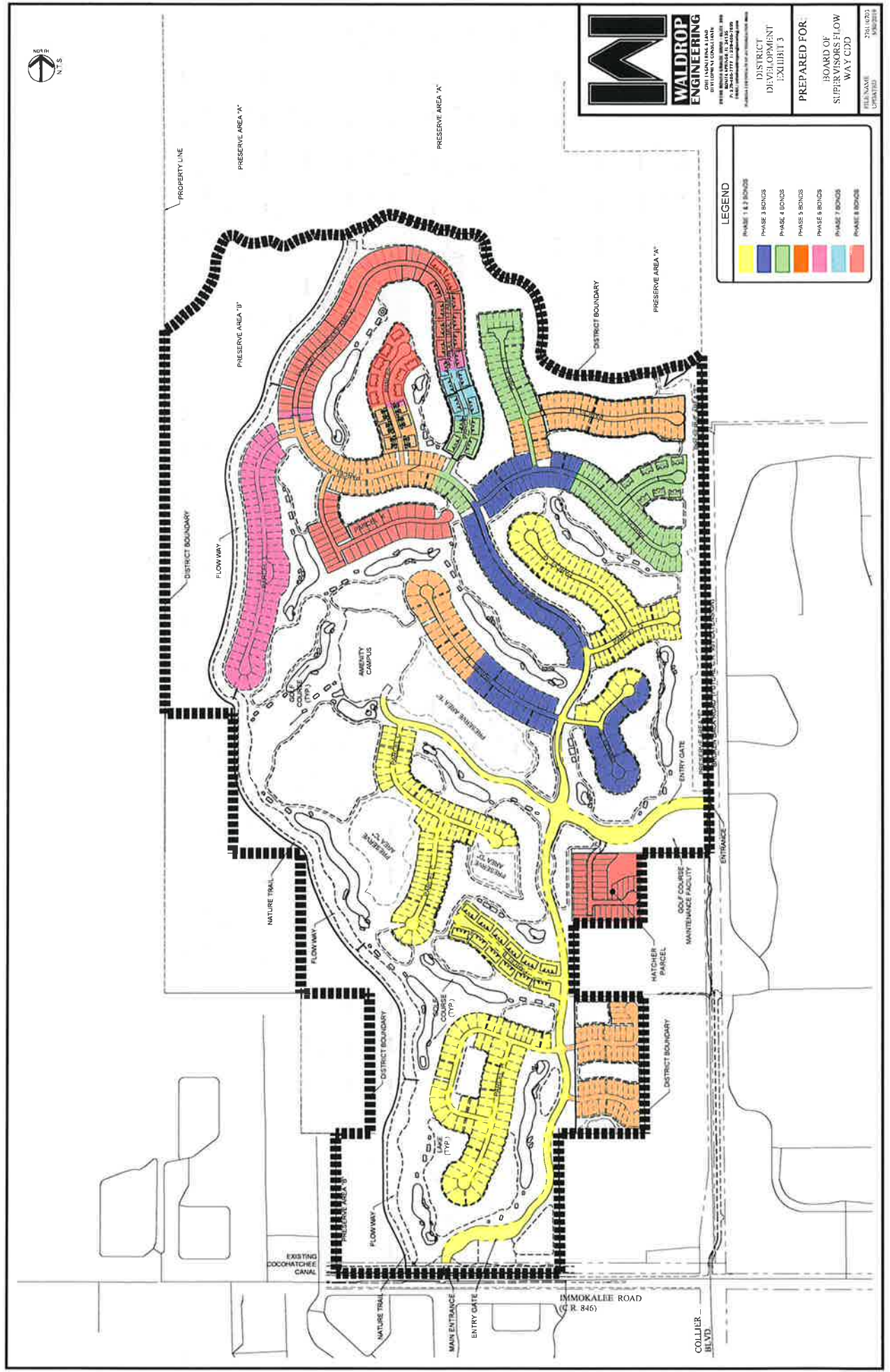


EXHIBIT 4 - Phased District Potable Water Facilities



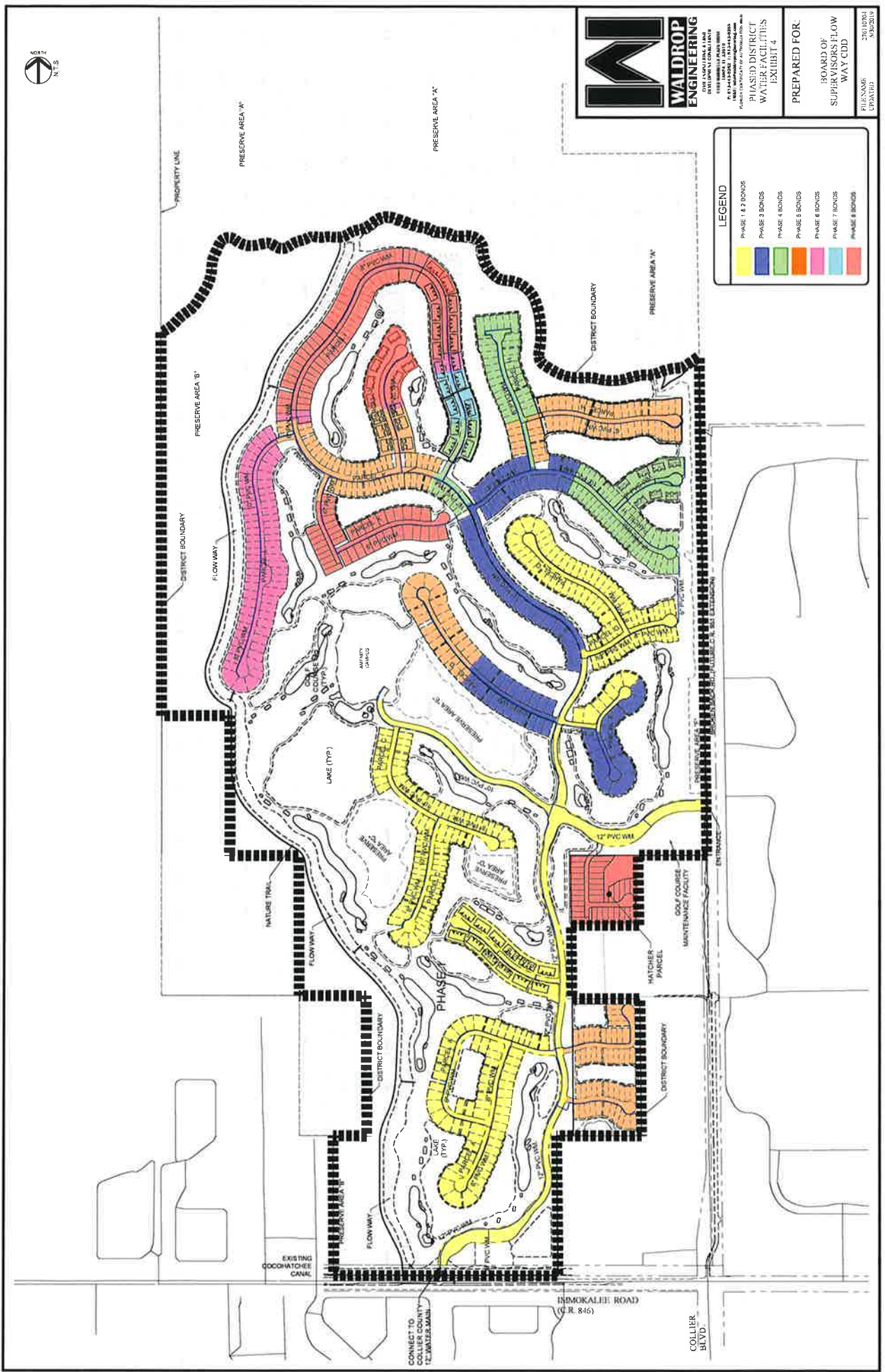
10000 WOODBURN BLVD
 SUITE 1000
 WASHINGTON, DC 20004
 TEL: (703) 433-8800
 FAX: (703) 433-8801
 WWW.WALDROPENGINEERING.COM

PREPARED FOR:
 BOARD OF SUPERVISORS
 FLOW WAY CDD

FILE NAME:
 UPAN111

LEGEND

[Yellow Box]	PHASE 1 & 2 BONDS
[Blue Box]	PHASE 3 BONDS
[Green Box]	PHASE 4 BONDS
[Orange Box]	PHASE 5 BONDS
[Pink Box]	PHASE 6 BONDS
[Light Blue Box]	PHASE 7 BONDS
[Light Green Box]	PHASE 8 BONDS



DATE: 08/11/11
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

PIASIS DISTRICT
 WATER FACILITIES
 EXHIBIT 4

PREPARED FOR:
 BOARD OF SUPERVISORS
 FLOW WAY CDD

FILE NAME:
 UPAN111

DATE: 08/11/11
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

PIASIS DISTRICT
 WATER FACILITIES
 EXHIBIT 4

PREPARED FOR:
 BOARD OF SUPERVISORS
 FLOW WAY CDD

FILE NAME:
 UPAN111

DATE: 08/11/11
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

PIASIS DISTRICT
 WATER FACILITIES
 EXHIBIT 4

EXHIBIT 5 - Phased District Wastewater Facilities



PHASED DISTRICT
WASTE-WATER
FACILITIES EXHIBIT 5

PREPARED FOR:
BOARD OF SUPERVISORS
FLOW WAY CDD

DATE: 08/11/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

LEGEND

[Yellow Box]	PHASE 1 & 2 BONDS
[Blue Box]	PHASE 3 BONDS
[Green Box]	PHASE 4 BONDS
[Orange Box]	PHASE 5 BONDS
[Pink Box]	PHASE 6 BONDS
[Light Blue Box]	PHASE 7 BONDS
[Light Orange Box]	PHASE 8 BONDS

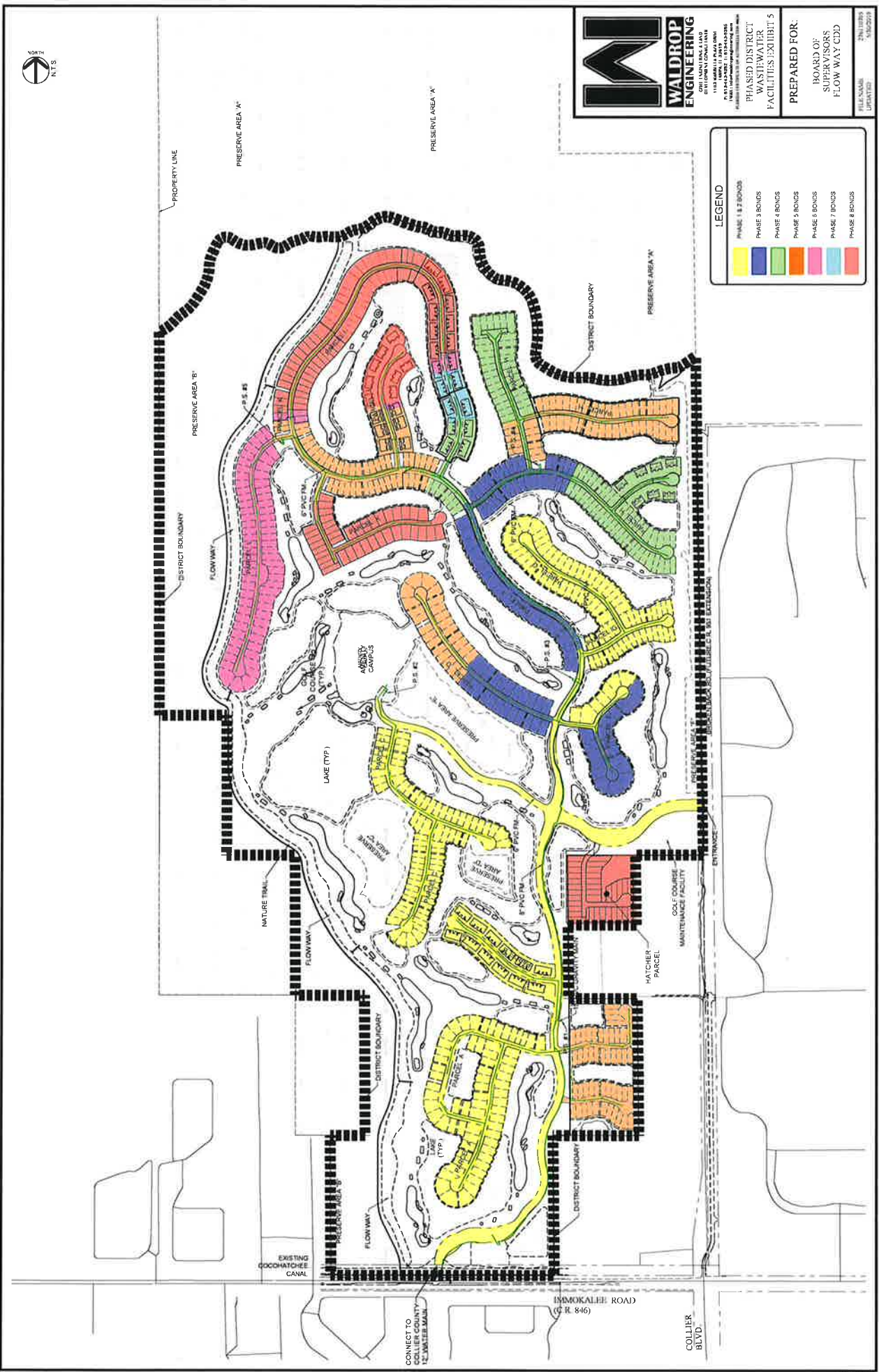


EXHIBIT 6 - Phased District Irrigation Facilities



1500 NORTH 10TH AVENUE
 SUITE 100
 DENVER, COLORADO 80202
 PHONE: 303.733.8800
 FAX: 303.733.8801
 WWW: WALDROPENGINEERING.COM

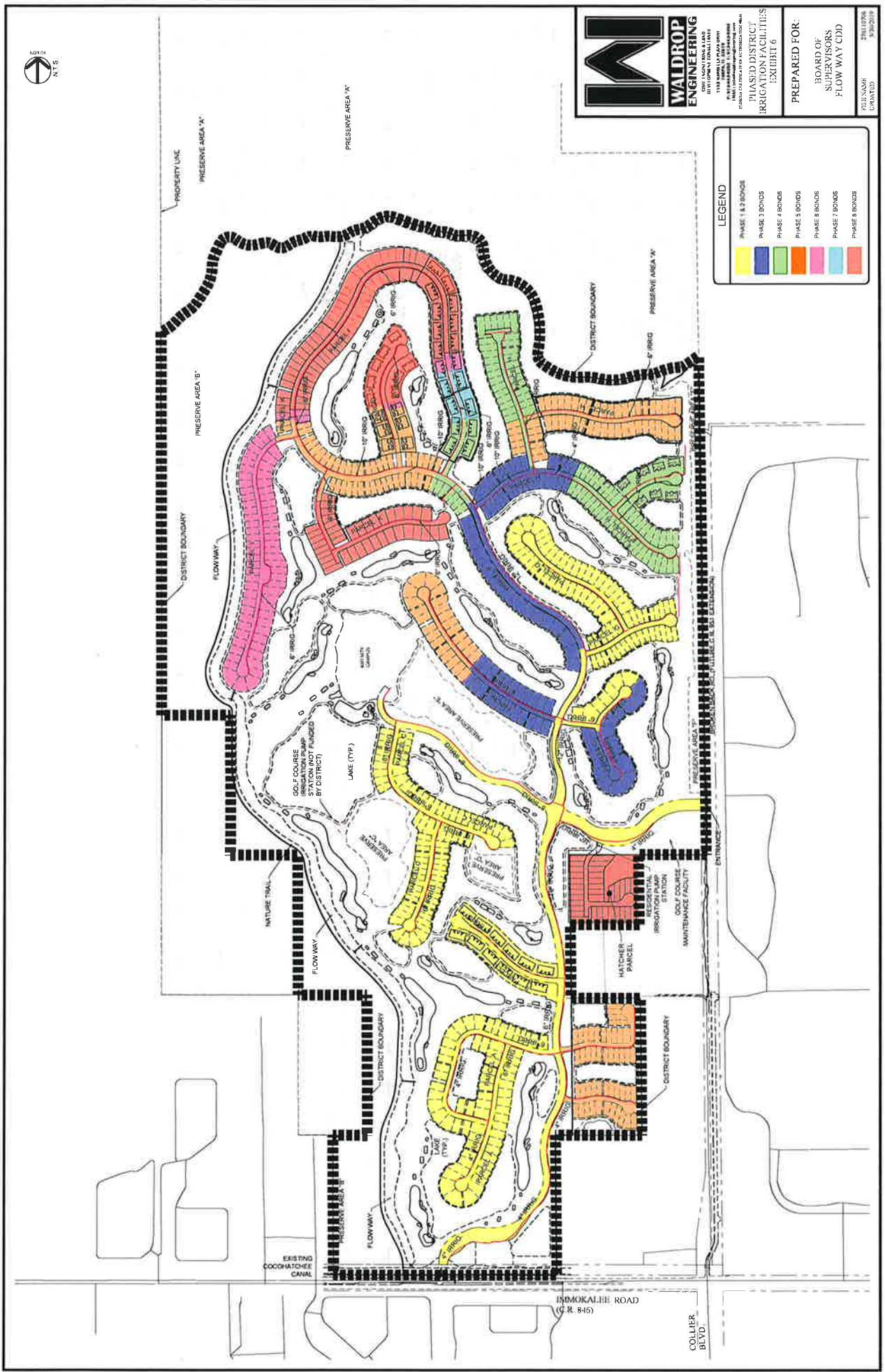
PHASED DISTRICT
 IRRIGATION FACILITIES
 EXHIBIT 6

PREPARED FOR:
 BOARD OF
 SUPERVISORS
 FLOW WAY CDD

FILE NAME:
 1502010

LEGEND

[Yellow Box]	PHASE 1 & 2 BONDS
[Blue Box]	PHASE 3 BONDS
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[Light Blue Box]	PHASE 7 BONDS
[Light Orange Box]	PHASE 8 BONDS



*EXHIBIT 7 - Phased District Surface Water Management
Facilities*



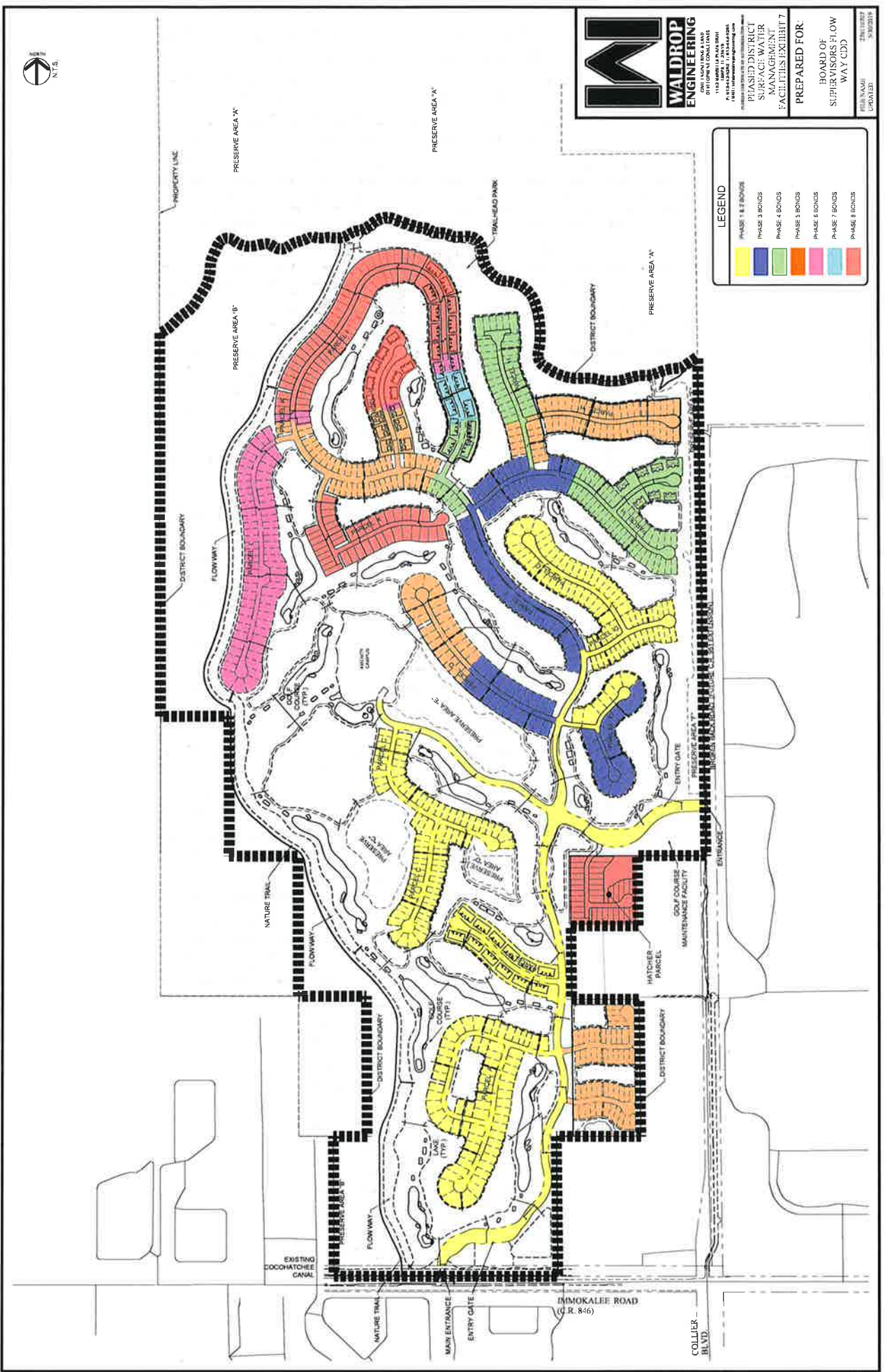
WALDROP ENGINEERING
 DEVELOPMENT CONSULTANTS
 11000 N. UNIVERSITY BLVD.
 SUITE 100
 DALLAS, TEXAS 75243
 (972) 242-1000
 www.waldropengineering.com

PREPARED FOR:
 BOARD OF SUPERVISORS
 CITY OF DALLAS
 WATER UTILITIES DEPARTMENT

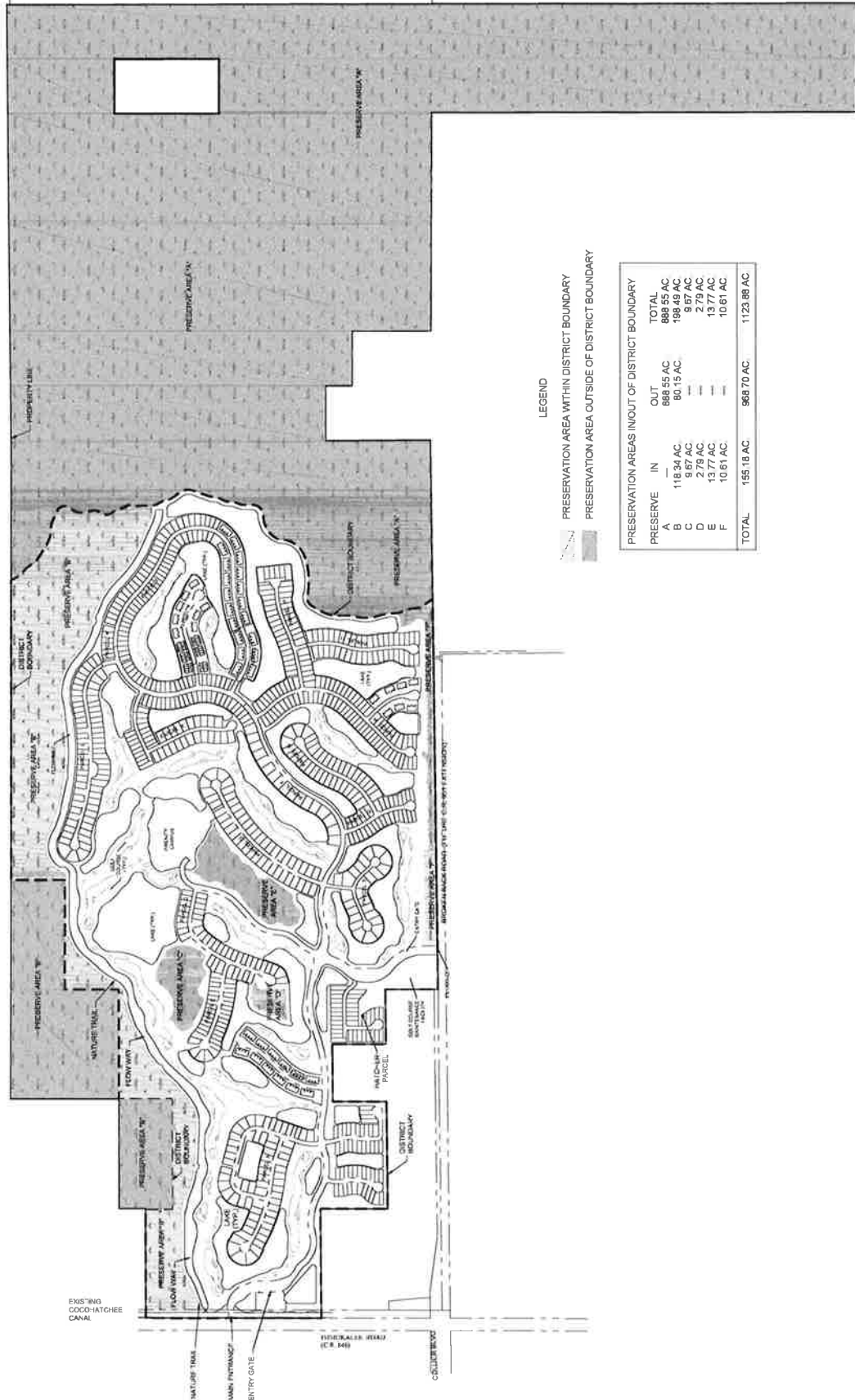
DATE: 08/14/2014
 SHEET: 2 OF 2

LEGEND

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[Orange Box]	PHASE 5 BONDS
[Pink Box]	PHASE 6 BONDS
[Light Blue Box]	PHASE 7 BONDS
[Red Box]	PHASE 8 BONDS



*EXHIBIT 8 - Phased Environmental Preserve &
Mitigation Areas*



LEGEND

- PRESERVATION AREA WITHIN DISTRICT BOUNDARY
- PRESERVATION AREA OUTSIDE OF DISTRICT BOUNDARY

PRESERVATION AREAS IN/OUT OF DISTRICT BOUNDARY			
PRESERVE	IN	OUT	TOTAL
A	148.34 AC	888.55 AC	1036.89 AC
B	9.67 AC	80.15 AC	89.82 AC
C	2.79 AC	---	2.79 AC
D	13.77 AC	---	13.77 AC
E	10.61 AC	---	10.61 AC
F	---	---	---
TOTAL	155.18 AC	968.70 AC	1123.88 AC

WALDROP ENGINEERING
 CIVIL ENGINEERING & LAND SURVEYING
 1100 MARSHALL PLACE, SUITE 100
 FORT WORTH, TEXAS 76104-2200
 PHONE: 817.342.2200 FAX: 817.342.2200
 WWW.WALDROPENGINEERING.COM

PHASED ENVIRONMENTAL PRESERVATION & MITIGATION AREA EXHIBIT 8

PREPARED FOR:
 BOARD OF SUPERVISORS
 FLOW WAY CDD

FILE NAME: 3/25/2010
 UPDATED: 3/25/2010

*EXHIBIT 9 - District Boundary Sketch & Description
(Less Hatcher)*

(Exhibit 2 of Ordinance 02-09)

RHODES & RHODES LAND SURVEYING, INC.

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

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, SAID PARCEL ALSO BEING A PORTION OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, AS RECORDED IN PLAT BOOK 53 PAGES 1 THROUGH 64 (INCLUSIVE) AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF SAID ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES AS RECORDED IN PLAT BOOK 53 PAGES 1 THROUGH 64 (INCLUSIVE); THENCE ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF SAID ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, NORTH 89°58'48" WEST, A DISTANCE OF 990.32 FEET; THENCE NORTH 00°17'41" WEST, A DISTANCE OF 1332.48 FEET; THENCE NORTH 89°59'45" EAST, A DISTANCE OF 328.98 FEET; THENCE NORTH 00°20'27" WEST, A DISTANCE OF 1332.63 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE ALONG SAID SOUTH FRACTION LINE, SOUTH 89°58'17" WEST, A DISTANCE OF 655.76 FEET; THENCE NORTH 00°14'37" WEST, A DISTANCE OF 1332.01 FEET; THENCE ALONG SAID FRACTION LINE, SOUTH 89°57'09" WEST, A DISTANCE 653.40 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 1332.05 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF SAID SECTION 22, SOUTH 89°54'39" WEST, A DISTANCE OF 651.08 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST AND ALSO BEING THE WESTERLY BOUNDARY OF SAID PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES; THENCE ALONG THE WEST LINE OF SAID SECTION 15 AND THE WESTERLY BOUNDARY OF SAID ESPLANADE PLAT THE FOLLOWING TWO COURSES, **COURSE ONE:** NORTH 00°07'09" WEST, A DISTANCE OF 2,663.01 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; **COURSE TWO:** THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 00°07'13" WEST, A DISTANCE OF 988.29 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "P6" OF SAID PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "P6" THE FOLLOWING 45 COURSES; **COURSE ONE:** NORTHEASTERLY, 185.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 359.00 FEET, THROUGH A CENTRAL ANGLE OF 29°37'31" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 54°28'20" EAST, 183.56 FEET TO A POINT OF REVERSE CURVATURE; **COURSE TWO:** THENCE NORTHEASTERLY, 124.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 381.00 FEET, THROUGH A CENTRAL ANGLE OF 18°46'59" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 49°03'05" EAST, 124.34 FEET TO A POINT OF REVERSE CURVATURE; **COURSE THREE:** THENCE NORTHEASTERLY, 150.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 312.00 FEET, THROUGH A CENTRAL ANGLE OF 27°38'40" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 44°37'14" EAST, 149.08 FEET TO A POINT OF REVERSE CURVATURE; **COURSE FOUR:** THENCE NORTHEASTERLY, 123.39 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,988.00 FEET, THROUGH A CENTRAL ANGLE OF 03°33'22" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 32°34'35" EAST, 123.37 FEET TO A POINT OF REVERSE CURVATURE; **COURSE FIVE:** THENCE NORTHERLY, 252.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 412.00 FEET, THROUGH A CENTRAL ANGLE OF 35°06'17" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 16°48'08" EAST, 248.50 FEET TO A POINT OF REVERSE CURVATURE; **COURSE SIX:** THENCE NORTHERLY, 81.37 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 188.00 FEET, THROUGH A CENTRAL ANGLE OF 24°47'52" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 11°38'55" EAST, 80.73 FEET; **COURSE SEVEN:** THENCE NORTH 24°02'48" EAST, A DISTANCE OF 139.54 FEET TO A POINT OF CURVATURE; **COURSE EIGHT:** THENCE EASTERLY, 184.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 98.00 FEET, THROUGH A CENTRAL ANGLE OF 107°41'02" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 77°53'19" EAST, 158.25 FEET TO A POINT OF REVERSE CURVATURE; **COURSE NINE:** THENCE EASTERLY, 199.50 FEET ALONG THE ARC OF A CIRCULAR

RHODES & RHODES LAND SURVEYING, INC.

88100 BONITA GRANDE DRIVE, SUITE 107

BONITA SPRINGS, FL 34135

PHONE (239) 405-8168 FAX (239) 405-8169

CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 53°55'06" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 75°13'43" EAST, 192.22 FEET; COURSE TEN: THENCE NORTH 77°48'44" EAST, A DISTANCE OF 98.12 FEET TO A POINT OF CURVATURE; COURSE ELEVEN: THENCE EASTERLY, 68.66 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 44°42'20" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 79°50'06" EAST, 66.93 FEET; COURSE TWELVE: THENCE SOUTH 57°28'56" EAST, A DISTANCE OF 38.87 FEET TO A POINT OF CURVATURE; COURSE THIRTEEN: THENCE EASTERLY, 140.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 71°41'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 86°40'07" EAST, 131.19 FEET TO A POINT OF REVERSE CURVATURE; COURSE FOURTEEN: THENCE NORTHEASTERLY, 113.60 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 28°55'44" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 65°17'01" EAST, 112.40 FEET TO A POINT OF REVERSE CURVATURE; COURSE FIFTEEN: THENCE NORTHEASTERLY, 101.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 27°20'10" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 66°04'48" EAST, 100.19 FEET TO A POINT OF REVERSE CURVATURE; COURSE SIXTEEN: THENCE EASTERLY, 38.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, THROUGH A CENTRAL ANGLE OF 58°26'43" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°38'05" EAST, 37.10 FEET TO A POINT OF REVERSE CURVATURE; COURSE SEVENTEEN: THENCE EASTERLY, 119.37 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 32°15'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 85°16'22" EAST, 117.80 FEET TO A POINT OF REVERSE CURVATURE; COURSE EIGHTEEN: THENCE EASTERLY, 75.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 188.00 FEET, THROUGH A CENTRAL ANGLE OF 23°02'51" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 89°52'45" EAST, 75.12 FEET TO A POINT OF REVERSE CURVATURE; COURSE NINETEEN: THENCE EASTERLY, 172.97 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 46°44'53" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 78°16'14" EAST, 168.21 FEET TO A POINT OF REVERSE CURVATURE; COURSE TWENTY: THENCE EASTERLY, 92.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 188.00 FEET, THROUGH A CENTRAL ANGLE OF 28°19'29" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 69°03'32" EAST, 92.00 FEET TO A POINT OF REVERSE CURVATURE; COURSE TWENTY-ONE: THENCE EASTERLY, 113.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 30°42'52" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 67°51'50" EAST, 112.29 FEET; COURSE TWENTY-TWO: THENCE NORTH 52°30'22" EAST, A DISTANCE OF 75.67 FEET TO A POINT OF CURVATURE; COURSE TWENTY-THREE: THENCE EASTERLY, 185.77 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 188.00 FEET, THROUGH A CENTRAL ANGLE OF 56°37'01" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 80°48'53" EAST, 178.31 FEET; COURSE TWENTY-FOUR: THENCE SOUTH 70°52'38" EAST, A DISTANCE OF 215.48 FEET TO A POINT OF CURVATURE; COURSE TWENTY-FIVE: THENCE EASTERLY, 84.99 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.00 FEET, THROUGH A CENTRAL ANGLE OF 15°36'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 78°40'53" EAST, 84.73 FEET TO A POINT OF REVERSE CURVATURE; COURSE TWENTY-SIX: THENCE EASTERLY, 72.99 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 138.00 FEET, THROUGH A CENTRAL ANGLE OF 30°18'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 71°20'03" EAST, 72.14 FEET TO A POINT OF REVERSE CURVATURE; COURSE TWENTY-SEVEN: THENCE EASTERLY, 109.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 162.00 FEET, THROUGH A CENTRAL ANGLE OF 38°42'28" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 75°32'13" EAST, 107.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE TWENTY-EIGHT: THENCE EASTERLY, 82.55 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 138.00 FEET, THROUGH A CENTRAL ANGLE OF 34°16'32" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 77°45'11" EAST, 81.33 FEET TO A POINT OF REVERSE CURVATURE; COURSE TWENTY-NINE: THENCE EASTERLY, 91.37 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 162.00 FEET, THROUGH A CENTRAL

RHODES & RHODES LAND SURVEYING, INC.

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BONITA SPRINGS, FL 34135

PHONE (239) 405-8168 FAX (239) 405-8163

ANGLE OF 32°18'53" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 76°46'21" EAST, 90.16 FEET; COURSE THIRTY: THENCE NORTH 87°04'12" EAST, A DISTANCE OF 80.88 FEET TO A POINT OF CURVATURE; COURSE THIRTY-ONE: THENCE SOUTHEASTERLY, 224.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 138.00 FEET, THROUGH A CENTRAL ANGLE OF 93°01'46" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°24'55" EAST, 200.25 FEET TO A POINT OF REVERSE CURVATURE; COURSE THIRTY-TWO: THENCE SOUTHEASTERLY, 330.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 312.00 FEET, THROUGH A CENTRAL ANGLE OF 60°40'03" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 30°14'03" EAST, 315.14 FEET TO A POINT OF COMPOUND CURVATURE; COURSE THIRTY-THREE: THENCE EASTERLY, 57.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 29°30'43" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 75°19'26" EAST, 57.05 FEET TO A POINT OF REVERSE CURVATURE; COURSE THIRTY-FOUR: THENCE SOUTHEASTERLY, 383.12 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 308.00 FEET, THROUGH A CENTRAL ANGLE OF 71°16'11" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°26'42" EAST, 358.89 FEET TO A POINT OF COMPOUND CURVATURE; COURSE THIRTY-FIVE: THENCE SOUTHERLY, 484.39 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 908.00 FEET, THROUGH A CENTRAL ANGLE OF 30°33'57" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 03°31'38" EAST, 478.67 FEET TO A POINT OF REVERSE CURVATURE; COURSE THIRTY-SIX: THENCE SOUTHEASTERLY, 134.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 68°43'29" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°36'24" EAST, 126.43 FEET; COURSE THIRTY-SEVEN: THENCE SOUTH 56°58'09" EAST, A DISTANCE OF 74.98 FEET TO A POINT OF CURVATURE; COURSE THIRTY-EIGHT: THENCE EASTERLY, 333.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 512.00 FEET, THROUGH A CENTRAL ANGLE OF 37°22'29" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 75°39'23" EAST, 328.09 FEET TO A POINT OF REVERSE CURVATURE; COURSE THIRTY-NINE: THENCE EASTERLY, 155.66 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 488.00 FEET, THROUGH A CENTRAL ANGLE OF 18°16'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 85°12'21" EAST, 155.00 FEET TO A POINT OF REVERSE CURVATURE; COURSE FORTY: THENCE EASTERLY, 297.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 512.00 FEET, THROUGH A CENTRAL ANGLE OF 33°19'39" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 87°16'06" EAST, 293.64 FEET TO A POINT OF REVERSE CURVATURE; COURSE FORTY-ONE: THENCE EASTERLY, 178.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 488.00 FEET, THROUGH A CENTRAL ANGLE OF 20°54'59" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°03'46" EAST, 177.16 FEET TO A POINT OF REVERSE CURVATURE; COURSE FORTY-TWO: THENCE EASTERLY, 94.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 25°30'56" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 78°45'47" EAST, 93.63 FEET TO A POINT OF REVERSE CURVATURE; COURSE FORTY-THREE: THENCE EASTERLY, 217.08 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 588.00 FEET, THROUGH A CENTRAL ANGLE OF 21°09'09" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 76°34'54" EAST, 215.85 FEET TO A POINT OF REVERSE CURVATURE; COURSE FORTY-FOUR: THENCE EASTERLY, 54.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 103.00 FEET, THROUGH A CENTRAL ANGLE OF 30°35'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 71°51'55" EAST, 54.33 FEET; COURSE FORTY-FIVE: THENCE NORTH 56°34'20" EAST, A DISTANCE OF 160.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "P6" AND AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES; THENCE ALONG SAID EASTERLY BOUNDARY OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES THE FOLLOWING SIX COURSES; COURSE ONE: THENCE SOUTH 00°51'44" EAST, A DISTANCE OF 738.10 FEET; COURSE TWO: SOUTH 00°49'56" EAST, A DISTANCE OF 2,676.38 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15 AND THE NORTHEAST CORNER OF SECTION 22; COURSE THREE: SOUTH 00°50'55" EAST, A DISTANCE OF 1,334.40 FEET; COURSE FOUR: THENCE SOUTH 89°56'33" WEST, A DISTANCE OF 1,306.71 FEE; COURSE FIVE: THENCE SOUTH 00°38'40" EAST, A DISTANCE OF 1,333.68 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; COURSE SIX: THENCE CONTINUE ALONG SAID FRACTION LINE, SOUTH 00°38'11" EAST, A DISTANCE OF

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, SUITE 107

BONITA SPRINGS, FL 34135

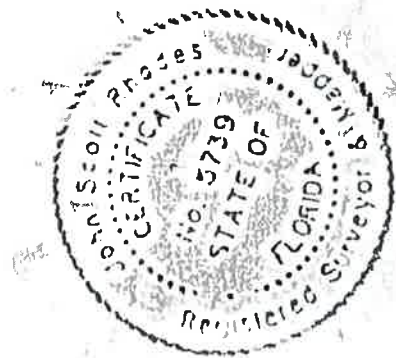
PHONE (239) 405-8166 FAX (239) 405-8163

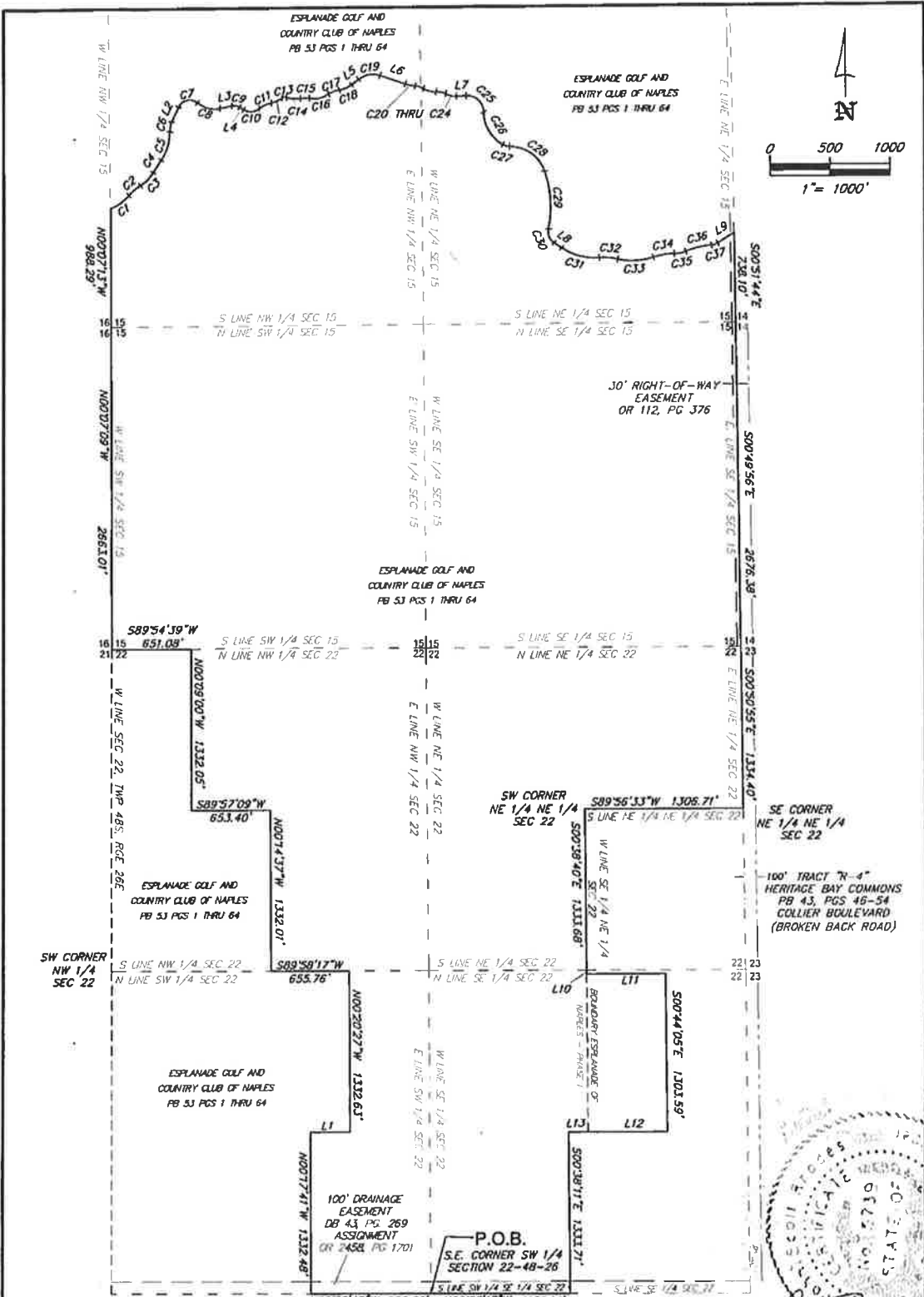
30.52 FEET; THENCE NORTH 89°59'08" EAST, A DISTANCE OF 655.79 FEET; THENCE SOUTH 00°44'05" EAST, A DISTANCE OF 1,303.59 FEET; THENCE NORTH 89°59'29" WEST, A DISTANCE OF 658.03 FEET TO AN INTERSECTION WITH SAID EASTERLY BOUNDARY OF THE PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES; THENCE CONTINUE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING THREE COURSES: COURSE ONE: NORTH 89°59'29" WEST, A DISTANCE OF 164.50 FEET; COURSE TWO: THENCE SOUTH 00°38'11" EAST, A DISTANCE OF 1,333.71 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'17" WEST, A DISTANCE OF 1,156.14 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 849.40 ACRES, OR 36,999,864 SQUARE FEET, MORE OR LESS.



JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA





NOTES

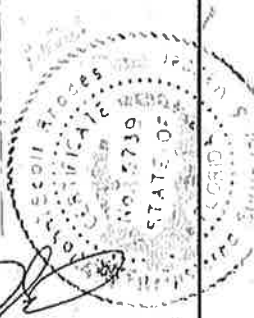
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, 53, PAGES 1 THROUGH 64 (INCLUSIVE), AS BEING NORTH 89°57'12" WEST AND RELATE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA ZONE EAST, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90).
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- OR = BUFFER EASEMENT
- P.B. = OFFICIAL RECORD BOOK
- PGS = PAGES

BY:  JOHN SCOTT RHODES PSM #5739

SKETCH AND DESCRIPTION		PSM:
FLOW WAY CDD - ESPLANADE SKETCH		JSR
		drawn: CLJ
date: SEPTEMBER 2, 2016 scale: 1" = 1000' cadd file: 2016-859 CDD FLOW WAY		checked: MMR
		view: SKETCH
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897 28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		project#: 2012-03
		sheet #: 5 of 6



LINE	BEARING	DISTANCE
L1	N89°59'45"E	328.98'
L2	N24°02'48"E	139.54'
L3	N77°48'44"E	98.12'
L4	S57°28'56"E	38.87'
L5	N52°30'22"E	75.67'
L6	S70°52'38"E	215.48'
L7	N87°04'12"E	80.88'
L8	S56°58'09"E	74.98'
L9	N56°34'20"E	160.60'
L10	S00°38'11"E	30.52'
L11	N89°59'08"E	655.79'
L12	N89°59'29"W	658.03'
L13	N89°59'29"W	164.50'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	359.00'	29°37'31"	185.62'	183.56'	N54°28'20"E
C2	381.00'	18°46'59"	124.90'	124.34'	N49°03'05"E
C3	312.00'	27°38'40"	150.54'	149.08'	N44°37'14"E
C4	1988.00'	3°33'22"	123.39'	123.37'	N32°34'35"E
C5	412.00'	35°06'17"	252.43'	248.50'	N16°48'08"E
C6	188.00'	24°47'52"	81.37'	80.73'	N11°38'55"E
C7	98.00'	107°41'02"	184.18'	158.25'	N77°53'19"E
C8	212.00'	53°55'06"	199.50'	192.22'	S75°13'43"E
C9	88.00'	44°42'20"	68.66'	66.93'	S79°50'06"E
C10	112.00'	71°41'55"	140.15'	131.19'	N86°40'07"E
C11	225.00'	28°55'44"	113.60'	112.40'	N65°17'01"E
C12	212.00'	27°20'10"	101.15'	100.19'	N66°04'48"E
C13	38.00'	58°26'43"	38.76'	37.10'	N81°38'05"E
C14	212.00'	32°15'37"	119.37'	117.80'	S85°16'22"E
C15	188.00'	23°02'51"	75.62'	75.12'	S89°52'45"E
C16	212.00'	46°44'53"	172.97'	168.21'	N78°16'14"E
C17	188.00'	28°19'29"	92.94'	92.00'	N69°03'32"E
C18	212.00'	30°42'52"	113.65'	112.29'	N67°51'50"E
C19	188.00'	56°37'01"	185.77'	178.31'	N80°48'53"E
C20	312.00'	15°36'30"	84.99'	84.73'	S78°40'53"E
C21	138.00'	30°18'09"	72.99'	72.14'	S71°20'03"E
C22	162.00'	38°42'28"	109.44'	107.37'	S75°32'13"E
C23	138.00'	34°16'32"	82.55'	81.33'	S77°45'11"E
C24	162.00'	32°18'53"	91.37'	90.16'	S76°46'21"E
C25	138.00'	93°01'46"	224.07'	200.25'	S46°24'55"E
C26	312.00'	60°40'03"	330.36'	315.14'	S30°14'03"E
C27	112.00'	29°30'43"	57.69'	57.05'	S75°19'26"E
C28	308.00'	71°16'11"	383.12'	358.89'	S54°26'42"E
C29	908.00'	30°33'57"	484.39'	478.67'	S03°31'38"E
C30	112.00'	68°43'29"	134.34'	126.43'	S22°36'24"E
C31	512.00'	37°22'29"	333.98'	328.09'	S75°39'23"E
C32	488.00'	18°16'33"	155.66'	155.00'	S85°12'21"E
C33	512.00'	33°19'39"	297.82'	293.64'	N87°16'06"E
C34	488.00'	20°54'59"	178.15'	177.16'	N81°03'46"E
C35	212.00'	25°30'56"	94.41'	93.63'	N78°45'47"E
C36	588.00'	21°09'09"	217.08'	215.85'	N76°34'54"E
C37	103.00'	30°35'07"	54.98'	54.33'	N71°51'55"E

SKETCH AND DESCRIPTION		PSM: JSR
FLOW WAY CDD ESPLANADE TABLES		drawn: CJW
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		checked: MMR
		view: SKETCH
date: SEPTEMBER 2, 2010 scale: 1" = 1000' cadd file: 2016-859 CDD FLOW WAY		project#: 2012-93
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		sheet #: 6 of 6

EXHIBIT "B"
ASSESSMENT REPORT

*FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 – PHASE 7 (ESPLANADE)
AND PHASE 8
CAPITAL IMPROVEMENT PROGRAM*

Special Assessment Report for Series 2019 Phase 7 (Esplanade) and Phase 8 Bonds

Prepared by:

JPWard & Associates LLC

JAMES P. WARD, Chief Operating Officer

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5/29/2019

*2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK
FLORIDA 33334*

1.0 BACKGROUND AND THRESHOLD MATTERS

The District was created and chartered by law and established on the property by Collier County effective February 26, 2002, as amended. In November, 2016 the District boundaries were expanded to include an additional 19.66 acres, bringing the total size of the District to approximately 849.44 acres.

The District was dormant since establishment, until 2013 when Taylor Morrison Esplanade Naples, LLC (“Taylor Morrison Esplanade”) acquired the entire land area within the District.

The District manages the infrastructure for the community known as Esplanade Golf and Country Club of Naples (the “Development”), which is approximately 849.44 acres of land and is situated northwest of the intersection of Immokalee Road and County Road 951, entirely in unincorporated Collier County, Florida. The District’s single and special purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, systems, facilities, services and improvements.¹

SUMMARY OF BOND FINANCINGS

In 2013 the District issued its first Series of Bonds, the Series 2013 Bonds, to fund the first phase of development of its capital improvement program (Phases 1 and 2 of the Development).

¹ See Florida Statutes sections 190.002(1)(a) and (c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the “limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts” as “special purpose governmental units,” where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to “evidence the narrow objective” in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the “powers” of such districts “implement the single, narrow legislative purpose.” *Id.* at 457.

The District continued the development of the capital improvement program with the issuance of the Series 2015 Phase 3 Bonds for the second phase of development of the capital improvement program (Phase 3 of the Development).

Then its Series 2015 – Phase 4 Bonds for the third phase of development of the capital improvement program (Phase 4 of the Development).

Then its Series 2016 – Phase 5 Bonds for the fourth phase of development of the capital improvement program (Phase 5 of the Development).

Then its Series 2017 - Phase 6 Bonds for the fifth phase of development of the capital improvement program (Phase 6 of the Development)

This report is for the Series 2019 – Phase 7 Esplanade (36 units) and Phase 8 Bonds for the sixth and final phase of development of the capital improvement program (Phase 7 of the Development).

This supplemental report is intended to define and allocate the assessments that will be required to be levied to implement the capital improvement plan for Phase 7 and Phase 8 of the Development. For reference purposes, pursuant to Resolution Nos. 2018-1, 2018-2, and 2018-4 (“Phase 7 Resolutions”), the District previously levied special assessments on real property designated as “Phase 7” (“Phase 7 Assessments”) in connection with the public improvements associated with Phase 7 of the project as described in the Phase 7 Resolutions (the “Phase 7 Improvements”). The real property comprising Phase 7 is intended to be developed with thirty-six (36) multi-family Esplanade-type units (now commonly known and referred to herein as “36 Multi-Family Esplanade Units”). As contemplated in the Series 2017 – Phase 6 Capital Improvement Program Special Assessment Report dated October 25, 2017 (“Phase 6 and 7 Special Assessment Report”), the 36 Multi-Family Esplanade Units were in the original Phase 4 assessment area but due to an increase in the number of units constructed in Phase 4, the 36 Multi-Family Esplanade Units were not assigned any special assessments securing the Series 2015 – Phase 4 Bonds and instead became part of Phase 7. The 36 Multi-Family Esplanade Units were referred to in the Phase 6 and 7 Special Assessment Report as the “Unassigned Units”.

Special assessments have not previously been levied on Phase 8. The special assessments that the District intends to levy in connection with the Phase 8 Capital Improvement Program are referred to as the “Phase 8 Assessments”.

The District intends to undertake the Phase 7 Improvements and public improvements associated with Phase 8 concurrently and intends to issue bonds related thereto, which bonds will be secured by both the Phase 7 Assessments and the Phase 8 Assessments (sometimes collectively referred to herein as the “Series 2019 Assessments”). The collective property upon which the Series 2019 Assessments are levied as security for the Series 2019 Bonds to be issued by the District will be known as the “2019 Assessment Area”.

This supplemental report references the 36 Multi-Family Esplanade Units in Phase 7 as those units will be part of the next issuance of bonds to be generally known as the “Series 2018 Bonds”.

Additionally, as a part of this supplemental report, there are certain properties that the Developer has requested the District to annex into the boundaries of the District, more commonly known as the “Hatcher Property” consisting of 10.01 acres. The Developer has advised the District that the contemplated land use for the Hatcher Property would be 52’ single-family units. As the development of the Hatcher Property would occur, the actual land use type may change. As the Hatcher Property is not presently within the boundaries of the District, no special assessments are being levied on the Hatcher Property. To the extent the Hatcher Property is brought within the boundaries of the District, the District may undertake future assessment proceedings to levy special assessments on the Hatcher property with debt being assigned based on the actual land use type. There is no guarantee that this property will ever be annexed into the District nor subject to assessments, as such the assessment as depicted in this methodology on the 36 Multi-Family Esplanade Units and Phase 8 will remain in place, unless both the annexation and assessment process are successfully implemented.

2.0 THE DISTRICT

The District was established by Ordinance of the Board of County Commissioners of Collier County, Florida, effective February 26, 2002 and originally encompassed a total of 830 acres. As noted above the boundaries of the District were expanded in November, 2016 to include an additional 19.66 acres for a total of 849.44. The development, known as Esplanade Golf and Country Club of Naples (the “Development”) also encompasses approximately all of the land within the boundaries of the District.

Interstate 75 and U.S. 41 provide direct access to Fort Lauderdale and Miami, respectively. Interstate 75 also provides access to Fort Myers, Sarasota, Tampa and northern Florida. The

Southwest Florida International Airport is located approximately forty (40) minutes north via Interstate 75, and the Miami International Airport is located approximately one (1) hour and forty-five (45) minutes east via Interstate 75.

3.0 PURPOSE OF THIS REPORT

This Special Assessment Report has been developed to provide a roadmap and lays out in detail each step for use by the Board for the imposition and levy of non-ad valorem special assessments. This report begins by introducing the Cost Allocation methodology, as prepared by Waldrop Engineering, Inc. to the Board, and then the report introduces the Assessment Methodology. These two methodologies constitute the District's procedure for instituting the Assessments to fund the capital improvement program for the District.

The Cost Allocation Methodology discloses the computations for the cost and dollar amounts for the systems, facilities and services provided by the District per parcel for each unity type of acre.

The Assessment Methodology outlines the properties within the District that are subject to the Assessments and the special benefit conferred peculiar to each property by, and received from, the systems, facilities and services provided by the District's capital improvement program. The Assessment Methodology will have three primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District from the capital improvement plan provided by the District; (2) to apportion the special benefits peculiar to all parcels in a manner that is fair and reasonable, resulting in the proportionate special benefit; and (3) to apply the proportionate special benefit to the proposed allocated costs in each assessment category potentially resulting in a modification to the costs allocated and fixing the Assessments per parcel or acre. The first two objectives of the Assessment Methodology set forth a framework to apply to the already allocated costs and dollar amount of Assessments associated with the operations and maintenance expenditures benefiting properties. Once the framework is set, the proportionate special benefit may modify the earlier allocated dollar amounts of the assessments per parcel or per acre. The report is designed to conform to the requirements of Chapters 189, 190, 170 and 197, Florida Statutes, and is consistent with the District's understanding of the case law on this subject.

The existing systems, facilities and services earlier acquired and constructed by this District produced special benefits, peculiar to both acres and platted parcels, which were apportioned in a manner that is fair and reasonable and which were based on the development plan by the Original Developer. The capital improvement plan which was initially implemented with the issuance of the District's Series 2013 Bonds, the Series 2015 Bonds, the Series 2015 – Phase 4

Bonds, and the Series 2016 Bonds, and this report continues that implementation for Phase 6 with the Series 2017 Bonds and as more fully defined in the Phase 6 and 7 Report dated October 25, 2017.

This methodology will describe the allocation of the District's special assessments for Phase 8, based on the preliminary development plan, as provided by the Developer.

4.0 DEFINED TERMS

"Developer" – Taylor Morrison Esplanade Naples, LLC, a Florida limited liability company.

"District" – Flow Way Community Development District.

"District Engineer" – Waldrop Engineering

"Equivalent Assessment Unit" – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's capital project on a particular land use, relative to other land uses.

"Engineer's Report"- that certain Flow Way Community Development District Phase 8 Engineer's Report prepared by the District Engineer and dated June 2019.

"Phase 1 and 2" – The first development phases of the Development. The phase 1 and 2 lands are subject to the lien of the Series 2013 Bonds.

"Phase 3"- The second development phase of the Development. The phase 3 lands are subject to the lien of the special assessments securing the Series 2014 Phase 3 bonds.

"Phase 4" – The third development phase of the Development. Currently all of the land in phase 4 development are subject to the lien of the special assessments securing the Series 2015 – Phase 4 Bonds. It is anticipated that the lien of the special assessment securing the Series – 2015 Phase 4 Bonds ultimately was absorbed by 204 Planned units in Phase 4, leaving 36 Unassigned Units. Subject to the terms herein, the Unassigned Units in Phase 4 will be subject to the lien of the Future Special Assessments that are anticipated to secure the Future bonds after the special assessments securing the Series 2015 – Phase 4 bonds have been fully allocated to platted and developed units. Prior to such time, the Future Special Assessments shall not be able to be pledged to secure any District debt.

“Phase 5” – The fourth development phase of the Development. The units in phase 5 are subject to the lien of the special assessments securing the Series 2016 Bonds.

“Phase 6” – The fifth development phase of the Development. Phase 6 lands are subject to the lien of the Series 2017 Special Assessments securing the Series 2017 Bonds.

“Allocable Costs” – Proportionate Phase 8 allocable costs.

“Phase 7” – A portion of the sixth phase of the Development, which relates to the 36 Unassigned Units.

“Phase 8” – A portion of the sixth development phase of the development.

“Phase 8” – Capital Improvement Program” – Public infrastructure necessary to support the development of Phase 8.

“Phase 8 Assessments” – The special assessments to be levied by the District on Phase 8 in connection with the Phase 8 Capital Improvement Program.

“Series 2019 Assessments” – The Phase 7 Assessments and the Phase 8 Assessments that are intended to secure the Series 2019 Bonds.

“2019 Assessment Area” – Phase 7 and Phase 8 lands upon which the Series 2019 Assessments will be collectively levied.

“Platted Units” – lands configured as their intended end-use and subject to the lien of the Series 2019 Special Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat and in their final end-use configuration.

“Unassigned Units” – The 36 Multi-Family Esplanade Units in Phase 4 that were not contemplated when the Series 2015 – Phase 4 Bonds were issued and which will not be subject to the Series 2015 – Phase 4 Special Assessments

5.0 METHODOLOGY FOR ALLOCATING COSTS AND ASSESSMENTS

5.1 COST ALLOCATION

The allocation of costs in the cost allocation methodology is based on accepted practices in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments as set forth in the District Charter² and in conformity with State laws applicable to such assessments.

The allocation of costs is really in effect a disclosure of the costs as a first step towards determining the final dollar amount of the assessment per unit.

The District's capital program can be broken down into six (6) broad categories: (1) surface water management system, (2) utilities including potable water, wastewater and irrigation, (3) exterior landscaping, (4) off-site improvements, (5) environmental mitigation and (6) professional & permit fees. Mitigation as used herein, is both on-site and off-site preserve enhancement, creation and preservation.

These programs have costs identified in the table below and are merely the first step in the special assessments to be paid. To provide further information, the division (i.e., the allocation) of these cost for each program is further discussed in the Waldrop Engineering Inc., report dated May, 2019.

² See the Act in chapter 190, Florida Statutes.

Phase 8 - Cost Allocation	
Description	Phase 8
Stormwater Management System	\$ 4,881,876.78
Utilities	
Potable Water	\$ 897,617.77
Sanitary Sewer	\$ 1,958,633.41
irrigation	\$ 510,017.80
Exterior Landscaping	\$ 456,237.21
Off-Site Improvement	\$ 292,559.97
Environmental Mitigation	\$ 878,961.37
Professional & Permit Fees	\$ 1,615,906.62
Total:	\$ 11,491,810.93

5.2 ASSIGNMENT OF ASSESSMENT

It is useful to consider three broad states or conditions of development within Esplanade. The initial condition is the “unplatted state”. At this point infrastructure may or may not be constructed, but in general, home site or other development units have not been defined and all of the developable land within the assessment are considered unplatted acreage (“Unplatted Acres”). In the unplatted state, all of the lands within the assessment area receive benefit from all or a portion of the components of the financed capital improvement plan and debt assessments would be imposed upon all of the land within the assessment area on an equal acre basis to repay the bonds in an amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state”. At this point, a developer would have received approval for a site development plan from the County. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the capital improvement plan and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for

the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements.

Therefore, in the event that the District issues bonds which have or will benefit the lands within such area, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “**Platted State**”, as property is platted. Land becomes platted property (the “**Platted Property**”) which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for project cost allocation purposes, the District must use a methodology that fairly and reasonable apportions the cost of the infrastructure to the benefitted land. The balance of this report will define that apportionment methodology.

5.3 INITIAL ASSIGNMENT OF ASSESSMENTS

As noted above, initially the Phase 8 Assessments will be initially levied on all of the unplatted acres in Phase 8, which consists of 38.63 gross acres.

Exhibit 1 – the initial assessment roll shows the assessments on the 2019 Assessment Area (unplatted acres in Phase 8, and the previously imposed Special Assessments for the 36– Multi Family Esplanade Units from Phase 7).

Series 2017 Assessments

As noted earlier in this report, when the Series 2015 – Phase 4 Bonds were issued by the District, it was anticipated that the Series 2015 – Phase 4 Bonds would be secured by special assessments (the “Series 2015 – Phase 4 Special Assessments”) on 163 residential units in the Phase 4 assessment area. During development, the number and type of units planned by the Developer have changed, and now Phase 4 will include 204 Units and the Series 2015 – Phase 4 Bonds will be secured by the Series 2015 – Phase 4 Special Assessments on 204 units.

The 36 Unassigned Units (as defined herein) in the original Phase 4 assessment area were assigned in the Phase 6 and 7 report to the Future Bonds as described in the Special Assessment Report dated October 25, 2017. The location of the Unassigned Units is shown in the Engineer’s Report and Exhibit 2. These 36 Unassigned Units (as defined herein) in the original Phase 4 assessment area are being assigned debt in this Phase 8 Report and will be pledged to pay principal and interest the Series 2019 Bonds.

5.4 PRELIMINARY DEVELOPMENT PLAN

The following is the preliminary development plan for Phase 8. (Note: The 36 Multi-Family Esplanade Units associated with Phase 7 that are being financed with the Series 2019 Bonds are, except as specifically referenced otherwise, not and included in the financing tables in this report.

Preliminary Development Plan	
Type	Phase 8
52'	89
57'	0
62'	29
76'	23
90'	0
100'	0
MF (Esplanade)	72
MF (Vercelli)	64
Total:	275

5.5 ASSESSMENT/ALLOCATION METHODOLOGY

This report will identify the special and peculiar benefits for the works and services including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the revised residential and commercial product types to insure that the new assessments are fair, just and reasonable for all property within the District.

5.6 Surface Water Management System

The District's surface water management system was designed to be an integrated and functional water management system for the treatment and attenuation of stormwater runoff for the entire District. As such, the allocation of costs are based on the capacity usage anticipated for each land use within the District.

5.7 Potable Water, Wastewater and Irrigation

The District's utility system consists of potable water, sanitary sewer and irrigation water for the community. The development within the District consists primarily residential properties, and a golf course with associated amenities. The potable water and sanitary sewer are divided among all property owners based on typical flow rates established by the District Engineer for similar use types based on the Florida Administrative Code, and that the irrigation water be distributed based on the anticipated use for each land use type.

5.8 Exterior Landscaping, Off-Site Improvements, Mitigation and Miscellaneous

The exterior landscaping consists of buffering along the project boundaries and is necessitated by the requirements of the Collier County Land Development Code, which requires landscape buffering along public roadways and between different zoning categories and uses within the County. As such, the allocation of costs are based on trip generation anticipated for each land use within the District.

5.9 Off-Site Improvements

The off-site improvements consist of transportation related improvements for County Road 951 Extension right-of-way. These improvements were also necessitated by the requirements of the Collier County Land PUD Ordinance NO. 12-14. These roadway improvement costs are divided between the various individual properties based on the size of a typical lot, according to the Engineer's Report.

5.10 Environmental Mitigation

The environmental mitigation costs consist of wetland and other habitat improvements caused by the development of Esplanade Golf & Country Club of Naples, to replace existing wetlands. As such, the allocation of costs are based on the capacity usage anticipated for each land use within the District.

5.11 Professional & Permit Fees

Professional and Permit costs are allocated based on the typical lot size anticipated for each land use within the District.

6.0 OVERVIEW OF ASSESSMENT METHODOLOGY; SPECIAL PECULIAR BENEFIT; REASONABLE AND FAIR APPORTIONMENT; PROPORTIONATE SPECIAL BENEFIT

The purpose of this Assessment Report is to discuss the special benefits peculiar to the properties from construction and acquisition of the District systems, facilities and services, along with the further enhancement and enjoyment of the property from the District's use of its special pinpointed and focused management capabilities to construct these systems, facilities and services.

The Assessment Report herein constitutes a valid and legal methodology for the Flow Way Community Development District in that it confers special benefits peculiar to the properties and apportions those benefits in a reasonable and fair manner resulting in and applying the proportionate special benefit. This section is broken down into four (4) subsections:

Subsection 6.1 provides a detailed overview of the requirements for a valid special assessment. In this subsection, Florida's legal requirements to make the assessments liens equal in dignity to property taxes are explained and detailed. (A lien travels with the property and may result in the loss of the property if it is not paid.)

Subsection 6.2 identifies and details the actual special benefits flowing from the District's construction activities of its systems, facilities and services to the properties. A breakdown of each special benefit (added use, added enjoyment, the combination of enhanced value and increased marketability and finally decreased insurance premiums) is provided and the way the properties are benefited is explained.

Subsection 6.3 covers the apportionment of these special benefits. This subsection shows the proportion of the special benefit flowing to the individual properties. For example, the Off-site

Services will create equal special benefits peculiar to individual properties. That is, the relative magnitude of any one of these special benefits to any one property is proportional to the special benefits to another property. Similarly, the Water Management Services will benefit certain properties more than others, as will the Utilities and Irrigation Services.

The special benefits can be broken down into a percentage of the overall special benefit flowing based on each category. This section explains this breakdown in specificity for each property unit type in relation to the magnitude of the special benefit each property unit enjoys. This apportionment results in the proportionate special benefit.

Subsection 6.4 applies the proportionate special benefit to the dollar amount allocated in the Cost Allocation Methodology.

6.1 Requirements For a Valid Assessment Methodology

Valid assessments under Florida Law have two (2) requirements that must be met by the Board using this methodology to provide that the assessments will be liens on property equal in dignity to County property tax liens and to justify reimbursement by the property owners to the District for the special benefits received by and peculiar to their properties.

First, the properties assessed must receive, peculiar to the acre or parcel of property, a special benefit that flows as a logical connection from the systems, facilities and services constituting improvements.³ The courts recognize added use, added enjoyment, enhanced value and

³ The two basic requirements for a valid assessment under law are stated succinctly in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (“There are two requirements for the imposition of a valid special assessment. First, the property assessed must derive a special benefit from the service provided. Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.”) (Citations omitted). The requirement that the benefits received from the property must be peculiar to the parcel or acres is stated in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (A special assessment “is imposed upon the theory that that portion of the community which is required to bear it receives some special or peculiar benefit in the enhancement of value

(footnote continued)

decreased insurance premiums as the special benefits that flow as a logical connection from the systems, facilities and services peculiar to the property. Additionally, the properties will receive the special benefit of enhanced marketability.

Second, the special benefits must be fairly and reasonably apportioned in relation to the magnitude of the special benefit received by and peculiar to the various properties being assessed,⁴ resulting in the proportionate special benefit to be applied.

Although property taxes are automatically liens on the property, non-ad valorem assessments, including special assessments, are not automatically liens on the property but will become liens if the governing Board applies the following test in an informed, non-arbitrary manner. If this test for lienability is determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be imposed, levied, collected and enforced as a first lien on the property equal in dignity to the property tax lien.⁵ Florida courts have found that it is not necessary to calculate

of the property against which it is imposed as a result of the improvement made with the proceeds of the special assessment."). The requirement for the existence of a logical connection from the systems, facilities and services constituting the improvements to the parcel or acre is found in *Lake County v. Water Management Corp.*, 695 So. 2d 667, 669 (Fla. 1997) (The test for evaluating whether a special benefit is conferred to property by the services for which an assessment is imposed "is whether there is a 'logical relationship' between the services provided and the benefit to real property.")

⁴ *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999).

⁵ *Workman Enterprises, Inc. v. Hernando County*, 790 So. 2d 598, 600 (Fla. 5th DCA 2001) ("When a trial court is presented with a property owner's challenge to a special assessment the appropriate 'standard of review is the same for both prongs; that is, the legislative determination as to the existence of special benefits and as to the apportionment of the costs of those benefits should be upheld unless the determination is arbitrary.'") (Citation omitted). § 170.09, Fla. Stat. (2010) ("The special assessments . . . shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.")

(footnote continued)

special benefits with mathematical precision at the time of imposition and levy⁶ so long as the levying and imposition process is not arbitrary, capricious or unfair.⁷

6.2 Special Peculiar Benefits

Focused, pinpointed and responsive management by the District of its systems, facilities and services, create and enhance special benefits that flow peculiar to property within the borders of the District, as well as general benefits to the public at large.

All benefits conferred on District properties are special benefits conferred on property because only property within the District will specially benefit from the enhanced services to be provided as a result of these new assessments. Any general benefits resulting from these assessments are incidental and are readily distinguishable from the special benefits that accrue to the property within the District. Properties outside the District do not depend on the District's programs and undertakings in any way for their own benefit and are therefore not considered to receive benefits for the purposes of this methodology. The four assessments imposed by this resolution are designed with the specific properties of the District in mind and for their exclusive special benefit

6.2.1 General Review

From the District's focused and pinpointed management flows the special benefit peculiar to each parcel or acre of added use of the property. This special benefit of added use of a piece of property contemplates the increased ability to "use" the property for its intended purpose.

⁶ *City of Boca Raton v. State*, 595 So. 2d 25, 31 (Fla. 1992) (In determining the special benefit each parcel or acre receives, the District is "not required to specifically itemize a dollar amount of benefit to be received by each parcel."). Pursuant to section 197.122(1), Florida Statutes, all taxes imposed pursuant to the State Constitution and laws of this state shall be a first lien, superior to all other liens, on any property against which the taxes have been assessed and shall continue in full force from January 1 of the year the taxes were levied until discharged by payment or until barred under chapter 95. Pursuant to the collection laws, section 197.3632, Florida Statutes, and all applicable case law, this provision on taxes also applies to non-ad valorem assessments.

⁷ *See Workman Enterprises, Inc. v. Hernando County*, 790 So. 2d 598 (Fla. 5th DCA 2001), *supra* note 5, at 600.

The District's control and management will also provide another special benefit peculiar to each parcel or acre of added enjoyment of the property. The special benefit of added enjoyment of property contemplates the increase in the satisfaction or quality of use of the specially benefitted property.

Additionally, the District's control and management will provide the special benefit peculiar to each parcel or acre of the probability of increased marketability and value of the property. The dollar increase in the value of the property could be determined at a later time by a property appraiser.

Because the benefits of the District's control and management are greater than the costs of the assessments, an overall net special benefit occurs. This net special benefit equates into an increase in at least some of the property values of the surrounding homes. An increase in property values makes these properties more marketable and more saleable. Put differently, when a property's value increases and the price a property is for sale remains the same, the property will have a greater chance of being sold; therefore, the marketability of that property is increased.

Further, a derivative special benefit also exists from this increased marketability. Because of the overall benefit and increases in property values, the surrounding homes will increase in their marketability. More enhanced neighboring properties mean increased marketability. Therefore, even if a single property's value is not increased from the particular District service, many surrounding properties' value will increase, and the non-value improving property will still gain an increase in marketability.

Finally, the District's focused and pinpointed control and management will provide a special benefit peculiar to each parcel or acre of decreased insurance premiums. The monetary decrease in the insurance premiums could be determined at a later time by an insurance adjuster.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated and assessed as to value with mathematical certainty; however, their magnitude can be determined with certainty today. Each special benefit is by orders of magnitude more valuable than the cost of, or the actual assessment imposed and levied for, the services and improvements that they provide peculiar to the receiving properties.

Accordingly, each system, facility and service provided by the District is discussed.

(A) Surface Water Management Systems, Facilities and Services

The Special Benefit of Added Use

From the District's focused and pinpointed management of the Surface Water Management System flows the special benefit peculiar to each parcel or acre of added use of the property. The special benefits peculiar to each parcel or acre from the Surface Water Management System that contributes, as a logical relationship, to the added use of property throughout the District are flood reduction and prevention and reduced over-drainage. The community is being developed as a bundled golf community, where each owner of property within the District will be a member of the Homeowner's Association and the Association will be the owner of the Golf Course. With this development concept, the development of the Golf Course will benefit the property owners directly by permitting the owner's the use of the course and it's associated facilities.

The District's focused and pinpointed control and maintenance of the Surface Water Management System will avoid the need to undergo intense revitalization efforts of the system in the future for all residential properties and of the Golf Course, however the sole beneficiaries of the added use of the Golf Course are the individual property owners in the District, and not the Golf Course since the Golf Course will be owned and operated by the Homeowner's Association to which all individual property owner's will be members of the Homeowner's Association. As such, the individual properties (excluding the Golf Course) will receive the entire benefit of flood protection, treatment and attenuation of stormwater runoff.

The Special Benefit of Added Enjoyment

The District's construction of the Surface Water Management Services will also provide a special benefit peculiar to each parcel or acre of added enjoyment of the property. The items contributing, as a logical relationship, to the special benefit of added enjoyment of the property are reduced pollution on the property and throughout the District, improved water quality throughout the District, and an aesthetic enhancement of property in general through a better-maintained landscape resulting in a clean and pristine environment. Use of the Golf Course will be significantly enhanced by allowing owners to enjoy a better game-play experience in playing on well drained, hence dry, lands as well as the satisfaction of playing on a highly maintained course with an admirable beauty as a direct result of that maintenance. Again however, since the Golf Course is owned by the Homeowner's Association, the benefit's that are derived from the enjoyment of the surface water management system, flow as a logical consequence to the individual properties (excluding the Golf Course) within the District. These individual properties will also enjoy the significant decrease in pollutant build up on their lands and common areas and the consequent positive environmental and aesthetic effects on their lands and local community

as a direct result of the enhanced Surface Water Management System's construction, operation and maintenance by focused District management.

The Special Benefit of the Probability of Enhanced Value and Increased Marketability

The District's construction of the surface water management system will provide further a special benefit peculiar to each parcel or acre in the probability of increased marketability and enhanced value of the property. Specific benefits of this type include decreased landscaping and maintenance costs, reduced environmental degradation, higher quality property maintenance, reduced water treatment costs (since the system is effectively removing a substantial portion of the pollutants before the run-off water reaches a water treatment facility), and increased prestige. Moreover, the enhanced value received by the property will remain despite any change in future use because the surface water management system benefits the lands of the District irrespective of their current or anticipated purpose. The dollar increase in the value of the property can be determined at a later time by a property appraiser. The Golf Course itself, as a better served entity, will be much more valuable, and consequently as a result of the ownership by the Homeowner's Association the individual home values may be positively affected by the golf course. Additionally, as a result of the construction of the surface water management system, this will provide owner's potentially more playing time should its overall enhancement entice more property owners to visit and use the golf course; again, this in turn could increase the prestige and visibility of the course, further driving up the market value of the individual properties in the District. Finally, these individual properties would specially benefit from value increases in the individual properties, which are directly attributable to providing flood protection, treatment and attenuation of stormwater, a stormwater system that raises the project's finished floor elevations above FEMA's flood elevation, all from the construction of the District's surface water system, and all at residents' disposal. Finally, the construction of the District's surface water system, will provide less local maintenance and landscaping expenditures, and significantly more attractive individual lots which by their aesthetic characteristics are more sought after and marketable.

The Special Benefit of Decreased Insurance Premiums

Finally, the District's control and management of the surface water management system will provide a special benefit peculiar to each parcel or acre of decreased insurance premiums. The monetary decrease in the insurance premiums could be determined at a later time by an insurance adjuster. The Golf Course as well as residential properties within the District should enjoy significant reductions in insurance costs if the system is proved to decrease pollutants locally in the manner intended as well as provide a means of flood prevention that will reduce the

potential for property damage throughout the entire District. Additionally, the mere fact that the system is being constructed to raise the project's finished floor elevations above FEMA's flood elevation, will potentially eliminate the need for or reducing the cost of flood insurance to all individual properties in the District.

(B) Utilities

From the District's focused and pinpointed management, the construction of the District's utility systems, including potable water, sanitary sewer and the irrigation system flows the special benefits peculiar to each parcel or acre in terms of added use, added enjoyment, enhanced value and marketability. All these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct a utility system for the benefit of and upon each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based because without these services, no capital infrastructure nor its maintenance and operation could ever accrue to the properties.

(C) Exterior Landscaping

From the District's focused and pinpointed management, the construction of the exterior landscaping elements flows special benefits peculiar to each parcel within the District. The Board will provide exterior landscaping which include buffering along Immokalee Road and other areas of the District. This landscaping was required by Collier County Land Development Code. It is these specific services from which all property will gain and specially benefit from added use, added enjoyment, and enhanced value and marketability.

(D) Off-Site Improvements

From the District's focused and pinpointed management, off-site improvements flows the special benefit peculiar to each parcel or acre within the District. These improvements are primarily transportation related improvements and from these improvements the community will mitigate any transportation related deficiencies to the off-site roadway system that are due to the traffic being generated from the parcels and properties in the District. These off-site improvements would not be required if not for the development of the properties in the District and these parcels will specifically benefit from the better flow of traffic into and out of the District. However, the golf course does not generate any additional traffic, since the golf course is not a public course nor open to membership outside the residential property within the District, as

such, the golf course receives no benefit from these off-site improvements. Similarly the discovery center does not generate any additional traffic, since it too is not open to the public and is for use only the property owner's in the District, as such, the discover center receives no benefit from these off-site improvements. As applicable to the other services, that is, all these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct infrastructure that benefit each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based since without these services, no development could ever occur.

(E) Environmental Mitigation

From the District's focused and pinpointed management, mitigation improvements flows the special benefit peculiar to each parcel or acre within the District. These improvements include the construction of wetland, and other habitat replacement due to the development of the community. These mitigation improvements would not be required if not for the development of the properties in the District and these parcels will specifically benefit from increased storm protection and flood damage due to major storm events. These wetland and other habitat replacements increase nature's nurseries for various birds, animals and plant life, and ultimately increase the enjoyment by residents in the District to participate in wetland activities, such as canoeing, bird watching, photography, and other outdoor recreation. As applicable to the other services, that is, all these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct infrastructure that benefit each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based since without these services, no development could ever occur.

(F) Professional & Permit Services

From the District's focused and pinpointed management, from these miscellaneous improvements flows the special benefit peculiar to each parcel or acre within the District. These improvements are required and include the necessary soft costs, such as engineering design and inspection, permitting, etc. for all of the other systems, facilities and services. These miscellaneous improvements would not be required if not for the balance of the others systems, facilities and services and as such, development of the properties in the District and these parcels

will specifically benefit from all of the other systems, facilities and services. As applicable to the other services, that is, all these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct infrastructure that benefit each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based since without these services, no development could ever occur.

5.3 Reasonable and Fair Apportionment: The Proportionate Special Benefit

The special benefits described above must be fairly and reasonably apportioned in relation to the relative magnitude (not the value) of the special benefit received by and peculiar to the various properties being assessed. The magnitude of such benefit is different for each type of property within the District and for each type of assessment on which the special benefit is based. The apportionment here is divided by unit type (as opposed to each individual parcel or acre) because the differences among the parcels and acres in each unit type, while present, are de minimus in this situation. It is illustrative of such benefit which one parcel or acre enjoys in comparison to another parcel or acre and that relationship informs the respective assessments which each parcel or acre must pay; always in proportion to the extent of the total benefit which they receive in relation to all other properties which also enjoy such benefit. All assessments discussed below are either equal to or less than such benefit with which it is associated

(A) Surface Water Management System Apportionment

The Surface Water Management System provides several special benefits, peculiar to certain properties within the District, as described above in section 6.2(A). Such benefits conferred by this system, as a whole, are to be apportioned to properties based on: (1) common areas that benefit the entire District (2) common areas that benefit residential only, and (3) specific land uses which generate anticipated runoff based on type of property on a per parcel or per acre basis. These three methods combined will constitute the makeup of the Water Management Services special assessment for each individual parcel or acre.

For the first apportionment method, the District's Water Management assessment will consist of an amount representative of all common areas within the District from which all properties within the District benefit. Because all properties within the District benefit from all District common areas, all properties share in the special benefit conferred on these areas. This is also reflective of the fact that the entire Surface Water Management System is one aggregate

system and all properties must bear their share of the respective costs in managing not only their own properties but also of the common areas whose proper functioning is paramount to the integrity of the system as whole.

The second apportionment method addresses the special benefits received by the properties within the residential areas that are common to the residential areas, such as roadways that serve residential areas only, the leisure center and residential common areas as a result of the Surface Water Management system. The residential areas contain additional rights-of-way and common areas that affect water flow only within those residential communities. Therefore, only those properties will receive special benefits from the proper drainage and treatment of stormwater run-off in these areas. Consequently, all properties within these communities are apportioned to reflect the magnitude of these proportionate special benefits.

The third apportionment method, which makes up the remainder of the Water Management assessment, addresses the unit type of individual parcels or acres. Property will be assessed, despite its run-off rate (as calculated in the “Cost Allocation Methodology” above), to reflect the relative magnitude of the individual special benefit it receives proportionally from the entire Water Management System. A considerable portion of the residential properties within the District consists of impervious surfaces and therefore generate significant run-off from storm events.

(B) Utilities Apportionment

The utility services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction of the infrastructure provision. As explained earlier, because certain properties, by their nature, require more utility services and consideration when it comes to the provision of infrastructure, such properties benefit proportionally more than others within the District. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive. Therefore, the magnitude of the proportional special benefit for each property for this particular assessment varies according to the particular characteristics of the parcel or acre, as well as the apportionment that each unit type receives from the other services.

(C) Exterior Landscaping Apportionment

The exterior landscaping services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction

of the infrastructure. As explained earlier, this is because all properties, by their nature, require these buffer landscaping areas outside the District in order to develop the property within the District, such properties therefore benefit proportionally. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive. Therefore, the magnitude of the proportional benefit for each property for this particular assessment does not vary according to the particular characteristics of the parcel or acre.

(D) Off-Site Apportionment

The off-site services which consist primarily of roadway related improvements within County Road 951 right-of-way and which benefit the communities are apportioned according to the use, expressed as ITE trip generation rates, associated with specific types of property in those communities. Single Family homes generally have more inhabitants, more vehicles, and therefore higher frequency of use of roadways in their respective community. Condominiums, club homes and villas, however, utilize the community roadways less and therefore benefit less than their Single Family unit counterparts. As a result, Single Family units can be said to enjoy the special benefits of these community specific improvements to a larger magnitude than all other types of units. Single Family units within each respective community will therefore be assessed significantly, but not substantially, more than Multi-Family and for the reason that they will be using community roadways more often and hence receive significantly more special benefits from the specific improvements of roadway lighting, signage and maintenance provided by the District.

(E) Environmental Mitigation Apportionment

The mitigation infrastructure services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction of the infrastructure. As explained earlier, this is because all properties, by their nature, require the replacement of lost wetland and habitat, irrespective of the type of land use, such properties therefore benefit proportionally. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive. Therefore, the magnitude of the proportional benefit for each property for this particular assessment does not vary according to the particular characteristics of the parcel or acre.

(F) Professional & Permitting Apportionment

The professional and permitting services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the

construction of the infrastructure. As explained earlier, this is because all properties, by their nature, require the these design, inspection, permitting and other costs that are required for the entire infrastructure program, irrespective of the type of land use, such properties therefore benefit proportionally. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive.

5.4 Application of the Proportionate Special Benefits to the Allocated Costs

Accordingly, the reasonable and fair apportionment of the special benefits provided by the District which is peculiar to both the acres and the platted parcels results in the proportionate special benefit which is the final step required under Florida law to complete the fixing of the assessments to be imposed and levied.

The application of the proportionate special benefit is important. The relative magnitude of each special benefit peculiar to each property for Water Management Services is determined by analyzing the respective acreage of each unit in proportion to the total acreage of the entire District. The relative magnitude of added use is directly related to the total acreage of each unit type. The greater acreage a particular unit occupies, the greater the special benefit received from the District’s Water Management System and thus, the greater relative magnitude as compared with the other units. The same analysis was employed for the special benefit of added enjoyment because the Golf Course receives more added enjoyment because its purpose is recreational whereas residential plats are mainly for dwelling. Better water management leads to enhanced course conditions and increases the quality and satisfaction of the land use.

Phase 8 - Surface Water Management System									
Parcel Type	Number of Units (4)	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1	\$ 1,451,747.60	29.74%	22.30%	7.43%	29.74%	\$ 1,451,747.60	\$ 16,686.75
57'	0	1.5	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1.84	\$ 890,405.20	18.24%	13.68%	4.56%	18.24%	\$ 890,405.20	\$ 30,703.63
76'	23	2.52	\$ 967,164.27	19.81%	14.86%	4.95%	19.81%	\$ 967,164.27	\$ 42,050.62
90'	0	2.73	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	3.27	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.82	\$ 985,185.96	20.18%	15.14%	5.05%	20.18%	\$ 985,185.96	\$ 13,683.14
MF (Vercelli)	64	0.55	\$ 587,373.74	12.03%	9.02%	3.01%	12.03%	\$ 587,373.74	\$ 9,177.71
Golf Course & Amenity	0	-	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275		\$ 4,881,876.77	100.00%	75.00%	25.00%	100.00%	\$ 4,881,876.77	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The second and third charts below, shows the cost allocation methodology for Utilities, including potable water, sanitary sewer and irrigation was analyzed based on two distinct component parts. First the potable water and sanitary sewer component, flow rates established by Florida Administrative Code for different use types was used. These flow rates help determine the units

that use the infrastructure the most, determining the size of pipes and other ancillary facilities for the different unit types, and consequently the most money to be spent on the construction of these facilities.

Similarly for the irrigation system, the cost allocation methodology is based on the use of the facilities with a notable exception that is the use is based on the average irrigated area for each lot type. The area of land area to be irrigated helps determine the units that use the infrastructure the most, again, also determining the size of pipes and other ancillary facilities for the different unit types, and consequently the most money to be spent on the construction of these facilities.

A similar analysis can be used to determine the relative magnitude of the special benefits peculiar to the properties between the various land use types. The units that cause the most dollars to be spent on the construction of the facilities are the same units that use the infrastructure the most. The units that use the infrastructure the most are also the same units that benefit the most from the infrastructure. Thus, a direct correlation exists between the units causing the most money to be spent on the cost of construction receiving the most benefits from the capital improvement program.

Phase 8 - Potable Water and Sanitary Sewer									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1.00	\$ 958,772.71	33.57%	25.18%	8.39%	33.57%	\$ 958,772.71	\$ 11,020.38
57'	0	1.24	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1.18	\$ 376,831.07	13.19%	9.89%	3.30%	13.19%	\$ 376,831.07	\$ 12,994.17
76'	23	1.43	\$ 362,422.34	12.69%	9.52%	3.17%	12.69%	\$ 362,422.34	\$ 15,757.49
90'	0	1.65	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1.87	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.91	\$ 722,410.32	25.29%	18.97%	6.32%	25.29%	\$ 722,410.32	\$ 10,033.48
MF (Vercelli)	64	0.62	\$ 435,814.75	15.26%	11.44%	3.81%	15.26%	\$ 435,814.75	\$ 6,809.61
Golf Course & Amenity	0	0.00	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	9.89	\$2,856,251.18	100.00%	75.00%	25.00%	100.00%	\$2,856,251.18	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

Phase 8 - Irrigation Water System									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1.00	\$ 225,937.91	44.30%	33.23%	11.08%	44.30%	\$ 225,937.91	\$ 2,596.99
57'	0	1.03	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	0.65	\$ 49,258.49	9.66%	7.24%	2.41%	9.66%	\$ 49,258.49	\$ 1,698.57
76'	23	0.68	\$ 40,710.94	7.98%	5.99%	2.00%	7.98%	\$ 40,710.94	\$ 1,770.04
90'	0	1.01	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1.10	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.45	\$ 84,534.24	16.57%	12.43%	4.14%	16.57%	\$ 84,534.24	\$ 1,174.09
MF (Vercelli)	64	0.66	\$ 109,576.22	21.48%	16.11%	5.37%	21.48%	\$ 109,576.22	\$ 1,712.13
Golf Course & Amenity	0	0.00	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	5.471848	\$ 510,017.80	100.00%	75.00%	25.00%	100.00%	\$ 510,017.80	

- (1) Relative Magnitude
- (2) Relative magnitude of Added Enjoyment
- (3) Relative Magnitude of All Services
- (4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The cost allocation methodology for roadway related off-site improvements used ITE (International Traffic Engineers) TRIP rates to determine the allocation of costs for this part of the capital improvement program. The ITE TRIP rates help determine the units that use the infrastructure the most, generating the size of the roadway facilities and consequently cause the most money to be spent in capital on these facilities. A similar analysis can be used to determine the relative magnitude of the special benefits peculiar to the properties in the District. The units that cause the most cost to be spent, and use the infrastructure the most benefit the most from the roadway capital improvement program. Thus, a direct correlation exists between the units causing the most capital to be spent on the roadways and the units receiving the most benefits from the implementation of the capital improvement program

Phase 8 - Off-Site Improvements									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1	\$ 108,679.41	37.15%	27.86%	9.29%	37.15%	\$ 108,679.41	\$ 1,249.19
57'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1	\$ 36,226.47	12.38%	9.29%	3.10%	12.38%	\$ 36,226.47	\$ 1,249.19
76'	23	1	\$ 28,731.34	9.82%	7.37%	2.46%	9.82%	\$ 28,731.34	\$ 1,249.19
90'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.7	\$ 62,959.11	21.52%	16.14%	5.38%	21.52%	\$ 62,959.11	\$ 874.43
MF (Vercelli)	64	0.7	\$ 55,963.65	19.13%	14.35%	4.78%	19.13%	\$ 55,963.65	\$ 874.43
Golf Course & Amenity	0	0	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	7.4	\$ 292,559.98	100.00%	75.00%	25.00%	100.00%	\$ 292,559.98	

- (1) Relative Magnitude
- (2) Relative magnitude of Added Enjoyment
- (3) Relative Magnitude of All Services
- (4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The cost allocation methodology for project landscaping – off-site, environmental wetland mitigation along with professional & permit fees are all project costs that are due to the development of the District as a whole, in that if it were not for the entire development, specific

land uses benefit equally from the entire development program. All properties within the District receive increased enjoyment from the off-site landscaping, environmental wetland mitigation and increased use of all services from the typical soft costs associated with development projects of this size and magnitude. As these miscellaneous services are not attributable to any specific land uses the apportionment of these services is reflective of the special benefits explained earlier in this report.

Phase 8 - Off-Site Improvements									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by	
								use & Enjoyment	Allocation by Unit
52'	87	1	\$ 108,679.41	37.15%	27.86%	9.29%	37.15%	\$ 108,679.41	\$ 1,249.19
57'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1	\$ 36,226.47	12.38%	9.29%	3.10%	12.38%	\$ 36,226.47	\$ 1,249.19
76'	23	1	\$ 28,731.34	9.82%	7.37%	2.46%	9.82%	\$ 28,731.34	\$ 1,249.19
90'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.7	\$ 62,959.11	21.52%	16.14%	5.38%	21.52%	\$ 62,959.11	\$ 874.43
MF (Vercelli)	64	0.7	\$ 55,963.65	19.13%	14.35%	4.78%	19.13%	\$ 55,963.65	\$ 874.43
Golf Course & Amenity	0	0	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	7.4	\$ 292,559.98	100.00%	75.00%	25.00%	100.00%	\$ 292,559.98	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The table on the following page shows the total apportioned costs after apportionment of the special benefit application.

Phase 8 - Off-Site Improvements									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by	
								use & Enjoyment	Allocation by Unit
52'	87	1	\$ 108,679.41	37.15%	27.86%	9.29%	37.15%	\$ 108,679.41	\$ 1,249.19
57'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1	\$ 36,226.47	12.38%	9.29%	3.10%	12.38%	\$ 36,226.47	\$ 1,249.19
76'	23	1	\$ 28,731.34	9.82%	7.37%	2.46%	9.82%	\$ 28,731.34	\$ 1,249.19
90'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.7	\$ 62,959.11	21.52%	16.14%	5.38%	21.52%	\$ 62,959.11	\$ 874.43
MF (Vercelli)	64	0.7	\$ 55,963.65	19.13%	14.35%	4.78%	19.13%	\$ 55,963.65	\$ 874.43
Golf Course & Amenity	0	0	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	7.4	\$ 292,559.98	100.00%	75.00%	25.00%	100.00%	\$ 292,559.98	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

7.0 Overview of the Inventory Adjustment Determination

The assessment methodology is based on the development plan that is currently proposed by the Developer. As with all projects of this size and magnitude, as development occurs, there may

be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to insure that all of the debt is levied only on developable properties, such that by the end of the development period there will be no remaining debt on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser assign distinct parcel identifications to each condominium unit that will be constructed on the property.

Since a plat can and may be changed during the development plan, there are times when a tract of land is re-platted for various reasons, including but not limited to, market conditions, sales to builders who desire to build different products on the properties, as such, in order to insure that properties benefit from the system wide improvements, all land, even if platted, is initially assessed as undeveloped tracts of land on an equal per acre basis. As such, until the developer finalizes the development plan for a track of land and advises the District, the equal per acre basis will be utilized.

When the events noted above occur, the District then allocates the appropriate portion of its debt to the newly established and distinct parcel identification numbers as finally will be developed. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to insure that the principal assessment for each type of property constructed never exceed the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative, and is intended to insure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the developer will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

In order to insure that the amount of debt does not exceed the maximum per acre assessment, the District shall take the total acres in Phase 6, remove all platted acres from said calculation, and calculate the remaining debt for the unplatted acres and if the developer shall

make any payments to the District to bring the unplatted acres remaining debt per acre to the maximum.

8.0 Allocation of Series 2019 Phase 8 Special Assessment Bonds to Properties in the District.

This section of the report takes the cost allocations identified in this report and spreads that cost over the proposed development plan, taking into consideration the costs of issuing the Series 2019 Bonds – which include Phase 7 and Phase 8, Capitalized Interest, Reserve Account Requirements and Cost of Issuance. It should be noted that that the developer, Taylor Morrison Esplanade, has advised the District that it will construct assets within the 2019 Assessment Area to insure that these constructed assets will be an obligation of the completion agreement with Taylor Morrison Esplanade, and such as such, the total infrastructure to be financed by the District is \$7,966,421.03 plus the costs of issuance, as shown in the chart below.

The following chart reflects the preliminary assessment levels for the Series 2019 Bonds.

From the determination of the Par Debt needed to finance the project, we can compute the outstanding per unit debt, and estimated annual debt service payments on the units. The below chart shows the allocation of debt.

Assessment Levels
Series 2019 - Phase 8 Special Assessment Bonds

Parcel Type	Number of Units	Total Apportioned Costs	Completion Agreement Obligation of Developer (1)	NET Total Apportioned Costs after Obligation of Completion	Percent of Apportioned Costs	Series 2019 - Total par Debt by Product Type	Series 2019 Par Debt Per Unit	ESTIMATED Annual Debt Service	Collection Costs and Discounts	ESTIMATED Total Annual Payment Per Unit	Total Debt Service
52'	87	\$ 3,812,954.77	\$ 1,700,000.00	\$ 2,112,954.77	28.86%	\$ 2,372,157.44	\$ 27,266.18	\$ 1,851.83	\$ 129.63	\$ 1,981.46	\$ 161,109.00
57'	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
62'	29	\$ 1,776,847.83	\$ 760,000.00	\$ 1,016,847.83	13.89%	\$ 1,141,587.68	\$ 39,365.09	\$ 2,673.55	\$ 187.15	\$ 2,860.69	\$ 77,532.82
76'	23	\$ 1,826,379.37	\$ 500,000.00	\$ 1,326,379.37	18.12%	\$ 1,489,090.40	\$ 64,743.06	\$ 4,397.13	\$ 307.80	\$ 4,704.93	\$ 101,134.04
90'	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100'	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multi-family - Esplanade	72	\$ 2,401,342.50	\$ 660,000.00	\$ 1,741,342.50	23.78%	\$ 1,954,958.34	\$ 27,152.20	\$ 1,844.09	\$ 129.09	\$ 1,973.17	\$ 132,774.23
Multi-family - Vercelli	64	\$ 1,674,286.46	\$ 550,000.00	\$ 1,124,286.46	15.36%	\$ 1,262,206.14	\$ 19,721.97	\$ 1,339.45	\$ 93.76	\$ 1,433.21	\$ 85,724.82
Total	275	\$ 11,491,810.93	\$ 4,170,000.00	\$ 7,321,810.93	100.00%	\$ 8,220,000.00					\$ 558,274.90
										Max Annual Debt Service	\$558,274.90
										Rounding	\$ -

(1) The completion agreement obligation is NOT a financial obligation - it is an obligation of the the Developer to ONLY complete the infrastructure, if any exists. If there is no further infrastructure to complete, the column only serves to reduce assessment levels to desired levels.

Flow Way Community Development District

Phase 7 Units were assessed with the Phase 6 and 7 Assessment Proceeding, however the Phase 7 Units were not included with the the Series 2017 - Phase 6 Financing - the below chart adds the Phase 7 Units to this Financing.											
Multi-family - Esplanade	36	\$ 1,079,610.10	\$ 335,000.00	\$ 744,610.10		\$ 840,000.00	\$ 23,333.33	\$ 1,496.42	\$ 104.75	\$ 1,601.17	\$ 53,871.00
										Max Annual Debt Service	\$53,871.00
										Rounding	\$ -

As noted earlier in this report, initially the debt is levied on the lands in the 2019 Assessment Area on an equal acreage basis.

As a part of this financing, the Developer contemplates that it may annex approximately 10.01 acres of land into the District and will consist of 34 – 52’ lots – however, the acquisition of the potential annexed land is not completed and there is no guarantee that this annexation will be accomplished. As such, these 34 lots are contemplated to be constructed within Phase 8 as 52’ Single Family Lots. If the Developer is successful in acquiring this land and the District annexes this land into its boundaries, the District will amend the boundaries of the Phase 8 to include the annexed land and the total assessments contained in the 52’ Product Mix of 34 units will be removed and that debt will be re-allocated to the 34 – 52’ lots that may be annexed into the District.

The below chart shows the affect of that change.

The Developer has advised the District that 34 of the 52' Single Family Product anticipated units at some point in the future, may not be constructed which will require the Developer to pay down the debt associated with that property, or it may develop those units into a 52' product line, in an area that is contemplated to be annexed into the District.	
52' Single Family Product Par Assessment Per Unit	\$ 27,266.18
Number of anticipated units assigned to Hatcher Annexation	<u>34</u>
Total Par Debt Allocated to Hatcher Annexation Area	\$ 927,050.03
52' Single Family Product - Construction Proceeds assigned to Hatcher	\$ 24,286.84
Number of anticipated units assigned to Hatcher Annexation	<u>34</u>
Total Construction Proceeds to Sub-Construction Account:	\$ 825,752.44
Total Paydown Required	
Construction Proceeds Transfer to Prepayment Account	\$ 825,752.44
Developer Requirement (Par Allocation less Prepayment Transfer)	<u>\$ 101,297.59</u>
Total Paydown:	<u>\$ 927,050.03</u>

9.0 Source and Use of the Series 2019 Special Assessment Bonds (Phase 7 and 8 Projects)

**Flow Way Community Development District
Source & Use of Funds
Series 2019 - Phase 7 and 8
Special Assessment Bonds**

PRELIMINARY SIZING			
	PHASE 8	PHASE 7 ADDITION	TOTAL
Par Debt Issued	\$ 8,110,000.00	\$ 840,000.00	\$ 8,950,000.00
Project Costs	\$ 7,221,810.93	\$ 744,610.10	\$ 7,966,421.03
Capitalized Interest	\$275,402.03	\$26,935.50	\$ 302,337.53
Debt Service Reserve	\$275,402.03	\$26,935.50	\$ 302,337.53
Cost of Issuance	\$ 328,391.01	\$ 33,858.99	\$ 362,250.00
Rounding Proceeds	\$ 8,994.00	\$ 7,659.91	\$ 16,653.91
Total:	\$ 8,110,000.00	\$ 840,000.00	\$ 8,950,000.00

10.0 Assessment Roll

Exhibit 1 provides the assessment roll for the Phase 8 Capital Improvement Program, debt service assessments shall be paid in thirty (30) annual installments, excluding any capitalized interest period.

JP Ward and Associates LLC

**Flow Way Community Development District
EXHIBIT 1 - Assessment Roll - Series 2019 - Phase 8 Capital Improvement Program**

Future Development Tract Number	Combined Folio #	Phase 7/8 Acreage Unallocated	Total Unallocated Acrea	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number										
							52'	57'	62'	76'	90'	MF (Esplanade)	MF (Vercelli)	MF (Vercelli)	MF (LARGE)	Total Units	
Tract F1	31347500067	48.85	48.85	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 8,284,234.60	53				23		72	64		0	212

Phase 7																		
	31347500067	1.692	1.692	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 287,025.82							18				18	
	26147000345	0.086		Sean P Willman 40 The Terrace, Katonah, NY 10536	\$ -	\$ 27,152.20							1				1	
	26147000361	0.086		Michelle & Christopher Counahan 2880 Deer Hollow, Hudson, OH 44236	\$ -	\$ 27,152.20							1				1	
	26147000387	0.086		Jason E Capitani & Shannah L 3768 Bridport Lane, Oakland TWP, MI 48363	\$ -	\$ 27,152.20							1				1	
	26147000400	0.086		Catherine W Bell 9672 Montelánico Loop, Unit #104, Naples, FL 34114	\$ -	\$ 27,152.20							1				1	
	26147000426	0.086		Kimberley M & James E Richardson 16 Kings Grant Drive, Atkinson, NH 3811	\$ -	\$ 27,152.20							1				1	
	26147000442	0.086		Lisa N Coleran & Charles R Machac 68 Morgan Lane, Basking Ridge, NJ 7920	\$ -	\$ 27,152.20							1				1	
	26147000468	0.086		Donald Stone Jr & Leslie H 3959 Norton Place, Fairfax, VA 22030	\$ -	\$ 27,152.20							1				1	
	26147000484	0.086		Dina Delpriora & George Zeolla 4 Holly Crescent, Hopewell Junction, NY 12533	\$ -	\$ 27,152.20							1				1	
	26147000824	0.086		Ellen Bohn Giltz & Mark E 47 Hammond Pond Parkway, Chestnut Hill, MA 2467	\$ -	\$ 27,152.20							1				1	
	26147000840	0.086		John William Ryan Trust & Carol Jean Ryan Liv Trust 8673 Montelánico Loop, Unit # 82, Naples, FL 34119	\$ -	\$ 27,152.20							1				1	
	26147000866	0.086		John M Marx & Lorri A 1084 West Oakland Avenue, #624, Johnson City, TN 37604	\$ -	\$ 27,152.20							1				1	
	26147000882	0.086		Kathleen D Edholm Liv Trust & James L Edholm Liv Trust 68 Summer St, Andover, MA 018	\$ -	\$ 27,152.20							1				1	
	26147000905	0.086		Richard C Sullivan & Sandra C 25 Heather Lane, Foster, RI 02825	\$ -	\$ 27,152.20							1				1	
	26147000921	0.086		Joseph P & Yvonne Annesse Lore 9673 Montelánico Loop, Unit #202, Naples, FL 34119	\$ -	\$ 27,152.20							1				1	
	26147000947	0.086		David A & Andrea Annesse Como 24 Hubbs Road, Ballston Lake, NY 12019	\$ -	\$ 27,152.20							1				1	
	26147000963	0.086		Patti L Burch 9673 Montelánico Loop, Unit #204, Naples, FL 34119	\$ -	\$ 27,152.20							1				1	
	26147000248	0.086		David E & Kathryn N Howenstine 9378 Montelánico Loop, Unit #104, Naples, FL 34119	\$ -	\$ 27,152.20							1				1	
	26147000329	0.086		Bryan K & Amanda M Fowler 9678 Montelánico Loop, Unit #204, Naples, FL 34119	\$ -	\$ 27,152.20							1				1	
Total Phase 7 Acres					3.23	1.69								36	0	0	0	36

Phase 8																		
Tract F1	31347500067	11.90	11.90	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 2,018,094.22	53										53	
Tract F1	31347500067	7.87	7.87	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 1,334,318.36			29								29	
Tract F1	31347500067	7.58	7.58	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 1,285,945.50				23							23	
Tract F1	31347500067	6.02	6.02	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 1,020,667.53						72					72	
Tract F1	31347500067	5.47	5.47	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 927,503.96							64				64	
Phase 8 Annex Area	3134750006	10.01	10.01	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 169,600.90	\$ 1,697,705.03	34										34	
Total Phase 8 Acres					48.85	48.85			87	0	29	23	0	72	64	0	0	275

Debt Assignment Allocation	
Total Par Debt Allocated to All Product:	\$ 9,060,000.00
Total Par Debt Allocated to Sold Units	\$ 488,739.58
Total Unallocated Debt	\$ 8,571,260.42
Debt Per Acre for Unallocated Debt	\$ 169,600.90

EXHIBIT "C"
LEGAL DESCRIPTION OF PHASE 8 ASSESSED LAND

RHODES & RHODES LAND SURVEYING, INC.

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

Legal Description Phase 8 Assessment Area, Parcel "I"

Being all of Lots 1478 through 1541 (inclusive) together with a portion of Lots 1477 and 1542, together with all of Tracts "O1", "O2" and "O3" together with a portion of Tracts "C3", "C4", "R1" and "R2", Esplanade Golf and Country Club of Naples Phase 5, Parcels "I", "J", "K1", "K2", "K3" and "K4", according to the plat thereof, recorded in Plat Book 66, Pages 3 through 15 (inclusive) of the public records of Collier County, Florida and being more particularly described as follows:

COMMENCE at southeast corner of Lot 1542, Esplanade Golf and Country Club of Naples Phase 5, Parcels "I", "J", "K1", "K2", "K3" and "K4", according to the plat thereof, recorded in Plat Book 66, Pages 3 through 15 (inclusive) of the public records of Collier County, Florida, the same being a point of curvature; thence northerly, 2.48 feet along the boundary of said Lot 1542 and along arc of a circular curve, concave easterly, having a radius of 622.00 feet, through a central angle of 00°13'43" and being subtended by a chord that bears North 01°24'13" East, 2.48 feet to the POINT OF BEGINNING of the parcel of land herein described; thence North 88°28'56" West, a distance of 188.50 feet to a point on a non-tangential curve, the same being a point on the boundary of Tract "R2" of said plat; thence southerly, 44.33 feet along the boundary of said Tract "R2" and along the arc of a circular curve, concave easterly, having a radius of 810.50 feet, through a central angle of 03°08'02" and being subtended by a chord that bears South 00°02'57" East, 44.33 feet; thence South 88°23'02" West, a distance of 139.50 feet to a point on a non-tangential curve, the same being a point on the boundary of Lot 1477 of said plat; thence run the following Seven (7) courses along the boundaries of Lots 1477 through 1510 (inclusive) and along the boundaries of Tracts "O1", "O2", "O3" and "C4" of said plat; Course No. 1: northerly, 795.64 feet along the arc of a circular curve, concave easterly, having a radius of 950.00 feet, through a central angle of 47°59'11" and being subtended by a chord that bears North 22°22'37" East, 772.59 feet to a point of reverse curvature; Course No. 2: northeasterly, 648.91 feet along the arc of a circular curve, concave northwesterly, having a radius of 1,455.00 feet, through a central angle of 25°33'11" and being subtended by a chord that bears North 33°35'37" East, 643.54 feet to a point of reverse curvature; Course No. 3: northeasterly, 381.82 feet along the arc of a circular curve, concave southeasterly, having a radius of 497.50 feet, through a central angle of 43°58'23" and being subtended by a chord that bears North 42°48'13" East, 372.52 feet; Course No. 4: North 66°07'39" East, 47.09 feet to a point on a non-tangential curve; Course No. 5: southeasterly, 1,153.48 feet along the arc of a circular curve, concave southwesterly, having a radius of 590.00 feet, through a central angle of 112°00'58" and being subtended by a chord that bears South 57°24'31" East, 978.36 feet; Course No. 6: South 01°24'02" East, 310.85 feet to a point of curvature; Course No. 7: southerly, 103.94 feet along the arc of a circular curve, concave easterly, having a radius of 1,330.00 feet, through a central angle of 04°28'39" and being subtended by a chord that bears South 03°38'21" East, 103.91 feet; thence South 84°16'25" West, a distance of 173.27 feet to a point on a non-tangential curve, the same being a point on the boundary of Tract "R1" of said plat; thence southerly, 57.66 feet along the boundary of said Tract "R1" and along the arc of a circular curve, concave easterly, having a radius of 1,503.00 feet, through a central angle of 02°11'53" and being subtended by a chord that bears South 06°49'31" East, 57.65 feet; thence South 82°04'33" West, a distance of 119.53 feet to a point on a non-tangential curve, the same being a point on the boundary of Tract "C3" of said plat; thence run the following Twelve (12) courses along the boundary of Tract "C3" and the boundaries of Lots 1511 through 1542 (inclusive) of said plat; Course No. 1: northerly, 186.65 feet along the arc of a circular curve, concave easterly, having a radius of 1,591.00 feet, through a central angle of 06°43'18" and being subtended by a chord that bears North 04°46'21" West, 186.54 feet; Course No. 2: North 01°24'42" West, 322.92 feet to a point of curvature; Course No. 3: northwesterly, 197.32 feet along the arc of a circular curve, concave southwesterly, having a radius of 280.00 feet, through a central

RHODES & RHODES LAND SURVEYING, INC.

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

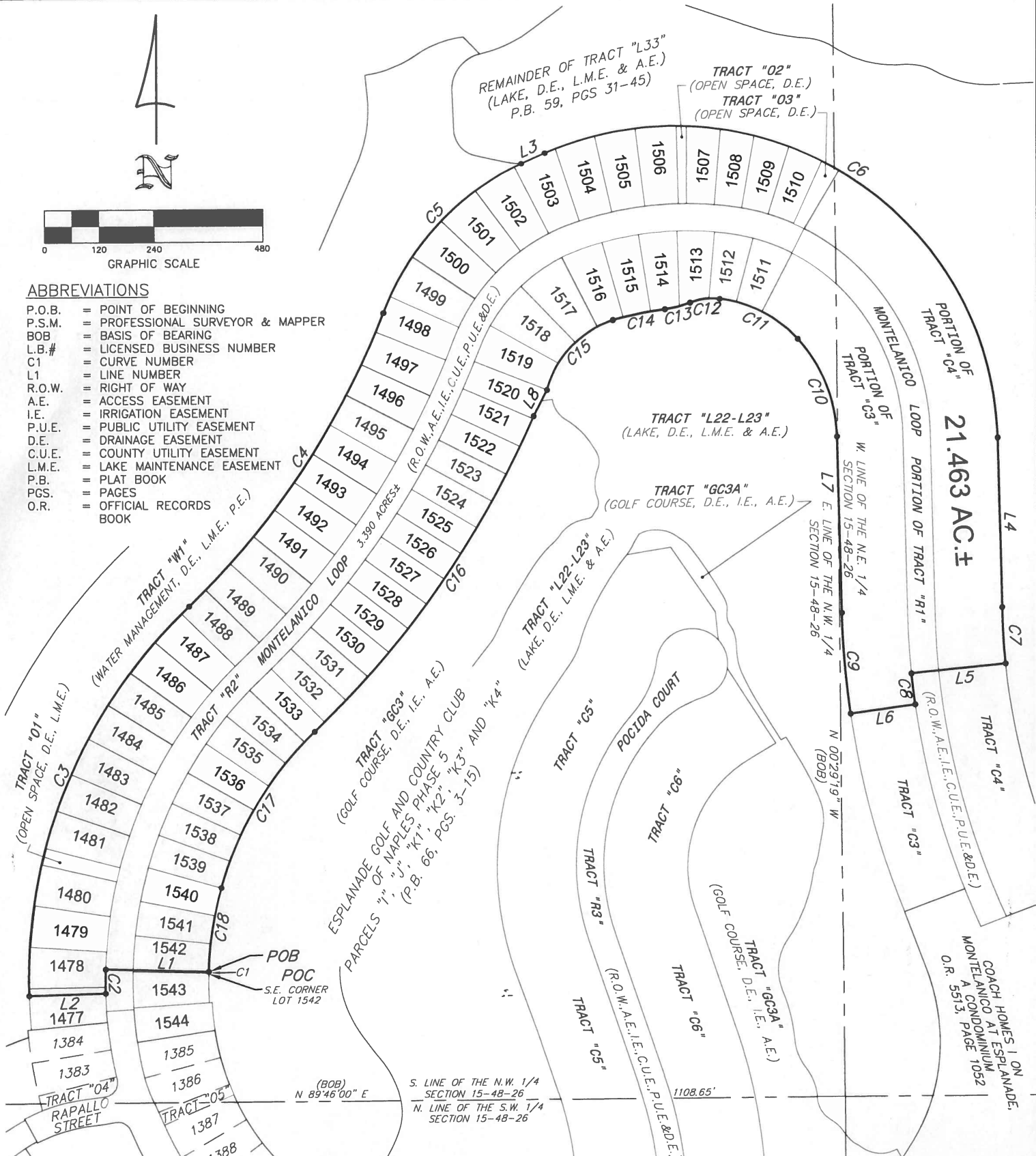
angle of 40°22'40" and being subtended by a chord that bears North 21°36'02" West, 193.26 feet to a point of compound curvature; Course No. 4: northwesterly, 164.30 feet along the arc of a circular curve, concave southwesterly, having a radius of 229.00 feet, through a central angle of 41°06'27" and being subtended by a chord that bears North 62°20'35" West, 160.80 feet to a point of compound curvature; Course No. 5: westerly, 55.13 feet along the arc of a circular curve, concave southerly, having a radius of 110.00 feet, through a central angle of 28°42'51" and being subtended by a chord that bears South 82°44'46" West, 54.55 feet to a point of reverse curvature; Course No. 6: westerly, 47.42 feet along the arc of a circular curve, concave northerly, having a radius of 190.00 feet, through a central angle of 14°17'56" and being subtended by a chord that bears South 75°32'18" West, 47.29 feet to a point on a non-tangential curve; Course No. 7: westerly, 97.14 feet along the arc of a circular curve, concave southerly, having a radius of 667.99 feet, through a central angle of 08°19'57" and being subtended by a chord that bears South 78°22'03" West, 97.06 feet to a point on a non-tangential curve; Course No. 8: southwesterly, 183.19 feet along the arc of a circular curve, concave southeasterly, having a radius of 183.51 feet, through a central angle of 57°11'43" and being subtended by a chord that bears South 43°08'01" West, 175.68 feet; Course No. 9: South 27°12'08" West, 53.68 feet to a point on a non-tangential curve; Course No. 10: southwesterly, 707.46 feet along the arc of a circular curve, concave northwesterly, having a radius of 1,781.00 feet, through a central angle of 22°45'34" and being subtended by a chord that bears South 34°48'57" West, 702.82 feet to a point of reverse curvature; Course No. 11: thence southwesterly, 337.34 feet along the arc of a circular curve, concave southeasterly, having a radius of 636.50 feet, through a central angle of 30°21'57" and being subtended by a chord that bears South 31°00'45" West, 333.40 feet to a point of compound curvature; Course No. 12: southerly, 155.37 feet along the arc of a circular curve, concave easterly, having a radius of 622.00 feet, through a central angle of 14°18'42" and being subtended by a chord that bears South 08°40'25" West, 154.96 feet to the POINT OF BEGINNING.

Containing 934,930 square feet or 21.463 acres, more or less.



ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- BOB = BASIS OF BEARING
- L.B.# = LICENSED BUSINESS NUMBER
- C1 = CURVE NUMBER
- L1 = LINE NUMBER
- R.O.W. = RIGHT OF WAY
- A.E. = ACCESS EASEMENT
- I.E. = IRRIGATION EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C.U.E. = COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- P.B. = PLAT BOOK
- PGS. = PAGES
- O.R. = OFFICIAL RECORDS BOOK



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	622.00'	0°13'43"	2.48'	2.48'	N 01°24'13" E
C2	810.50'	3°08'02"	44.33'	44.33'	S 00°02'57" E
C3	950.00'	4°59'11"	795.64'	772.59'	N 22°22'37" E
C4	1455.00'	25°33'11"	648.91'	643.54'	N 33°35'37" E
C5	497.50'	43°58'23"	381.82'	372.52'	N 42°48'13" E
C6	590.00'	112°00'58"	1153.48'	978.36'	S 57°24'31" E
C7	1330.00'	4°28'39"	103.94'	103.91'	S 03°38'21" E
C8	1503.00'	2°11'53"	57.66'	57.65'	S 06°49'31" E
C9	1591.00'	6°43'18"	186.65'	186.54'	N 04°46'21" W
C10	280.00'	40°22'40"	197.32'	193.26'	N 21°36'02" W
C11	229.00'	41°06'27"	164.30'	160.80'	N 62°20'35" W
C12	110.00'	28°42'51"	55.13'	54.55'	S 82°44'46" W
C13	190.00'	14°17'56"	47.42'	47.29'	S 75°32'18" W
C14	667.99'	8°19'57"	97.14'	97.06'	S 78°22'03" W
C15	183.51'	57°11'43"	183.19'	175.68'	S 43°08'01" W
C16	1781.00'	22°45'34"	707.46'	702.82'	S 34°48'57" W
C17	636.50'	30°21'57"	337.34'	333.40'	S 31°00'45" W
C18	622.00'	14°18'42"	155.37'	154.96'	S 08°40'25" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	188.50'	N 88°28'56" W
L2	139.50'	S 88°23'02" W
L3	47.09'	N 66°07'39" E
L4	310.85'	S 01°24'02" E
L5	173.27'	S 84°16'25" W
L6	119.53'	S 82°04'33" W
L7	322.92'	N 01°24'42" W
L8	53.68'	S 27°12'08" W

John Scott Rhodes
 CERTIFICATE
 No. 5739
 BY: [Signature]

NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 5, PARCELS "I", "J", "K1", "K2", "K3" AND "K4", PLAT BOOK 66, PAGES 3 THROUGH 15 (INCLUSIVE), BEING NORTH 89°46'00" EAST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
- SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

SKETCH AND DESCRIPTION

**PHASE 8 ASSESSMENT AREA
PARCEL I**

bk: _____	pg: _____	date: JULY 11, 2019
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		scale: 1" = 240' cogo #: _____

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

psm: JSR	view: SKETCH
drawn: RWC	project#: 2019-563
checked: MMR	sheet #: 3 of 3
acad #: 2019-563	file #: 2019-563
PARCEL I	

NOT A SURVEY

RHODES & RHODES LAND SURVEYING, INC.

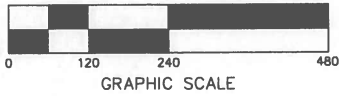
*28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135
PHONE (239) 405-8166 FAX (239) 405-8163*

**Legal Description
Phase 8 Assessment Area, Parcel "J"**

Being a portion of Tracts "C5", "C6" and "R3", Esplanade Golf and Country Club of Naples Phase 5, Parcels "I", "J", "K1", "K2", "K3" and "K4", according to the plat thereof, recorded in Plat Book 66, Pages 3 through 15 (inclusive) of the public records of Collier County, Florida and being more particularly described as follows:

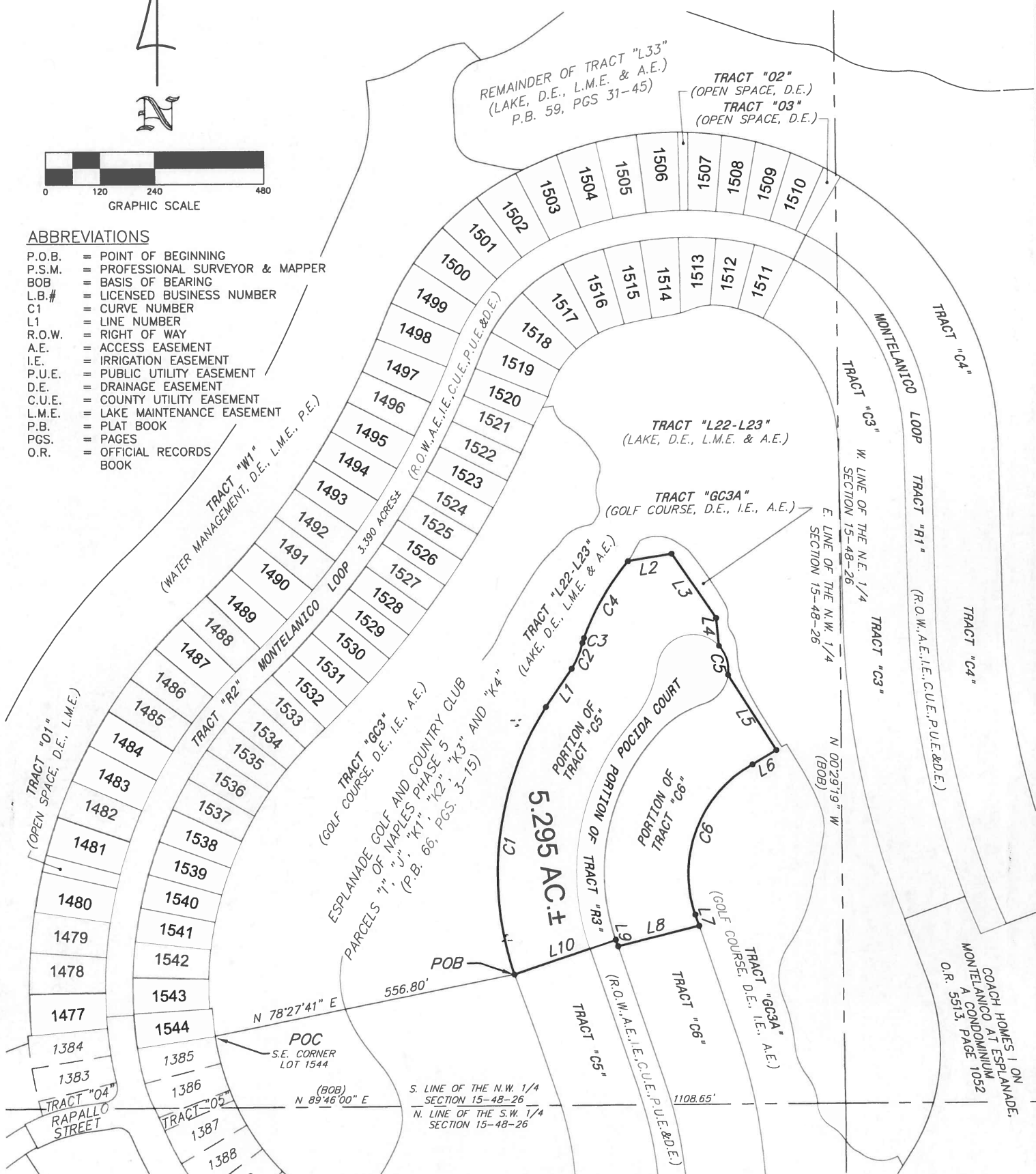
COMMENCE at southeast corner of Lot 1544, Esplanade Golf and Country Club of Naples Phase 5, Parcels "I", "J", "K1", "K2", "K3" and "K4", according to the plat thereof, recorded in Plat Book 66, Pages 3 through 15 (inclusive) of the public records of Collier County, Florida; thence North $78^{\circ}27'41''$ East, a distance of 556.80 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on the boundary of Tract "C5" of said plat and a point on a non-tangential curve; thence run the following Eight (8) courses along the boundary of said Tract "C5"; Course No. 1: northerly, 510.69 feet along the arc of a circular curve, concave easterly, having a radius of 577.50 feet, through a central angle of $50^{\circ}40'02''$ and being subtended by a chord that bears North $06^{\circ}50'59''$ East, 494.21 feet; Course No. 2: North $33^{\circ}53'36''$ East, 84.50 feet to a point on a non-tangential curve; Course No. 3: northerly, 51.23 feet along the arc of a circular curve, concave westerly, having a radius of 150.00 feet, through a central angle of $19^{\circ}34'06''$ and being subtended by a chord that bears North $22^{\circ}24'50''$ East, 50.98 feet to a point of reverse curvature; Course No. 4: northerly, 9.26 feet along the arc of a circular curve, concave easterly, having a radius of 70.00 feet, through a central angle of $07^{\circ}34'37''$ and being subtended by a chord that bears North $16^{\circ}25'05''$ East, 9.25 feet to a point of compound curvature; Course No. 5: northeasterly, 163.05 feet along the arc of a circular curve, concave southeasterly, having a radius of 493.00 feet, through a central angle of $18^{\circ}56'59''$ and being subtended by a chord that bears North $29^{\circ}40'53''$ East, 162.31 feet; Course No. 6: North $80^{\circ}32'32''$ East, 80.70 feet; Course No. 7: South $34^{\circ}20'57''$ East, 143.39 feet; Course No. 8: South $05^{\circ}50'00''$ East, 51.96 feet to a point on a non-tangential curve, the same being a point on the boundary of Tract "R3" of said plat; thence southerly, 57.57 feet along the boundary of said Tract "R3" and along the arc of a circular curve, concave westerly, having a radius of 65.00 feet, through a central angle of $50^{\circ}44'33''$ and being subtended by a chord that bears South $17^{\circ}13'00''$ East, 55.70 feet to a point on the boundary of Tract "C6" of said plat; thence run the following Four (4) courses along the boundary of said Tract "C6"; Course No. 1: South $32^{\circ}37'39''$ East, 163.69 feet; Course No. 2: South $59^{\circ}03'13''$ West, 50.87 feet to a point on a non-tangential curve; Course No. 3: southerly, 319.39 feet along the arc of a circular curve, concave easterly, having a radius of 230.00 feet, through a central angle of $79^{\circ}33'48''$ and being subtended by a chord that bears South $20^{\circ}59'17''$ West, 294.34 feet; Course No. 4: South $18^{\circ}47'37''$ East, 21.90 feet; thence South $75^{\circ}51'04''$ West, a distance of 152.50 feet to a point on the boundary of Tract "R3" of said plat; thence North $18^{\circ}47'37''$ West, along the boundary of said Tract "R3", a distance of 12.67 feet; thence South $71^{\circ}12'23''$ West, a distance of 195.49 feet to the POINT OF BEGINNING.

Containing 230,641 square feet or 5.295 acres, more or less.



ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- BOB = BASIS OF BEARING
- L.B.# = LICENSED BUSINESS NUMBER
- C1 = CURVE NUMBER
- L1 = LINE NUMBER
- R.O.W. = RIGHT OF WAY
- A.E. = ACCESS EASEMENT
- I.E. = IRRIGATION EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C.U.E. = COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- P.B. = PLAT BOOK
- PGS. = PAGES
- O.R. = OFFICIAL RECORDS BOOK




LINE TABLE		
LINE	LENGTH	BEARING
L1	84.50'	N 33°53'36" E
L2	80.70'	N 80°32'32" E
L3	143.39'	S 34°20'57" E
L4	51.96'	S 05°50'00" E
L5	163.69'	S 32°37'39" E
L6	50.87'	S 59°03'13" W
L7	21.90'	S 18°47'37" E
L8	152.50'	S 75°51'04" W
L9	12.67'	N 18°47'37" W
L10	195.49'	S 71°12'23" W


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	577.50'	50°40'02"	510.69'	494.21'	N 06°50'59" E
C2	150.00'	19°34'06"	51.23'	50.98'	N 22°24'50" E
C3	70.00'	7°34'37"	9.26'	9.25'	N 16°25'05" E
C4	493.00'	18°56'59"	163.05'	162.31'	N 29°40'53" E
C5	65.00'	50°44'33"	57.57'	55.70'	S 17°13'00" E
C6	230.00'	79°33'48"	319.39'	294.34'	S 20°59'17" W

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 5, PARCELS "I", "J", "K1", "K2", "K3" AND "K4", PLAT BOOK 66, PAGES 3 THROUGH 15 (INCLUSIVE), BEING NORTH 89°46'00" EAST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

NOT A SURVEY

BY: 
JOHN SCOTT RHODES, PSM #5739

SKETCH AND DESCRIPTION		psm: JSR
PHASE 8 ASSESSMENT AREA PARCEL J		drawn: RWC
 RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		checked: MMR
bk:	pg:	date: JULY 11, 2019
		scale: 1" = 240'
		cogo #:
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		acad #: 2019-563
		view: SKETCH
		project #: 2019-563
		sheet #: 2 of 2
		file #: 2019-563 PARCEL J

RHODES & RHODES LAND SURVEYING, INC.

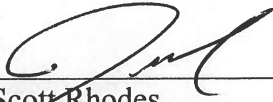
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135
PHONE (239) 405-8166 FAX (239) 405-8163

**Legal Description
Phase 8 Assessment Area, Parcel "K"**

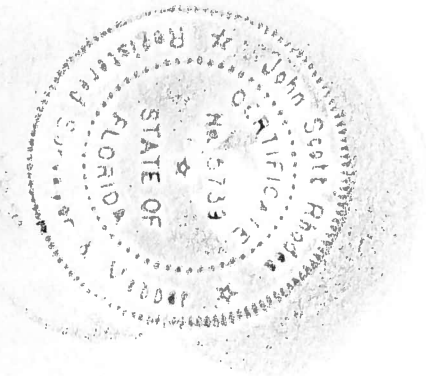
Being all of Lots 1545 through 1584 (inclusive) together with all of Tract "R4", Esplanade Golf and Country Club of Naples Phase 5, Parcels "I", "J", "K1", "K2", "K3" and "K4", according to the plat thereof, recorded in Plat Book 66, Pages 3 through 15 (inclusive) of the public records of Collier County, Florida.

Containing 494,541 square feet or 11.353 acres, more or less.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



John Scott Rhodes
Professional Surveyor and Mapper
State of Florida, License Number 5739
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



RESOLUTION 2019-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING RESOLUTION 2018-4 AND RESOLUTION 2019-19 WHICH RESOLUTIONS PREVIOUSLY EQUALIZED, APPROVED, CONFIRMED, IMPOSED AND LEVIED SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITED (APPORTIONED FAIRLY AND REASONABLY) BY THE DISTRICT'S PROJECTS; APPROVING AND ADOPTING THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL SPECIAL ASSESSMENT REPORT FOR SERIES 2019 PHASE 7 (ESPLANADE) AND PHASE 8 BONDS PREPARED BY JPWARD & ASSOCIATES, LLC AND DATED JULY 16, 2019, WHICH SETS FORTH THE SPECIFIC TERMS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019 (PHASE 7 AND PHASE 8 PROJECTS); PROVIDING FOR THE SUPPLEMENTATION OF THE SPECIAL ASSESSMENTS AS SET FORTH IN THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Flow Way Community Development District (the "Board" and the "District", respectively) has determined to proceed at this time with the sale and issuance of \$_____,000 Flow Way Community Development District Special Assessment Bonds, Series 2019 (Phase 7 and Phase 8 Projects) (the "Series 2019 Bonds") pursuant to the delegation resolution known as Resolution 2019-15 adopted by the Board on June 20, 2019; and

WHEREAS, the Series 2019 Bonds will be issued under and pursuant to a Master Trust Indenture, dated as of December 1, 2013 (the "Master Indenture"), between the District and U.S. Bank National Association (the "Trustee"), as amended and supplemented by a Sixth Supplemental Trust Indenture, dated as of July 1, 2019, between the District and the Trustee (the "Supplemental Indenture"). The Master Indenture and the Supplemental Indenture are sometimes collectively referred to herein as the "Indenture"; and

WHEREAS, the Board has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements for Phase 7 described in Resolutions 2018-1 and 2018-4 (the "Phase 7 Project") and the Board has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements for Phase 8 described in Resolutions 2019-10 and 2019-18 (the "Phase 8 Project") (the Phase 7 Project and the Phase 8 Project are sometimes collectively referred to herein as the "Project") and to finance a portion of the Project through the imposition of special assessments on benefited property within the District; and

WHEREAS, the District previously adopted Resolution 2018-4, equalizing, approving, confirming, imposing and levying special assessments (the "Phase 7 Assessments") on the property specially benefited by the Phase 7 Project on land comprising Phase 7 as described in Resolution 2018-4 ("Phase 7 Assessed Land") for the purpose of generating funds to repay issuances of bonds or other indebtedness, which Resolution is still in full force and effect; and

WHEREAS, the District previously adopted Resolution 2019-19, equalizing, approving, confirming, imposing and levying special assessments (the "Phase 8 Assessments") on the property specially benefited by the Phase 8 Project on land comprising Phase 8 as described in Resolution 2019-18 ("Phase 8 Assessed

Land”) for the purpose of generating funds to repay issuances of bonds or other indebtedness, which Resolution is still in full force and effect; and

WHEREAS, the Phase 7 Assessments and the Phase 8 Assessments are sometimes collectively referred to herein as the “Series 2019 Assessments”); and

WHEREAS, pursuant to and consistent with the terms of Resolution 2018-4 and Resolution 2019-19, this Resolution sets forth the terms of the Series 2019 Assessments for the Series 2019 Bonds as it relates to the Project (as defined herein), adopts a final assessment roll for the Series 2019 Bonds consistent with the final terms of the Series 2019 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2019 Assessments securing the Series 2019 Bonds.

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

Section 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in Resolution 2018-4 or Resolution 2019-18, as applicable.

Section 2. Authority for this Resolution. This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes including without limitation, Section 170.08, Florida Statutes; and Chapter 197, Florida Statutes including, without limitation, Section 197.3632, Florida Statutes; Resolution 2018-4 and Resolution 2019-18.

Section 3. Findings. As a supplement to the findings set forth in Resolution 2018-4 and Resolution 2019-18, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On November 29, 2017, the District, after due notice and public hearing, adopted Resolution 2018-4, which, among other things, equalized, approved, confirmed and levied the Phase 7 Assessments on property specially benefiting from the Phase 7 Project authorized by the District, which property is known as the Phase 7 Assessed Land. On July 25, 2019, the District, after due notice and public hearing, adopted Resolution 2019-18, which, among other things, equalized, approved, confirmed and levied the Phase 8 Assessments on property specially benefiting from the Phase 8 Project authorized by the District, which property is known as the Phase 8 Assessed Land.

c. The District has determined to issue the Series 2019 Bonds for the principal purpose of providing funds for a portion of the overall Project. The Phase 7 Project is more particularly set forth that certain Flow Way Community Development District Phase 6 & 7 Engineer’s Report for the 2017 Project prepared by Waldrop Engineering, Inc. and dated October 2017 (the “Phase 7 Supplemental Engineer’s Report”). The Phase 8 Project is more particularly set forth that certain Flow Way Community Development District Phase 8 Engineer’s Report for the 2019 Project prepared by Waldrop Engineering, Inc. and dated May 2019 (the “Phase 8 Supplemental Engineer’s Report”). Both the Phase 7 Supplemental Engineer’s Report and the Phase 8 Supplemental Engineer’s Report are supplements to that certain

Master Engineer’s Report prepared by Waldrop Engineering, Inc. and dated August, 2013 (“Original Engineer’s Report”). (The Original Engineer’s Report as supplemented by the Phase 7 Supplemental Engineer’s Report and the Phase 8 Supplemental Engineer’s Report are sometimes collectively referred to herein as the “Engineer’s Report”).

d. It is necessary to the public health, safety and welfare and in the best interests of the District that the District provide the Project as described in the Engineer’s Report and the cost of such Project be assessed against the applicable Phase 7 Assessed Land and the Phase 8 Assessed Land specially benefitted by the Project. The Phase 7 Assessed Land is described in Resolution 2018-4. The Phase 8 Assessed Land is described in Resolution 2019-18.

e. That certain Flow Way Community Development District Supplemental Special Assessment Report for Series 2019 Phase 7 (Esplanade) and Phase 8 Bonds prepared By JPWard & Associates, LLC and dated July 16, 2019, a copy of which attached hereto and made a part of this Resolution as Exhibit “A” (the “Supplemental Assessment Report”), applies the methodology previously approved for the benefitted parcels within the Phase 7 Assessed Land under Resolution 2018-4 and the Phase 8 Assessed Land under Resolution 2019-19 to the terms of the Series 2019 Bonds pursuant to the Special Assessment Report for Flow Way Community Development District, Series 2019 - Phase 6 Capital Improvement Program prepared by JPWard & Associates, LLC and dated October 25, 2017 and the Special Assessment Report for Series 2019 Phase 7 (Esplanade) and Phase 8 Bonds prepared by JPWard & Associates, LLC and dated May 29, 2019 (collectively, the “Master Assessment Report”), and establishes an assessment roll for the Series 2019 Assessments.

f. The Project to be funded, in part, by the Series 2019 Bonds, will specially benefit the benefitted parcels within the applicable land as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to Resolution 2018-4 and Resolution 2019-18 that it is reasonable, proper, just and right to assess the costs of these improvements financed with the Series 2019 Bonds on the benefitted parcels within the Phase 7 Assessed Land and Phase 8 Assessed Land, as applicable.

g. The sale, issuance and closing of the Series 2019 Bonds, and the confirmation of the Series 2019 Assessments on the benefitted parcels within the Phase 7 Assessed Land and Phase 8 Assessed Land, as applicable, are in the best interests of the District.

h. The issuance and sale of the Series 2019 Bonds, the adoption of all resolutions relating to the Series 2019 Bonds, and all actions taken in furtherance of the closing on the Series 2019 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

Section 4. Supplemental Assessment Report; Allocation and Apportionment of Assessments Securing Series 2019 Bonds. The Board hereby adopts the Supplemental Assessment Report. The Series 2019 Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefitted parcels within the Phase 7 Assessed Land and Phase 8 Assessed Land, as applicable. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2019 Bonds and is hereby adopted by the District. The lien of the Series 2019 Assessments securing the Series 2019 Bonds shall be on the lands within the Phase 7 Assessed Land and Phase 8 Assessed Land, as applicable, described in the Master

Assessment Report, as supplemented by the Supplemental Assessment Report, and such lien is ratified and confirmed.

Section 5. Improvement Lien Book. The Series 2019 Assessments on and peculiar to the parcels specifically benefited by the Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to Resolution 2018-4 and Resolution 2019-19, are hereby modified and supplemented as specified in the final assessment roll set forth in Exhibit “1” of the Supplemental Assessment Report. Immediately following the adoption of this Resolution, the Series 2019 Assessments shall be recorded by the Secretary of the Board of the District in its Improvement Lien Book or similar District official document. The Series 2019 Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

Section 6. Severability. If any section or part of a section of this Resolution is 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.

Section 7. Conflicts. This Resolution is intended to supplement Resolution 2018-4 and Resolution 2019-18, which remain in full force and effect except to the extent modified herein. This Resolution, Resolution 2018-4 and Resolution 2019-19 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

{Remainder of the page intentionally left blank. Signatures begin on the next page.}

PASSED AND ADOPTED by the Board of Supervisors of Flow Way Community Development District, this 25th day of July, 2019.

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

James P. Ward, Secretary

Andrew Miller, Chairman

Exhibit A: Flow Way Community Development District Supplemental Special Assessment Report for Series 2019 Phase 7 (Esplanade) and Phase 8 Bonds prepared By JPWard & Associates, LLC and dated July 16, 2019

**Exhibit "A"
Supplemental Assessment Report**

*FLOW WAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 – PHASE 7 (ESPLANADE)
AND PHASE 8
CAPITAL IMPROVEMENT PROGRAM*

Special Assessment Report for Series 2019
Phase 7 (Esplanade) and Phase 8 Bonds

Prepared for Final Limited Offering Memorandum

Prepared by:

JPWard & Associates LLC

JAMES P. WARD, Chief Operating Officer

954.658.4900

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7/10/2019

*2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK
FLORIDA 33334*

1.0 BACKGROUND AND THRESHOLD MATTERS

The District was created and chartered by law and established on the property by Collier County effective February 26, 2002, as amended. In November, 2016 the District boundaries were expanded to include an additional 19.66 acres, bringing the total size of the District to approximately 849.44 acres.

The District was dormant since establishment, until 2013 when Taylor Morrison Esplanade Naples, LLC (“Taylor Morrison Esplanade”) acquired the entire land area within the District.

The District manages the infrastructure for the community known as Esplanade Golf and Country Club of Naples (the “Development”), which is approximately 849.44 acres of land and is situated northwest of the intersection of Immokalee Road and County Road 951, entirely in unincorporated Collier County, Florida. The District’s single and special purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, systems, facilities, services and improvements.¹

SUMMARY OF BOND FINANCINGS

In 2013 the District issued its first Series of Bonds, the Series 2013 Bonds, to fund the first phase of development of its capital improvement program (Phases 1 and 2 of the Development).

¹ See Florida Statutes sections 190.002(1)(a) and (c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the “limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts” as “special purpose governmental units,” where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to “evidence the narrow objective” in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the “powers” of such districts “implement the single, narrow legislative purpose.” *Id.* at 457.

The District continued the development of the capital improvement program with the issuance of the Series 2015 Phase 3 Bonds for the second phase of development of the capital improvement program (Phase 3 of the Development).

Then its Series 2015 – Phase 4 Bonds for the third phase of development of the capital improvement program (Phase 4 of the Development).

Then its Series 2016 – Phase 5 Bonds for the fourth phase of development of the capital improvement program (Phase 5 of the Development).

Then its Series 2017 - Phase 6 Bonds for the fifth phase of development of the capital improvement program (Phase 6 of the Development)

This report is for the Series 2019 – Phase 7 Esplanade (36 units) and Phase 8 Bonds for the sixth and final phase of development of the capital improvement program (Phase 7 of the Development).

This supplemental report is intended to define and allocate the assessments that will be required to be levied to implement the capital improvement plan for Phase 7 and Phase 8 of the Development. For reference purposes, pursuant to Resolution Nos. 2018-1, 2018-2, and 2018-4 (“Phase 7 Resolutions”), the District previously levied special assessments on real property designated as “Phase 7” (“Phase 7 Assessments”) in connection with the public improvements associated with Phase 7 of the project as described in the Phase 7 Resolutions (the “Phase 7 Improvements”). The real property comprising Phase 7 is intended to be developed with thirty-six (36) multi-family Esplanade-type units (now commonly known and referred to herein as “36 Multi-Family Esplanade Units”). As contemplated in the Series 2017 – Phase 6 Capital Improvement Program Special Assessment Report dated October 25, 2017 (“Phase 6 and 7 Special Assessment Report”), the 36 Multi-Family Esplanade Units were in the original Phase 4 assessment area but due to an increase in the number of units constructed in Phase 4, the 36 Multi-Family Esplanade Units were not assigned any special assessments securing the Series 2015 – Phase 4 Bonds and instead became part of Phase 7. The 36 Multi-Family Esplanade Units were referred to in the Phase 6 and 7 Special Assessment Report as the “Unassigned Units”.

Special assessments have not previously been levied on Phase 8. The special assessments that the District intends to levy in connection with the Phase 8 Capital Improvement Program are referred to as the “Phase 8 Assessments”.

The District intends to undertake the Phase 7 Improvements and public improvements associated with Phase 8 concurrently and intends to issue bonds related thereto, which bonds will be secured by both the Phase 7 Assessments and the Phase 8 Assessments (sometimes collectively referred to herein as the “Series 2019 Assessments”). The collective property upon which the Series 2019 Assessments are levied as security for the Series 2019 Bonds to be issued by the District will be known as the “2019 Assessment Area”.

This supplemental report references the 36 Multi-Family Esplanade Units in Phase 7 as those units will be part of the next issuance of bonds to be generally known as the “Series 2018 Bonds”.

Additionally, as a part of this supplemental report, there are certain properties that the Developer has requested the District to annex into the boundaries of the District, more commonly known as the “Hatcher Property” consisting of 10.01 acres. The Developer has advised the District that the contemplated land use for the Hatcher Property would be 52’ single-family units. As the development of the Hatcher Property would occur, the actual land use type may change. As the Hatcher Property is not presently within the boundaries of the District, no special assessments are being levied on the Hatcher Property. To the extent the Hatcher Property is brought within the boundaries of the District, the District may undertake future assessment proceedings to levy special assessments on the Hatcher property with debt being assigned based on the actual land use type. There is no guarantee that this property will ever be annexed into the District nor subject to assessments, as such the assessment as depicted in this methodology on the 36 Multi-Family Esplanade Units and Phase 8 will remain in place, unless both the annexation and assessment process are successfully implemented.

2.0 THE DISTRICT

The District was established by Ordinance of the Board of County Commissioners of Collier County, Florida, effective February 26, 2002 and originally encompassed a total of 830 acres. As noted above the boundaries of the District were expanded in November, 2016 to include an additional 19.66 acres for a total of 849.44. The development, known as Esplanade Golf and Country Club of Naples (the “Development”) also encompasses approximately all of the land within the boundaries of the District.

Interstate 75 and U.S. 41 provide direct access to Fort Lauderdale and Miami, respectively. Interstate 75 also provides access to Fort Myers, Sarasota, Tampa and northern Florida. The

Southwest Florida International Airport is located approximately forty (40) minutes north via Interstate 75, and the Miami International Airport is located approximately one (1) hour and forty-five (45) minutes east via Interstate 75.

3.0 PURPOSE OF THIS REPORT

This Special Assessment Report has been developed to provide a roadmap and lays out in detail each step for use by the Board for the imposition and levy of non-ad valorem special assessments. This report begins by introducing the Cost Allocation methodology, as prepared by Waldrop Engineering, Inc. to the Board, and then the report introduces the Assessment Methodology. These two methodologies constitute the District's procedure for instituting the Assessments to fund the capital improvement program for the District.

The Cost Allocation Methodology discloses the computations for the cost and dollar amounts for the systems, facilities and services provided by the District per parcel for each unity type of acre.

The Assessment Methodology outlines the properties within the District that are subject to the Assessments and the special benefit conferred peculiar to each property by, and received from, the systems, facilities and services provided by the District's capital improvement program. The Assessment Methodology will have three primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District from the capital improvement plan provided by the District; (2) to apportion the special benefits peculiar to all parcels in a manner that is fair and reasonable, resulting in the proportionate special benefit; and (3) to apply the proportionate special benefit to the proposed allocated costs in each assessment category potentially resulting in a modification to the costs allocated and fixing the Assessments per parcel or acre. The first two objectives of the Assessment Methodology set forth a framework to apply to the already allocated costs and dollar amount of Assessments associated with the operations and maintenance expenditures benefiting properties. Once the framework is set, the proportionate special benefit may modify the earlier allocated dollar amounts of the assessments per parcel or per acre. The report is designed to conform to the requirements of Chapters 189, 190, 170 and 197, Florida Statutes, and is consistent with the District's understanding of the case law on this subject.

The existing systems, facilities and services earlier acquired and constructed by this District produced special benefits, peculiar to both acres and platted parcels, which were apportioned in a manner that is fair and reasonable and which were based on the development plan by the Original Developer. The capital improvement plan which was initially implemented with the issuance of the District's Series 2013 Bonds, the Series 2015 Bonds, the Series 2015 – Phase 4

Bonds, and the Series 2016 Bonds, and this report continues that implementation for Phase 6 with the Series 2017 Bonds and as more fully defined in the Phase 6 and 7 Report dated October 25, 2017.

This methodology will describe the allocation of the District's special assessments for Phase 8, based on the preliminary development plan, as provided by the Developer.

4.0 DEFINED TERMS

"Developer" – Taylor Morrison Esplanade Naples, LLC, a Florida limited liability company.

"District" – Flow Way Community Development District.

"District Engineer" – Waldrop Engineering

"Equivalent Assessment Unit" – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's capital project on a particular land use, relative to other land uses.

"Engineer's Report"- that certain Flow Way Community Development District Phase 8 Engineer's Report prepared by the District Engineer and dated June 2019.

"Phase 1 and 2" – The first development phases of the Development. The phase 1 and 2 lands are subject to the lien of the Series 2013 Bonds.

"Phase 3"- The second development phase of the Development. The phase 3 lands are subject to the lien of the special assessments securing the Series 2014 Phase 3 bonds.

"Phase 4" – The third development phase of the Development. Currently all of the land in phase 4 development are subject to the lien of the special assessments securing the Series 2015 – Phase 4 Bonds. It is anticipated that the lien of the special assessment securing the Series – 2015 Phase 4 Bonds ultimately was absorbed by 204 Planned units in Phase 4, leaving 36 Unassigned Units. Subject to the terms herein, the Unassigned Units in Phase 4 will be subject to the lien of the Future Special Assessments that are anticipated to secure the Future bonds after the special assessments securing the Series 2015 – Phase 4 bonds have been fully allocated to platted and developed units. Prior to such time, the Future Special Assessments shall not be able to be pledged to secure any District debt.

“Phase 5” – The fourth development phase of the Development. The units in phase 5 are subject to the lien of the special assessments securing the Series 2016 Bonds.

“Phase 6” – The fifth development phase of the Development. Phase 6 lands are subject to the lien of the Series 2017 Special Assessments securing the Series 2017 Bonds.

“Allocable Costs” – Proportionate Phase 8 allocable costs.

“Phase 7” – A portion of the sixth phase of the Development, which relates to the 36 Unassigned Units.

“Phase 8” – A portion of the sixth development phase of the development.

“Phase 8” – Capital Improvement Program” – Public infrastructure necessary to support the development of Phase 8.

“Phase 8 Assessments” – The special assessments to be levied by the District on Phase 8 in connection with the Phase 8 Capital Improvement Program.

“Series 2019 Assessments” – The Phase 7 Assessments and the Phase 8 Assessments that are intended to secure the Series 2019 Bonds.

“2019 Assessment Area” – Phase 7 and Phase 8 lands upon which the Series 2019 Assessments will be collectively levied.

“Platted Units” – lands configured as their intended end-use and subject to the lien of the Series 2019 Special Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat and in their final end-use configuration.

“Unassigned Units” – The 36 Multi-Family Esplanade Units in Phase 4 that were not contemplated when the Series 2015 – Phase 4 Bonds were issued and which will not be subject to the Series 2015 – Phase 4 Special Assessments.

5.0 METHODOLOGY FOR ALLOCATING COSTS AND ASSESSMENTS

5.1 COST ALLOCATION

The allocation of costs in the cost allocation methodology is based on accepted practices in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments as set forth in the District Charter ² and in conformity with State laws applicable to such assessments.

The allocation of costs is really in effect a disclosure of the costs as a first step towards determining the final dollar amount of the assessment per unit.

The District's capital program can be broken down into six (6) broad categories: (1) surface water management system, (2) utilities including potable water, wastewater and irrigation, (3) exterior landscaping, (4) off-site improvements, (5) environmental mitigation and (6) professional & permit fees. Mitigation as used herein, is both on-site and off-site preserve enhancement, creation and preservation.

These programs have costs identified in the table below and are merely the first step in the special assessments to be paid. To provide further information, the division (i.e., the allocation) of these cost for each program is further discussed in the Waldrop Engineering Inc., report dated May, 2019.

² See the Act in chapter 190, Florida Statutes.

Phase 8 - Cost Allocation	
Description	Phase 8
Stormwater Management System	\$ 4,881,876.78
Utilities	
Potable Water	\$ 897,617.77
Sanitary Sewer	\$ 1,958,633.41
irrigation	\$ 510,017.80
Exterior Landscaping	\$ 456,237.21
Off-Site Improvement	\$ 292,559.97
Environmental Mitigation	\$ 878,961.37
Professional & Permit Fees	\$ 1,615,906.62
Total:	\$ 11,491,810.93

5.2 ASSIGNMENT OF ASSESSMENT

It is useful to consider three broad states or conditions of development within Esplanade. The initial condition is the “unplatted state”. At this point infrastructure may or may not be constructed, but in general, home site or other development units have not been defined and all of the developable land within the assessment are considered unplatted acreage (“Unplatted Acres”). In the unplatted state, all of the lands within the assessment area receive benefit from all or a portion of the components of the financed capital improvement plan and debt assessments would be imposed upon all of the land within the assessment area on an equal acre basis to repay the bonds in an amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state”. At this point, a developer would have received approval for a site development plan from the County. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the capital improvement plan and establishing the requisite logical connection for the flow of the special benefits peculiar to the

property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements.

Therefore, in the event that the District issues bonds which have or will benefit the lands within such area, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “**Platted State**”, as property is platted. Land becomes platted property (the “**Platted Property**”) which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for project cost allocation purposes, the District must use a methodology that fairly and reasonable apportions the cost of the infrastructure to the benefitted land. The balance of this report will define that apportionment methodology.

5.3 INITIAL ASSIGNMENT OF ASSESSMENTS

As noted above, initially the Phase 8 Assessments will be initially levied on all of the unplatted acres in Phase 8, which consists of 38.63 gross acres.

Exhibit 1 – the initial assessment roll shows the assessments on the 2019 Assessment Area (unplatted acres in Phase 8, and the previously imposed Special Assessments for the 36– Multi Family Esplanade Units from Phase 7).

Series 2017 Assessments

As noted earlier in this report, when the Series 2015 – Phase 4 Bonds were issued by the District, it was anticipated that the Series 2015 – Phase 4 Bonds would be secured by special assessments (the “Series 2015 – Phase 4 Special Assessments”) on 163 residential units in the Phase 4 assessment area. During development, the number and type of units planned by the Developer have changed, and now Phase 4 will include 204 Units and the Series 2015 – Phase 4 Bonds will be secured by the Series 2015 – Phase 4 Special Assessments on 204 units.

The 36 Unassigned Units (as defined herein) in the original Phase 4 assessment area were assigned in the Phase 6 and 7 report to the Future Bonds as described in the Special Assessment Report dated October 25, 2017. The location of the Unassigned Units is shown in the Engineer’s Report and Exhibit 2. These 36 Unassigned Units (as defined herein) in the original Phase 4 assessment area are being assigned debt in this Phase 8 Report and will be pledged to pay principal and interest the Series 2019 Bonds.

5.4 PRELIMINARY DEVELOPMENT PLAN

The following is the preliminary development plan for Phase 8. (Note: The 36 Multi-Family Esplanade Units associated with Phase 7 that are being financed with the Series 2019 Bonds are, except as specifically referenced otherwise, not and included in the financing tables in this report.

Preliminary Development Plan	
Type	Phase 8
52'	89
57'	0
62'	29
76'	23
90'	0
100'	0
MF (Esplanade)	72
MF (Vercelli)	64
Total:	275

5.5 ASSESSMENT/ALLOCATION METHODOLOGY

This report will identify the special and peculiar benefits for the works and services including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the revised residential and commercial product types to insure that the new assessments are fair, just and reasonable for all property within the District.

5.6 Surface Water Management System

The District's surface water management system was designed to be an integrated and functional water management system for the treatment and attenuation of stormwater runoff for the entire District. As such, the allocation of costs are based on the capacity usage anticipated for each land use within the District.

5.7 Potable Water, Wastewater and Irrigation

The District's utility system consists of potable water, sanitary sewer and irrigation water for the community. The development within the District consists primarily residential properties, and a golf course with associated amenities. The potable water and sanitary sewer are divided among all property owners based on typical flow rates established by the District Engineer for similar use

types based on the Florida Administrative Code, and that the irrigation water be distributed based on the anticipated use for each land use type.

5.8 Exterior Landscaping, Off-Site Improvements, Mitigation and Miscellaneous

The exterior landscaping consists of buffering along the project boundaries and is necessitated by the requirements of the Collier County Land Development Code, which requires landscape buffering along public roadways and between different zoning categories and uses within the County. As such, the allocation of costs are based on trip generation anticipated for each land use within the District.

5.9 Off-Site Improvements

The off-site improvements consist of transportation related improvements for County Road 951 Extension right-of-way. These improvements were also necessitated by the requirements of the Collier County Land PUD Ordinance NO. 12-14. These roadway improvement costs are divided between the various individual properties based on the size of a typical lot, according to the Engineer's Report.

5.10 Environmental Mitigation

The environmental mitigation costs consist of wetland and other habitat improvements caused by the development of Esplanade Golf & Country Club of Naples, to replace existing wetlands. As such, the allocation of costs are based on the capacity usage anticipated for each land use within the District.

5.11 Professional & Permit Fees

Professional and Permit costs are allocated based on the typical lot size anticipated for each land use within the District.

6.0 OVERVIEW OF ASSESSMENT METHODOLOGY; SPECIAL PECULIAR BENEFIT; REASONABLE AND FAIR APPORTIONMENT; PROPORTIONATE SPECIAL BENEFIT

The purpose of this Assessment Report is to discuss the special benefits peculiar to the properties from construction and acquisition of the District systems, facilities and services, along with the further enhancement and enjoyment of the property from the District's use of its special pinpointed and focused management capabilities to construct these systems, facilities and services.

The Assessment Report herein constitutes a valid and legal methodology for the Flow Way Community Development District in that it confers special benefits peculiar to the properties and apportions those benefits in a reasonable and fair manner resulting in and applying the proportionate special benefit. This section is broken down into four (4) subsections:

Subsection 6.1 provides a detailed overview of the requirements for a valid special assessment. In this subsection, Florida's legal requirements to make the assessments liens equal in dignity to property taxes are explained and detailed. (A lien travels with the property and may result in the loss of the property if it is not paid.)

Subsection 6.2 identifies and details the actual special benefits flowing from the District's construction activities of its systems, facilities and services to the properties. A breakdown of each special benefit (added use, added enjoyment, the combination of enhanced value and increased marketability and finally decreased insurance premiums) is provided and the way the properties are benefited is explained.

Subsection 6.3 covers the apportionment of these special benefits. This subsection shows the proportion of the special benefit flowing to the individual properties. For example, the Off-site Services will create equal special benefits peculiar to individual properties. That is, the relative magnitude of any one of these special benefits to any one property is proportional to the special benefits to another property. Similarly, the Water Management Services will benefit certain properties more than others, as will the Utilities and Irrigation Services.

The special benefits can be broken down into a percentage of the overall special benefit flowing based on each category. This section explains this breakdown in specificity for each property unit type in relation to the magnitude of the special benefit each property unit enjoys. This apportionment results in the proportionate special benefit.

Subsection 6.4 applies the proportionate special benefit to the dollar amount allocated in the Cost Allocation Methodology.

6.1 Requirements For a Valid Assessment Methodology

Valid assessments under Florida Law have two (2) requirements that must be met by the Board using this methodology to provide that the assessments will be liens on property equal in dignity to County property tax liens and to justify reimbursement by the property owners to the District for the special benefits received by and peculiar to their properties.

First, the properties assessed must receive, peculiar to the acre or parcel of property, a special benefit that flows as a logical connection from the systems, facilities and services constituting improvements.³ The courts recognize added use, added enjoyment, enhanced value and decreased insurance premiums as the special benefits that flow as a logical connection from the systems, facilities and services peculiar to the property. Additionally, the properties will receive the special benefit of enhanced marketability.

Second, the special benefits must be fairly and reasonably apportioned in relation to the magnitude of the special benefit received by and peculiar to the various properties being assessed,⁴ resulting in the proportionate special benefit to be applied.

³ The two basic requirements for a valid assessment under law are stated succinctly in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (“There are two requirements for the imposition of a valid special assessment. First, the property assessed must derive a special benefit from the service provided. Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.”) (Citations omitted). The requirement that the benefits received from the property must be peculiar to the parcel or acres is stated in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (A special assessment “is imposed upon the theory that that portion of the community which is required to bear it receives some special or peculiar benefit in the enhancement of value of the property against which it is imposed as a result of the improvement made with the proceeds of the special assessment.”). The requirement for the existence of a logical connection from the systems, facilities and services constituting the improvements to the parcel or acre is found in *Lake County v. Water Management Corp.*, 695 So. 2d 667, 669 (Fla. 1997) (The test for evaluating whether a special benefit is conferred to property by the services for which an assessment is imposed “is whether there is a ‘logical relationship’ between the services provided and the benefit to real property.”)

⁴ *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999).

(footnote continued)

Although property taxes are automatically liens on the property, non-ad valorem assessments, including special assessments, are not automatically liens on the property but will become liens if the governing Board applies the following test in an informed, non-arbitrary manner. If this test for lienability is determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be imposed, levied, collected and enforced as a first lien on the property equal in dignity to the property tax lien.⁵ Florida courts have found that it is not necessary to calculate special benefits with mathematical precision at the time of imposition and levy⁶ so long as the levying and imposition process is not arbitrary, capricious or unfair.⁷

6.2 Special Peculiar Benefits

Focused, pinpointed and responsive management by the District of its systems, facilities and services, create and enhance special benefits that flow peculiar to property within the borders of the District, as well as general benefits to the public at large.

⁵ *Workman Enterprises, Inc. v. Hernando County*, 790 So. 2d 598, 600 (Fla. 5th DCA 2001) (“When a trial court is presented with a property owner’s challenge to a special assessment the appropriate ‘standard of review is the same for both prongs; that is, the legislative determination as to the existence of special benefits and as to the apportionment of the costs of those benefits should be upheld unless the determination is arbitrary.’”) (Citation omitted). § 170.09, Fla. Stat. (2010) (“The special assessments . . . shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.”)

⁶ *City of Boca Raton v. State*, 595 So. 2d 25, 31 (Fla. 1992) (In determining the special benefit each parcel or acre receives, the District is “not required to specifically itemize a dollar amount of benefit to be received by each parcel.”). Pursuant to section 197.122(1), Florida Statutes, all taxes imposed pursuant to the State Constitution and laws of this state shall be a first lien, superior to all other liens, on any property against which the taxes have been assessed and shall continue in full force from January 1 of the year the taxes were levied until discharged by payment or until barred under chapter 95. Pursuant to the collection laws, section 197.3632, Florida Statutes, and all applicable case law, this provision on taxes also applies to non-ad valorem assessments.

⁷ See *Workman Enterprises, Inc. v. Hernando County*, 790 So. 2d 598 (Fla. 5th DCA 2001), *supra* note 5, at 600.

All benefits conferred on District properties are special benefits conferred on property because only property within the District will specially benefit from the enhanced services to be provided as a result of these new assessments. Any general benefits resulting from these assessments are incidental and are readily distinguishable from the special benefits that accrue to the property within the District. Properties outside the District do not depend on the District's programs and undertakings in any way for their own benefit and are therefore not considered to receive benefits for the purposes of this methodology. The four assessments imposed by this resolution are designed with the specific properties of the District in mind and for their exclusive special benefit

6.2.1 General Review

From the District's focused and pinpointed management flows the special benefit peculiar to each parcel or acre of added use of the property. This special benefit of added use of a piece of property contemplates the increased ability to "use" the property for its intended purpose.

The District's control and management will also provide another special benefit peculiar to each parcel or acre of added enjoyment of the property. The special benefit of added enjoyment of property contemplates the increase in the satisfaction or quality of use of the specially benefitted property.

Additionally, the District's control and management will provide the special benefit peculiar to each parcel or acre of the probability of increased marketability and value of the property. The dollar increase in the value of the property could be determined at a later time by a property appraiser.

Because the benefits of the District's control and management are greater than the costs of the assessments, an overall net special benefit occurs. This net special benefit equates into an increase in at least some of the property values of the surrounding homes. An increase in property values makes these properties more marketable and more saleable. Put differently, when a property's value increases and the price a property is for sale remains the same, the property will have a greater chance of being sold; therefore, the marketability of that property is increased.

Further, a derivative special benefit also exists from this increased marketability. Because of the overall benefit and increases in property values, the surrounding homes will increase in their marketability. More enhanced neighboring properties mean increased marketability. Therefore, even if a single property's value is not increased from the particular District service, many

surrounding properties' value will increase, and the non-value improving property will still gain an increase in marketability.

Finally, the District's focused and pinpointed control and management will provide a special benefit peculiar to each parcel or acre of decreased insurance premiums. The monetary decrease in the insurance premiums could be determined at a later time by an insurance adjuster.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated and assessed as to value with mathematical certainty; however, their magnitude can be determined with certainty today. Each special benefit is by orders of magnitude more valuable than the cost of, or the actual assessment imposed and levied for, the services and improvements that they provide peculiar to the receiving properties.

Accordingly, each system, facility and service provided by the District is discussed.

(A) Surface Water Management Systems, Facilities and Services

The Special Benefit of Added Use

From the District's focused and pinpointed management of the Surface Water Management System flows the special benefit peculiar to each parcel or acre of added use of the property. The special benefits peculiar to each parcel or acre from the Surface Water Management System that contributes, as a logical relationship, to the added use of property throughout the District are flood reduction and prevention and reduced over-drainage. The community is being developed as a bundled golf community, where each owner of property within the District will be a member of the Homeowner's Association and the Association will be the owner of the Golf Course. With this development concept, the development of the Golf Course will benefit the property owners directly by permitting the owner's the use of the course and it's associated facilities.

The District's focused and pinpointed control and maintenance of the Surface Water Management System will avoid the need to undergo intense revitalization efforts of the system in the future for all residential properties and of the Golf Course, however the sole beneficiaries of the added use of the Golf Course are the individual property owners in the District, and not the Golf Course since the Golf Course will be owned and operated by the Homeowner's Association to which all individual property owner's will be members of the Homeowner's Association. As such, the individual properties (excluding the Golf Course) will receive the entire benefit of flood protection, treatment and attenuation of stormwater runoff.

The Special Benefit of Added Enjoyment

The District's construction of the Surface Water Management Services will also provide a special benefit peculiar to each parcel or acre of added enjoyment of the property. The items contributing, as a logical relationship, to the special benefit of added enjoyment of the property are reduced pollution on the property and throughout the District, improved water quality throughout the District, and an aesthetic enhancement of property in general through a better-maintained landscape resulting in a clean and pristine environment. Use of the Golf Course will be significantly enhanced by allowing owners to enjoy a better game-play experience in playing on well drained, hence dry, lands as well as the satisfaction of playing on a highly maintained course with an admirable beauty as a direct result of that maintenance. Again however, since the Golf Course is owned by the Homeowner's Association, the benefit's that are derived from the enjoyment of the surface water management system, flow as a logical consequence to the individual properties (excluding the Golf Course) within the District. These individual properties will also enjoy the significant decrease in pollutant build up on their lands and common areas and the consequent positive environmental and aesthetic effects on their lands and local community as a direct result of the enhanced Surface Water Management System's construction, operation and maintenance by focused District management.

The Special Benefit of the Probability of Enhanced Value and Increased Marketability

The District's construction of the surface water management system will provide further a special benefit peculiar to each parcel or acre in the probability of increased marketability and enhanced value of the property. Specific benefits of this type include decreased landscaping and maintenance costs, reduced environmental degradation, higher quality property maintenance, reduced water treatment costs (since the system is effectively removing a substantial portion of the pollutants before the run-off water reaches a water treatment facility), and increased prestige. Moreover, the enhanced value received by the property will remain despite any change in future use because the surface water management system benefits the lands of the District irrespective of their current or anticipated purpose. The dollar increase in the value of the property can be determined at a later time by a property appraiser. The Golf Course itself, as a better served entity, will be much more valuable, and consequently as a result of the ownership by the Homeowner's Association the individual home values may be positively affected by the golf course. Additionally, as a result of the construction of the surface water management system, this will provide owner's potentially more playing time should its overall enhancement entice more property owners to visit and use the golf course; again, this in turn could increase the prestige and visibility of the course, further driving up the market value of the individual properties in the District. Finally, these individual properties would specially benefit from value

increases in the individual properties, which are directly attributable to providing flood protection, treatment and attenuation of stormwater, a stormwater system that raises the project's finished floor elevations above FEMA's flood elevation, all from the construction of the District's surface water system, and all at residents' disposal. Finally, the construction of the District's surface water system, will provide less local maintenance and landscaping expenditures, and significantly more attractive individual lots which by their aesthetic characteristics are more sought after and marketable.

The Special Benefit of Decreased Insurance Premiums

Finally, the District's control and management of the surface water management system will provide a special benefit peculiar to each parcel or acre of decreased insurance premiums. The monetary decrease in the insurance premiums could be determined at a later time by an insurance adjuster. The Golf Course as well as residential properties within the District should enjoy significant reductions in insurance costs if the system is proved to decrease pollutants locally in the manner intended as well as provide a means of flood prevention that will reduce the potential for property damage throughout the entire District. Additionally, the mere fact that the system is being constructed to raise the project's finished floor elevations above FEMA's flood elevation, will potentially eliminate the need for or reducing the cost of flood insurance to all individual properties in the District.

(B) Utilities

From the District's focused and pinpointed management, the construction of the District's utility systems, including potable water, sanitary sewer and the irrigation system flows the special benefits peculiar to each parcel or acre in terms of added use, added enjoyment, enhanced value and marketability. All these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct a utility system for the benefit of and upon each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based because without these services, no capital infrastructure nor its maintenance and operation could ever accrue to the properties.

(C) Exterior Landscaping

From the District's focused and pinpointed management, the construction of the exterior landscaping elements flows special benefits peculiar to each parcel within the District. The Board

will provide exterior landscaping which include buffering along Immokalee Road and other areas of the District. This landscaping was required by Collier County Land Development Code. It is these specific services from which all property will gain and specially benefit from added use, added enjoyment, and enhanced value and marketability.

(D) Off-Site Improvements

From the District's focused and pinpointed management, off-site improvements flows the special benefit peculiar to each parcel or acre within the District. These improvements are primarily transportation related improvements and from these improvements the community will mitigate any transportation related deficiencies to the off-site roadway system that are due to the traffic being generated from the parcels and properties in the District. These off-site improvements would not be required if not for the development of the properties in the District and these parcels will specifically benefit from the better flow of traffic into and out of the District. However, the golf course does not generate any additional traffic, since the golf course is not a public course nor open to membership outside the residential property within the District, as such, the golf course receives no benefit from these off-site improvements. Similarly the discovery center does not generate any additional traffic, since it too is not open to the public and is for use only the property owner's in the District, as such, the discover center receives no benefit from these off-site improvements. As applicable to the other services, that is, all these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct infrastructure that benefit each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based since without these services, no development could ever occur.

(E) Environmental Mitigation

From the District's focused and pinpointed management, mitigation improvements flows the special benefit peculiar to each parcel or acre within the District. These improvements include the construction of wetland, and other habitat replacement due to the development of the community. These mitigation improvements would not be required if not for the development of the properties in the District and these parcels will specifically benefit from increased storm protection and flood damage due to major storm events. These wetland and other habitat replacements increase nature's nurseries for various birds, animals and plant life, and ultimately increase the enjoyment by residents in the District to participate in wetland activities, such as

canoeing, bird watching, photography, and other outdoor recreation. As applicable to the other services, that is, all these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct infrastructure that benefit each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based since without these services, no development could ever occur.

(F) Professional & Permit Services

From the District's focused and pinpointed management, from these miscellaneous improvements flows the special benefit peculiar to each parcel or acre within the District. These improvements are required and include the necessary soft costs, such as engineering design and inspection, permitting, etc. for all of the other systems, facilities and services. These miscellaneous improvements would not be required if not for the balance of the others systems, facilities and services and as such, development of the properties in the District and these parcels will specifically benefit from all of the other systems, facilities and services. As applicable to the other services, that is, all these special benefits would not exist but for the successful operation of the District's functions and duties by the Board of Supervisors. Each parcel or acre within the District requires the Board to construct infrastructure that benefit each individual property in order to meet the District's single, special purpose in providing sustained high quality infrastructure to the District. These services constitute the source of the special benefit peculiar to the property on which the assessment is based since without these services, no development could ever occur.

5.3 Reasonable and Fair Apportionment: The Proportionate Special Benefit

The special benefits described above must be fairly and reasonably apportioned in relation to the relative magnitude (not the value) of the special benefit received by and peculiar to the various properties being assessed. The magnitude of such benefit is different for each type of property within the District and for each type of assessment on which the special benefit is based. The apportionment here is divided by unit type (as opposed to each individual parcel or acre) because the differences among the parcels and acres in each unit type, while present, are de minimus in this situation. It is illustrative of such benefit which one parcel or acre enjoys in comparison to another parcel or acre and that relationship informs the respective assessments which each parcel or acre must pay; always in proportion to the extent of the total benefit which they receive in relation to all other properties which also enjoy such benefit. All assessments discussed below are either equal to or less than such benefit with which it is associated

(A) Surface Water Management System Apportionment

The Surface Water Management System provides several special benefits, peculiar to certain properties within the District, as described above in section 6.2(A). Such benefits conferred by this system, as a whole, are to be apportioned to properties based on: (1) common areas that benefit the entire District (2) common areas that benefit residential only, and (3) specific land uses which generate anticipated runoff based on type of property on a per parcel or per acre basis. These three methods combined will constitute the makeup of the Water Management Services special assessment for each individual parcel or acre.

For the first apportionment method, the District's Water Management assessment will consist of an amount representative of all common areas within the District from which all properties within the District benefit. Because all properties within the District benefit from all District common areas, all properties share in the special benefit conferred on these areas. This is also reflective of the fact that the entire Surface Water Management System is one aggregate system and all properties must bear their share of the respective costs in managing not only their own properties but also of the common areas whose proper functioning is paramount to the integrity of the system as whole.

The second apportionment method addresses the special benefits received by the properties within the residential areas that are common to the residential areas, such as roadways that serve residential areas only, the leisure center and residential common areas as a result of the Surface Water Management system. The residential areas contain additional rights-of-way and common areas that affect water flow only within those residential communities. Therefore, only those properties will receive special benefits from the proper drainage and treatment of stormwater run-off in these areas. Consequently, all properties within these communities are apportioned to reflect the magnitude of these proportionate special benefits.

The third apportionment method, which makes up the remainder of the Water Management assessment, addresses the unit type of individual parcels or acres. Property will be assessed, despite its run-off rate (as calculated in the "Cost Allocation Methodology" above), to reflect the relative magnitude of the individual special benefit it receives proportionally from the entire Water Management System. A considerable portion of the residential properties within the District consists of impervious surfaces and therefore generate significant run-off from storm events.

(B) Utilities Apportionment

The utility services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction of the infrastructure provision. As explained earlier, because certain properties, by their nature, require more utility services and consideration when it comes to the provision of infrastructure, such properties benefit proportionally more than others within the District. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive. Therefore, the magnitude of the proportional special benefit for each property for this particular assessment varies according to the particular characteristics of the parcel or acre, as well as the apportionment that each unit type receives from the other services.

(C) Exterior Landscaping Apportionment

The exterior landscaping services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction of the infrastructure. As explained earlier, this is because all properties, by their nature, require these buffer landscaping areas outside the District in order to develop the property within the District, such properties therefore benefit proportionally. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive. Therefore, the magnitude of the proportional benefit for each property for this particular assessment does not vary according to the particular characteristics of the parcel or acre.

(D) Off-Site Apportionment

The off-site services which consist primarily of roadway related improvements within County Road 951 right-of-way and which benefit the communities are apportioned according to the use, expressed as ITE trip generation rates, associated with specific types of property in those communities. Single Family homes generally have more inhabitants, more vehicles, and therefore higher frequency of use of roadways in their respective community. Condominiums, club homes and villas, however, utilize the community roadways less and therefore benefit less than their Single Family unit counterparts. As a result, Single Family units can be said to enjoy the special benefits of these community specific improvements to a larger magnitude than all other types of units. Single Family units within each respective community will therefore be assessed significantly, but not substantially, more than Multi-Family and for the reason that they will be using community roadways more often and hence receive significantly more special benefits from the specific improvements of roadway lighting, signage and maintenance provided by the District.

(E) Environmental Mitigation Apportionment

The mitigation infrastructure services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction of the infrastructure. As explained earlier, this is because all properties, by their nature, require the replacement of lost wetland and habitat, irrespective of the type of land use, such properties therefore benefit proportionally. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive. Therefore, the magnitude of the proportional benefit for each property for this particular assessment does not vary according to the particular characteristics of the parcel or acre.

(F) Professional & Permitting Apportionment

The professional and permitting services provide special benefits peculiar to all properties within the District in the manner described above. These assessments are apportioned relative to the derivative benefits received by particular properties from Board undertakings in the construction of the infrastructure. As explained earlier, this is because all properties, by their nature, require the these design, inspection, permitting and other costs that are required for the entire infrastructure program, irrespective of the type of land use, such properties therefore benefit proportionally. While all properties benefit from these services, they are only assessed in accordance with the proportional benefit they receive.

5.4 Application of the Proportionate Special Benefits to the Allocated Costs

Accordingly, the reasonable and fair apportionment of the special benefits provided by the District which is peculiar to both the acres and the platted parcels results in the proportionate special benefit which is the final step required under Florida law to complete the fixing of the assessments to be imposed and levied.

The application of the proportionate special benefit is important. The relative magnitude of each special benefit peculiar to each property for Water Management Services is determined by analyzing the respective acreage of each unit in proportion to the total acreage of the entire District. The relative magnitude of added use is directly related to the total acreage of each unit type. The greater acreage a particular unit occupies, the greater the special benefit received from the District's Water Management System and thus, the greater relative magnitude as compared with the other units. The same analysis was employed for the special benefit of added enjoyment because the Golf Course receives more added enjoyment because its purpose is recreational

whereas residential plats are mainly for dwelling. Better water management leads to enhanced course conditions and increases the quality and satisfaction of the land use.

Phase 8 - Surface Water Management System									
Parcel Type	Number of Units (4)	Number of ERU's	Cost Allocation	Percent of Cost			Allocation by use & Enjoyment		Allocation by Unit
				Allocation	Use (1)	Enjoyment (2)	All (3)	Enjoyment	
52'	87	1	\$ 1,451,747.60	29.74%	22.30%	7.43%	29.74%	\$ 1,451,747.60	\$ 16,686.75
57'	0	1.5	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1.84	\$ 890,405.20	18.24%	13.68%	4.56%	18.24%	\$ 890,405.20	\$ 30,703.63
76'	23	2.52	\$ 967,164.27	19.81%	14.86%	4.95%	19.81%	\$ 967,164.27	\$ 42,050.62
90'	0	2.73	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	3.27	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.82	\$ 985,185.96	20.18%	15.14%	5.05%	20.18%	\$ 985,185.96	\$ 13,683.14
MF (Vercelli)	64	0.55	\$ 587,373.74	12.03%	9.02%	3.01%	12.03%	\$ 587,373.74	\$ 9,177.71
Golf Course & Amenity	0	-	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275		\$ 4,881,876.77	100.00%	75.00%	25.00%	100.00%	\$ 4,881,876.77	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The second and third charts below, shows the cost allocation methodology for Utilities, including potable water, sanitary sewer and irrigation was analyzed based on two distinct component parts. First the potable water and sanitary sewer component, flow rates established by Florida Administrative Code for different use types was used. These flow rates help determine the units that use the infrastructure the most, determining the size of pipes and other ancillary facilities for the different unit types, and consequently the most money to be spent on the construction of these facilities.

Similarly for the irrigation system, the cost allocation methodology is based on the use of the facilities with a notable exception that is the use is based on the average irrigated area for each lot type. The area of land area to be irrigated helps determine the units that use the infrastructure the most, again, also determining the size of pipes and other ancillary facilities for the different unit types, and consequently the most money to be spent on the construction of these facilities.

A similar analysis can be used to determine the relative magnitude of the special benefits peculiar to the properties between the various land use types. The units that cause the most dollars to be spent on the construction of the facilities are the same units that use the infrastructure the most. The units that use the infrastructure the most are also the same units that benefit the most from the infrastructure. Thus, a direct correlation exists between the units causing the most money to be spent on the cost of construction receiving the most benefits from the capital improvement program.

Phase 8 - Potable Water and Sanitary Sewer									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1.00	\$ 958,772.71	33.57%	25.18%	8.39%	33.57%	\$ 958,772.71	\$ 11,020.38
57'	0	1.24	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1.18	\$ 376,831.07	13.19%	9.89%	3.30%	13.19%	\$ 376,831.07	\$ 12,994.17
76'	23	1.43	\$ 362,422.34	12.69%	9.52%	3.17%	12.69%	\$ 362,422.34	\$ 15,757.49
90'	0	1.65	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1.87	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.91	\$ 722,410.32	25.29%	18.97%	6.32%	25.29%	\$ 722,410.32	\$ 10,033.48
MF (Vercelli)	64	0.62	\$ 435,814.75	15.26%	11.44%	3.81%	15.26%	\$ 435,814.75	\$ 6,809.61
Golf Course & Amenity	0	0.00	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	9.89	\$2,856,251.18	100.00%	75.00%	25.00%	100.00%	\$2,856,251.18	

- (1) Relative Magnitude
- (2) Relative magnitude of Added Enjoyment
- (3) Relative Magnitude of All Services
- (4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

Phase 8 - Irrigation Water System									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1.00	\$ 225,937.91	44.30%	33.23%	11.08%	44.30%	\$ 225,937.91	\$ 2,596.99
57'	0	1.03	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	0.65	\$ 49,258.49	9.66%	7.24%	2.41%	9.66%	\$ 49,258.49	\$ 1,698.57
76'	23	0.68	\$ 40,710.94	7.98%	5.99%	2.00%	7.98%	\$ 40,710.94	\$ 1,770.04
90'	0	1.01	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1.10	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.45	\$ 84,534.24	16.57%	12.43%	4.14%	16.57%	\$ 84,534.24	\$ 1,174.09
MF (Vercelli)	64	0.66	\$ 109,576.22	21.48%	16.11%	5.37%	21.48%	\$ 109,576.22	\$ 1,712.13
Golf Course & Amenity	0	0.00	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	5.471848	\$ 510,017.80	100.00%	75.00%	25.00%	100.00%	\$ 510,017.80	

- (1) Relative Magnitude
- (2) Relative magnitude of Added Enjoyment
- (3) Relative Magnitude of All Services
- (4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The cost allocation methodology for roadway related off-site improvements used ITE (International Traffic Engineers) TRIP rates to determine the allocation of costs for this part of the capital improvement program. The ITE TRIP rates help determine the units that use the infrastructure the most, generating the size of the roadway facilities and consequently cause the most money to be spent in capital on these facilities. A similar analysis can be used to determine the relative magnitude of the special benefits peculiar to the properties in the District. The units that cause the most cost to be spent, and use the infrastructure the most benefit the most from the roadway capital improvement program. Thus, a direct correlation exists between the units causing the most capital to be spent on the roadways and the units receiving the most benefits from the implementation of the capital improvement program

Phase 8 - Off-Site Improvements									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1	\$ 108,679.41	37.15%	27.86%	9.29%	37.15%	\$ 108,679.41	\$ 1,249.19
57'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1	\$ 36,226.47	12.38%	9.29%	3.10%	12.38%	\$ 36,226.47	\$ 1,249.19
76'	23	1	\$ 28,731.34	9.82%	7.37%	2.46%	9.82%	\$ 28,731.34	\$ 1,249.19
90'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.7	\$ 62,959.11	21.52%	16.14%	5.38%	21.52%	\$ 62,959.11	\$ 874.43
MF (Vercelli)	64	0.7	\$ 55,963.65	19.13%	14.35%	4.78%	19.13%	\$ 55,963.65	\$ 874.43
Golf Course & Amenity	0	0	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	7.4	\$ 292,559.98	100.00%	75.00%	25.00%	100.00%	\$ 292,559.98	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The cost allocation methodology for project landscaping – off-site, environmental wetland mitigation along with professional & permit fees are all project costs that are due to the development of the District as a whole, in that if it were not for the entire development, specific land uses benefit equally from the entire development program. All properties within the District receive increased enjoyment from the off-site landscaping, environmental wetland mitigation and increased use of all services from the typical soft costs associated with development projects of this size and magnitude. As these miscellaneous services are not attributable to any specific land uses the apportionment of these services is reflective of the special benefits explained earlier in this report.

Phase 8 - Off-Site Improvements									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by use & Enjoyment	Allocation by Unit
52'	87	1	\$ 108,679.41	37.15%	27.86%	9.29%	37.15%	\$ 108,679.41	\$ 1,249.19
57'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1	\$ 36,226.47	12.38%	9.29%	3.10%	12.38%	\$ 36,226.47	\$ 1,249.19
76'	23	1	\$ 28,731.34	9.82%	7.37%	2.46%	9.82%	\$ 28,731.34	\$ 1,249.19
90'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.7	\$ 62,959.11	21.52%	16.14%	5.38%	21.52%	\$ 62,959.11	\$ 874.43
MF (Vercelli)	64	0.7	\$ 55,963.65	19.13%	14.35%	4.78%	19.13%	\$ 55,963.65	\$ 874.43
Golf Course & Amenity	0	0	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	7.4	\$ 292,559.98	100.00%	75.00%	25.00%	100.00%	\$ 292,559.98	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

The table on the following page shows the total apportioned costs after apportionment of the special benefit application.

Phase 8 - Off-Site Improvements									
Parcel Type	Number of Units	Number of ERU's	Cost Allocation	Percent of Cost Allocation	Use (1)	Enjoyment (2)	All (3)	Allocation by	
								use & Enjoyment	Allocation by Unit
52'	87	1	\$ 108,679.41	37.15%	27.86%	9.29%	37.15%	\$ 108,679.41	\$ 1,249.19
57'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
62'	29	1	\$ 36,226.47	12.38%	9.29%	3.10%	12.38%	\$ 36,226.47	\$ 1,249.19
76'	23	1	\$ 28,731.34	9.82%	7.37%	2.46%	9.82%	\$ 28,731.34	\$ 1,249.19
90'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
100'	0	1	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Multi-family (Esplanade)	72	0.7	\$ 62,959.11	21.52%	16.14%	5.38%	21.52%	\$ 62,959.11	\$ 874.43
MF (Vercelli)	64	0.7	\$ 55,963.65	19.13%	14.35%	4.78%	19.13%	\$ 55,963.65	\$ 874.43
Golf Course & Amenity	0	0	\$ -	0.00%	0.00%	0.00%	0.00%	\$ -	\$ -
Total	275	7.4	\$ 292,559.98	100.00%	75.00%	25.00%	100.00%	\$ 292,559.98	

(1) Relative Magnitude

(2) Relative magnitude of Added Enjoyment

(3) Relative Magnitude of All Services

(4) The Hatcher Annexation Area represents 34 lot's and are included in this report as part of the 52' product

7.0 Overview of the Inventory Adjustment Determination

The assessment methodology is based on the development plan that is currently proposed by the Developer. As with all projects of this size and magnitude, as development occurs, there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to insure that all of the debt is levied only on developable properties, such that by the end of the development period there will be no remaining debt on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser assign distinct parcel identifications to each condominium unit that will be constructed on the property.

Since a plat can and may be changed during the development plan, there are times when a tract of land is re-platted for various reasons, including but not limited to, market conditions, sales to builders who desire to build different products on the properties, as such, in order to insure that properties benefit from the system wide improvements, all land, even if platted, is initially assessed as undeveloped tracts of land on an equal per acre basis. As such, until the developer finalizes the development plan for a track of land and advises the District, the equal per acre basis will be utilized.

When the events noted above occur, the District then allocates the appropriate portion of its debt to the newly established and distinct parcel identification numbers as finally will be

developed. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to insure that the principal assessment for each type of property constructed never exceed the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative, and is intended to insure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the developer will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

In order to insure that the amount of debt does not exceed the maximum per acre assessment, the District shall take the total acres in Phase 6, remove all platted acres from said calculation, and calculate the remaining debt for the unplatted acres and if the developer shall make any payments to the District to bring the unplatted acres remaining debt per acre to the maximum.

8.0 Allocation of Series 2019 Phase 8 Special Assessment Bonds to Properties in the District.

This section of the report takes the cost allocations identified in this report and spreads that cost over the proposed development plan, taking into consideration the costs of issuing the Series 2019 Bonds – which include Phase 7 and Phase 8, Capitalized Interest, Reserve Account Requirements and Cost of Issuance. It should be noted that that the developer, Taylor Morrison Esplanade, has advised the District that it will construct assets within the 2019 Assessment Area to insure that these constructed assets will be an obligation of the completion agreement with Taylor Morrison Esplanade, and such as such, the total infrastructure to be financed by the District is \$7,966,421.03 plus the costs of issuance, as shown in the chart below.

The following chart reflects the preliminary assessment levels for the Series 2019 Bonds.

From the determination of the Par Debt needed to finance the project, we can compute the outstanding per unit debt, and estimated annual debt service payments on the units. The below chart shows the allocation of debt.

Assessment Levels
Series 2019 - Phase 8 Special Assessment Bonds

Parcel Type	Number of Units	Total Apportioned Costs	Completion Agreement Obligation of Developer (1)	NET Total Apportioned Costs after Obligation of Completion	Percent of Apportioned Costs	Series 2019 - Total par Debt by Product Type	Series 2019 Par Debt Per Unit	ESTIMATED Annual Debt Service	Collection Costs and Discounts	ESTIMATED Total Annual Payment Per Unit	Total Debt Service
52'	87	\$ 3,812,954.77	\$ 1,360,800.00	\$ 2,452,154.77	30.43%	\$ 2,680,928.03	\$ 30,815.26	\$ 1,862.58	\$ 130.38	\$ 1,992.96	\$ 162,044.53
57'	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
62'	29	\$ 1,776,847.83	\$ 576,200.00	\$ 1,200,647.83	14.90%	\$ 1,312,662.01	\$ 45,264.21	\$ 2,735.92	\$ 191.51	\$ 2,927.44	\$ 79,341.82
76'	23	\$ 1,826,379.37	\$ 305,300.00	\$ 1,521,079.37	18.88%	\$ 1,662,988.14	\$ 72,303.83	\$ 4,370.29	\$ 305.92	\$ 4,676.21	\$ 100,516.73
90'	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100'	0	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multi-family - Esplanade	72	\$ 2,401,342.50	\$ 800,000.00	\$ 1,601,342.50	19.87%	\$ 1,750,739.40	\$ 24,315.83	\$ 1,469.73	\$ 102.88	\$ 1,572.61	\$ 105,820.72
Multi-family - Vercelli	64	\$ 1,674,286.46	\$ 391,300.00	\$ 1,282,986.46	15.92%	\$ 1,402,682.41	\$ 21,916.91	\$ 1,324.73	\$ 92.73	\$ 1,417.47	\$ 84,782.96
Total	275	\$ 11,491,810.93	\$ 3,433,600.00	\$ 8,058,210.93	100.00%	\$ 8,810,000.00					\$ 532,506.76
										Max Annual Debt Service	\$532,506.76
										Rounding	\$ -

(1) The completion agreement obligation is NOT a financial obligation - it is an obligation of the the Developer to ONLY complete the infrastructure, if any exists. If there is no further infrastructure to complete, the column only serves to reduce assessment levels to desired levels.

(1) The completion agreement obligation is NOT a financial obligation - it is an obligation of the the Developer to ONLY complete the infrastructure

Phase 7 Units were assessed with the Phase 6 and 7 Assessment Proceeding, however the Phase 7 Units were not included with the the Series 2017 - Phase 6 Financing - the below chart adds the Phase 7 Units to this Financing.											
Multi-family - Esplanade	36	\$ 1,079,610.10	\$ 375,000.00	\$ 704,610.10		\$ 770,000.00	\$ 21,388.89	\$ 1,292.82	\$ 90.50	\$ 1,383.32	\$ 46,541.47
Total Par Debt:						\$ 9,580,000.00				Max Annual Debt Service	\$46,541.47
										Rounding	\$ -

(1) See Above note

(2) Total Apportioned Costs for Phase 7 come from the Phase 6/7 Assessment Methodology

As noted earlier in this report, initially the debt is levied on the lands in the 2019 Assessment Area on an equal acreage basis.

As a part of this financing, the Developer contemplates that it may annex approximately 10.01 acres of land into the District and will consist of 34 – 52’ lots – however, the acquisition of the potential annexed land is not completed and there is no guarantee that this annexation will be accomplished. As such, these 34 lots are contemplated to be constructed within Phase 8 as 52’ Single Family Lots. If the Developer is successful in acquiring this land and the District annexes this land into its boundaries, the District will amend the boundaries of the Phase 8 to include the annexed land and the total assessments contained in the 52’ Product Mix of 34 units will be removed and that debt will be re-allocated to the 34 – 52’ lots that may be annexed into the District.

The chart on the following page shows the effect of that change.

(1) See Above note (page 30)

(2) Total Apportioned Costs for Phase 7 come from the Phase 6/7 Assessment Methodology

The Developer has advised the District that 34 of the 52' Single Family Product anticipated units at some point in the future, may not be constructed which will require the Developer to pay down the debt associated with that property, or it may develop those units into a 52' product line, in an area that is contemplated to be annexed into the District.

52' Single Family Product Par Assessment Per Unit	\$ 31,151.88
Number of anticipated units assigned to Hatcher Annexation	34
Total Par Debt Allocated to Hatcher Annexation Area	\$1,059,164.04

52' Single Family Product - Construction Proceeds assigned to Hatcher	\$ 28,185.69
Number of anticipated units assigned to Hatcher Annexation	34
Total Construction Proceeds to Sub-Construction Account:	\$ 958,313.36

Total Deposit to Sub-Account of the Construction Account for Hatcher	
Construction Proceeds Transfer to Prepayment Account	\$ 958,313.36
Par Allocation less Construction Proceeds Transfer	\$ 100,850.68
Total Paydown:	\$ 1,059,164.04

Note: If the Hatcher annexation does not occur - there will be an estimated \$30,000.00 reduction in the reserve account that will be used towards the Total Paydown.

9.0 Source and Use of the Series 2019 Special Assessment Bonds (Phase 7 and 8 Projects)

**Flow Way Community Development District
Source & Use of Funds
Series 2019 - Phase 7 and 8
Special Assessment Bonds**

PRELIMINARY SIZING			
	PHASE 8	PHASE 7 ADDITION	TOTAL
Par Debt Issued	\$ 8,906,238.37	\$ 778,761.63	\$ 9,685,000.00
Original Issue Discount			\$ (30,915.40)
			\$ 9,654,084.60
Project Costs	\$ 8,148,055.38	\$ 712,466.10	\$ 8,860,521.48
Capitalized Interest	\$ 92,695.82	\$ 8,105.32	\$ 100,801.14
Debt Service Reserve (50% of MADS)	\$ 266,117.56	\$ 23,269.32	\$ 289,386.88
Cost of Issuance	\$ 370,940.00	\$ 32,435.00	\$ 403,375.00
Rounding Proceeds	\$ -	\$ -	\$ -
Total:	\$ 8,877,808.75	\$ 776,275.75	\$ 9,654,084.50

10.0 Assessment Roll

Exhibit 1 provides the assessment roll for the Phase 8 Capital Improvement Program, debt service assessments shall be paid in thirty (30) annual installments, excluding any capitalized interest period.

JP Ward and Associates LLC

Flow Way Community Development District EXHIBIT 1 - Assessment Roll - Series 2019 - Phase 8 Capital Improvement Program

Future Development Tract Number	Combined Folio #	Phase 7/8 Acreage Unallocated	Total Unallocated Acre	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number								Total Units		
							52'	57'	62'	76'	90'	MF (Esplanade)	MF (Vercelli)	MF (Vercelli)		MF (LARGE)	
Tract F1	31347500067	48.85	48.85	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 8,933,029.23	53				23		72	64		0	212

Phase 7																	
Future Development Tract Number	Combined Folio #	Phase 7/8 Acreage Unallocated	Total Unallocated Acre	Property Owner	Assessment by Acre	Total Assessment by Folio	52'	57'	62'	76'	90'	MF (Esplanade)	MF (Vercelli)	MF (Vercelli)	MF (LARGE)	Total Units	
	31347500067	1.692	1.692	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 309,504.75							18				18
	26147000345	0.086		Sean P Willman The Terrace, Katonah, NY 10536	\$ -	\$ 24,581.45							1				1
	26147000361	0.086		Michelle & Christopher Counahan 2880 Deer Hollow, Hudson, OH 44236	\$ -	\$ 24,581.45							1				1
	26147000387	0.086		Jason E Capitani & Shannah L 5768 Bridport Lane, Oakland TWP, MI 48363	\$ -	\$ 24,581.45							1				1
	26147000400	0.086		Catherine W Bell Montelánico Loop, Unit #104, Naples, FL 34114	\$ -	\$ 24,581.45							1				1
	26147000426	0.086		Kimberley M & James E Richardson Kings Grant Drive, Atkinson, NH 03811	\$ -	\$ 24,581.45							1				1
	26147000442	0.086		Lisa N Coleran & Charles R Machac Morgan Lane, Basking Ridge, NJ 7920	\$ -	\$ 24,581.45							1				1
	26147000468	0.086		Donald Stone Jr & Leslie H 3959 Norton Place, Fairfax, VA 22030	\$ -	\$ 24,581.45							1				1
	26147000484	0.086		Dina Delpriora & George Zeolla Holly Crescent, Hopewell Junction, NY 12533	\$ -	\$ 24,581.45							1				1
	26147000824	0.086		Ellen Bohn Giltitz & Mark E 47 Hammond Pond Parkway, Chestnut Hill, MA 2467	\$ -	\$ 24,581.45							1				1
	26147000840	0.086		John William Ryan Trust & Carol Jean Ryan Liv Trust Montelánico Loop, Unit #202, Naples, FL 34119	\$ -	\$ 24,581.45							1				1
	26147000866	0.086		John M Marx & Lorri A 1084 West Oakland Avenue, #624, Johnson City, TN 37604	\$ -	\$ 24,581.45							1				1
	26147000882	0.086		Kathleen D Edholm Liv Trust & James L Edholm Liv Trust 258 Summer St, Andover, MA 1830	\$ -	\$ 24,581.45							1				1
	26147000905	0.086		Richard C Sullivan & Sandra C 25 Heather Lane, Foster, RI 02825	\$ -	\$ 24,581.45							1				1
	26147000921	0.086		Joseph P & Yvonne Annese Lore 9673 Montelánico Loop, Unit #202, Naples, FL 34119	\$ -	\$ 24,581.45							1				1
	26147000947	0.086		David A & Andrea Annese Como 24 Hubbs Road, Ballston Lake, NY 12019	\$ -	\$ 24,581.45							1				1
	26147000963	0.086		Patt L Burch 9673 Montelánico Loop, Unit #204, Naples, FL 34119	\$ -	\$ 24,581.45							1				1
	26147000248	0.086		David E & Kathryn N Howenstine 9378 Montelánico Loop, Unit #104, Naples, FL 34119	\$ -	\$ 24,581.45							1				1
	26147000329	0.086		Bryan K & Amanda M Fowler 9678 Montelánico Loop, Unit #204, Naples, FL 34119	\$ -	\$ 24,581.45							1				1
Total Phase 7 Acres		3.23	1.69			\$ 751,970.77	0	0	0	0	0	0	36	0	0	0	36

Phase 8																	
Future Development Tract Number	Combined Folio #	Phase 7/8 Acreage Unallocated	Total Unallocated Acre	Property Owner	Assessment by Acre	Total Assessment by Folio	52'	57'	62'	76'	90'	MF (Esplanade)	MF (Vercelli)	MF (Vercelli)	MF (LARGE)	Total Units	
Tract F1	31347500067	11.90	11.90	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 2,176,144.87	53										53
Tract F1	31347500067	7.87	7.87	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 1,438,817.88				29							29
Tract F1	31347500067	7.58	7.58	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 1,386,656.62				23							23
Tract F1	31347500067	6.02	6.02	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 1,100,602.94						72					72
Tract F1	31347500067	5.47	5.47	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 1,000,143.09							64				64
Phase 8 Annex Area	31347500066	10.01	10.01	Taylor Morrison Esplanade Naples LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 182,883.50	\$ 1,830,663.83	34										34
Total Phase 8 Acres		48.85	48.85			\$ 8,933,029.23	87	0	29	23	0	72	64	0	0	0	275

Debt Assignment Allocation		
Total Par Debt Allocated to All Product:	\$	9,685,000.00
Total Par Debt Allocated to Sold Units	\$	442,466.02
Total Unallocated Debt	\$	9,242,533.98
Debt Per Acre for Unallocated Debt	\$	182,883.50

RESOLUTION 2019-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Flow Way Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** The third Thursday of each month for Fiscal Year 2020, for the period October 1, 2019 through September 30, 2020.
- b. **Time:** 1:00 P.M. (Eastern Standard Time)
- c. **Location:** The offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2019-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage

PASSED AND ADOPTED this 25th day of July, 2019

ATTEST:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Andrew Miller, Chairman