



AGENDA

REGULAR MEETING



August 20, 2020



FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

August 13, 2020

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, August 20, 2020 at 1:00 p.m. via telecommunication and can be accessed through the Web address below.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

This meeting can be accessed through the Web address below.

Event address for attendees

<https://districts.webex.com/districts/onstage/g.php?MTID=efd57faccdceaa18ce1ff530308c80d16>

Event number: 129 178 1794

Event password: way1

Follow the on-screen instructions.

Call in information if you choose not to use the web link:

Phone: **408.418.9388** and enter the access code 129 178 1794-to join the meeting.

The link to the meeting will also be posted on the District's web site www.FlowWaycdd.org.

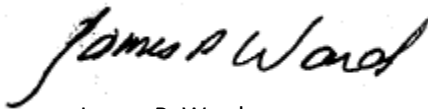
The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Public Comments. (Full procedure follows the Agenda Index)
 - I. The Public comment period is for items NOT listed on the Agenda, and individuals are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
 - II. Individuals are permitted to speak on items on the Agenda in accordance with the procedure in I above.
3. Consideration of Minutes.
 - I. July 16, 2020 Regular Meeting Minutes
4. Staff Reports
 - I. District Attorney
 - II. District Engineer/Environmental Consultant
 - III. District Manager
 - a) Financial Statements ending July 31, 2020 (Unaudited)
5. Audience Comments and Supervisor's Requests
 - I. Supervisor Ron Miller:
 - a) Update on Preserve E-mail (to Chair) – July 16, 2020 Meeting
6. Adjournment

The Second order of Business is the consideration of the July 16, 2020 Regular Meeting Minutes.

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.

Your Sincerely,
Flow Way Community Development District



James P. Ward
District Manager

Flow Way Community Development District
Opportunity to be Heard for Board Meetings

PUBLIC COMMENT PERIODS. The Chair, his or her designee, or such other person conducting a District Meeting ("Presiding Officer"), shall ensure that there is at least one period of time ("Public Comment Period") in the meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

a. The Public Comment Period shall be provided at the start of each District Meeting before consideration of items scheduled on the Agenda for consideration. In the event there is an item that comes before the Board that is not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such item prior to voting on the proposition.

b. Speakers shall be permitted to address any agenda item or non-agenda matter(s) of concern to the District, during the Public Comment Period.

c. To the extent the agenda for the District Meeting includes a specific public hearing that is required by Florida law, all public comments on the agenda item that is the subject to the public hearing will be taken following the opening of the public hearing for said agenda item.

d. Individuals wishing to make a public comment are limited to three (3) minutes per person. A potential speaker may not assign his/her three (3) minutes to extend another speaker's time.

e. The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business; provided, however, that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, Florida Statutes. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board at a District Meeting shall identify themselves at the beginning of each Public Comment Period in the manner announced by the Presiding Officer. In the event that public attendance is high and/or if otherwise deemed necessary in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards which will request the following information: (a) the individual's name, address and telephone number; (b) the proposition on which the person desires to be heard; (c) the individual's position on the proposition (i.e., "for," "against," or "undecided"); and (d) if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group.

PUBLIC DECORUM. The following policies govern public decorum at District Meetings:

a. Each person addressing the Board shall proceed to the place designated assigned for speaking, if any, and should state his or her name and address in an audible tone of voice for the public record.

b. All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a member of the Board or a District staff member shall be

Flow Way Community Development District
Opportunity to be Heard for Board Meetings

permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.

c. Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any member of the Board, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.

d. In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

1. The Presiding Officer may declare a recess.
2. The Presiding Officer may contact the local law enforcement authority.
3. In the event a person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.

EXCEPTIONS.

a. The Board recognizes, and the Board or may apply, all applicable exceptions to Section 286.0114, including those set forth in Section 286.0114(3), Florida Statutes and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

b. This Resolution is being adopted in accordance with Section 286.0114, Florida Statutes existing as of the date of this Resolution. After this Resolution becomes effective, it may be repealed or amended only by subsequent resolution of the Board. Notwithstanding the foregoing, the District may immediately suspend the application of this Resolution, in whole or in part, if the District determines that the Resolution conflicts with Florida law. In the event that the Resolution conflicts with Florida law and its application has not been suspended by the District, this Resolution should be interpreted in the manner that best effectuates the intent of the Resolution while also complying with Florida law. If the intent of the Resolution absolutely cannot be effectuated while complying with Florida law, the Resolution shall be automatically suspended.

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

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, July 16, 2020 at 1:00 p.m. via telecommunication.

Present and constituting a quorum:

Drew Miller	Chairperson
John Wollard	Vice Chairperson
Ronald Miller	Assistant Secretary
Tom Kleck	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Jeremy Fireline	District Engineer

Audience:

Tom Coffey
Martin Winters
Dave Boguslawski
Ed Staley
Zack Stamp

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 1:03 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 23, 2020, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

- I. The Public comment period is for items NOT listed on the Agenda, and individuals are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
- II. Individuals are permitted to speak on items on the Agenda in accordance with the procedure in I. above.

Mr. Ward indicated public comments would be taken during Agenda Items and at the end of the Meeting.

THIRD ORDER OF BUSINESS

Consideration of Minutes

May 21, 2020 Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions for the May 21, 2020 Regular Meeting Minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Tom Kleck, seconded by Mr. John Wollard, and with all in favor, the May 21, 2020 Regular Meeting Minutes were approved.

Mr. Ron Miller: At some point I would like to have the opportunity to entertain a discussion about the approval of the proposed budget before we have any motions on it.

Mr. Ward explained the public hearing process which would give Mr. Miller this opportunity.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward indicated the next order of business was the public hearings with respect to the Fiscal Year 2021 Budget for the District.

a. PUBLIC HEARING – FISCAL YEAR 2021 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Drew Miller, seconded by Mr. Ron Miller, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. John Wollard, seconded by Mr. Tom Kleck, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board Comments.

Mr. Ron Miller: I've got two things to go over; one is a repeat from the last Board Meeting. Recall that I wanted to defund the Budget with respect to all of the preserve maintenance and mitigation, as well as the Tim Hall Contract. Also, recall having made that motion, it failed and at this point, I don't want to get back into that issue. It's somewhat water under the bridge. Another Board Member may wish to resurrect that, but I don't intend to again at this time. I would, however, go on to say I felt very strongly then, and continue to feel very strongly now that the CDD should not be paying for the Taylor Morrison permit obligations that nevertheless we will just leave that alone for now. I might also add to that, while I just represent one vote on this Board, and come November after we have a somewhat fresh Board elected, I'll still only represent one Board vote at that time, so I'm not trying to make any predictions as to which way the Board will go in November. That will be a situation to develop. That kind of segues me into an amendment that I would like to have in this Budget before it's approved. I'm not make a motion at this point; I just want to get into a discussion. The discussion I would like to entertain is again saying that I can't predict what other Board Members are eventually going to do when the Board freshens up in November, but having said that, as I get into this, I could use words like "might, may, likely, highly likely, etc." but in my opinion I think there is a distinct possibility that when the Board freshens up and comes under control of the residents, that there could be legal action taken against Taylor Morrison for all of the discussions we have had in the past. Because of that possibility, I would like to see an amendment put into this Budget to put a line item in the Budget for \$100,000 dollars of legal expenses. The way I propose to go about doing that is to utilize \$100,000 dollars of the unspent carryover money from the current year, to use that into the next fiscal year. In other words, I would like to see this line item of \$100,000 dollars for legal expenses for potential action against Taylor Morrison, but this proposal will not be to increase the assessment that is somewhat locked into at this point. It is only to put in the Budget to utilize existing money, so it will not change the assessment, and I don't think that violates anything. I think that's a permissible thing. I'm not suggesting that everyone will vote in favor of it, but I'm suggesting it as a permissible action that can be taken. That's where I am on that. To close the loop on other Board Members who might raise an issue, for the other Board Member's ears, I have already discussed this with Jim Ward to the extent that Jim believes there will be excess money carried over from the current fiscal year of maybe approximately \$300,000 dollars. This \$100,000, I would like to see as a legal expense budget line item, there is plenty of money to do so. But nevertheless, to close the potentiality I would make the motion to the extent that we put in \$100,000 dollars for legal expenses, or if less, whatever money remains from the current year to carry over. That would cover the possibility that if Jim's forecast of \$300,000 dollars falls short, there may not be a full \$100,000 dollars, so it would be for \$100,000 or if less, whatever is left over. That's where I want to go with this. He asked if there was further discussion.

Mr. Kleck: I have similar concerns as Ron, being a homeowner in Esplanade. One of questions I had for the Board in general, and maybe Greg could explain it. Does the CDD Board have any fund right now to pay attorneys for such as lawsuits that would come up at a later date?

Mr. Urbancic: We have a Budget line item, but it is just a normal line item from general services. I think where Supervisor Ron Miller was going was potentially using excess funds, or fund balance of the District, to potentially fund that in the future. It would be something that I suppose could

be pulled over from that fund balance. Otherwise, your fund balance is used for contingency type factors, or emerging C type purposes. That's sort of why it's there, but Jim can speak more to that.

Mr. Ward: The Budget is amendable at any time after today. We could amend it next month; we could amend it six months from now. It doesn't really matter when. We could always move the fund balance today, tomorrow, it doesn't really matter when you do it. The key today is the assessment level. Obviously, you have to adopt a budget with something in it, but we do have the ability to amend it, and we do have around \$326,000 dollars in cash at 9/30/2020 of this year based on our current spending levels.

Mr. Kleck: So, setting up a separate fund is not a problem?

Mr. Ward: Now or in the future, as long as we have the cash, no that is not a problem. As long as we have the \$300,000 dollars it is not a problem.

Mr. Drew Miller: What I'm hearing is you don't have to identify those dollars on here now, so I think if that was the concern, that the dollars could be used for that, I think if we are going to amend the Budget to reflect the legal and use that, I would like to look at amending to reducing some of those. If he wants to have \$100,000, and we think we will have \$300,000 in the contingency, are we able to reduce some of that contingency for this year in order to not collect additional funds that are unnecessary from the existing residents that are out there. I'm not saying not to fund what Ron's concerns are, but how much excess is necessary for a CDD like this. How much money do they need to be in a good spot?

Mr. Ward: That's a loaded question, and it's loaded because of the preserve issue. Based on your spending level, which is \$600,000 a year, that means you need about \$125,000 to \$150,000 dollars to get through December, and that's because the bills don't go out till November. You don't pay bills until the end of November. The District doesn't get money until the week between Christmas and New Year's, so there has to be between \$125,000 and \$150,000 dollars sitting in the bank every year in order to fund the first three months in operations. But even if you did that you would still have another \$150,000 left over based on the current projections I've run.

Mr. Drew Miller: So, currently there is not \$300,000 dollars in an excess contingency fund. Some of that is a cash flow element.

Mr. Ward: In our world we call it fund balance. How much is in your bank account at the end of the year. At the end of September, I expect \$326,000 to be left in that bank account. That's called fund balance. Of that amount we need \$150,000 to operate the District on for the next three months.

Mr. Ron Miller: I understand what Mr. Ward says about cash flow, but adding this \$100,000 dollar line item for legal expenses, it does not mean that the \$100,000 is going to be spent between now and then on a cash flow basis, so if there were to become a cash flow issue, that money could be deferred to be spent for a few more months. I don't think that changes the equation here.

Mr. Ward: I'm fully agreeing with Ron. You could put \$100,000 in it, and I would just move \$100,000 from fund balance to fund the \$100,000 contingency, within the constraint of the budget, is all I would do. Then next year if it doesn't get used, so be it, it doesn't get used.

Mr. Drew Miller: I think if we had just said \$100,000 dollars in contingency it would have been the more polite way to have this conversation, but it is definitely tough on people who are employed by Taylor Morrison to hear that the way it was stated. It's kind of unfortunate. I don't mind having the money in there that puts the CDD in a good position, but it sounds to me that the future CDD Board can make those changes at any point in time, so why make it now other than just to throw dust in the wound. To me, I don't know if it's necessary and it's worth us even amending to do it at this point. I would ask that we don't make that change now. That would be my request.

Mr. Ron Miller: I do want to make that change now. I do recognize what has been said, that changes can be made in the future. It is not that I'm not listening to that, but I wish to make that change today as part of the Budget approval process.

Mr. Drew Miller: Could you explain why? I want to do what I can. Help me understand what the – is it strictly because you believe that in the future the CDD intends to sue Taylor Morrison? Is that what I understand?

Mr. Ron Miller: As I mentioned earlier, we don't know what the future Board will do, but I think it's fair to use words like "may, might, likely, highly likely," so I think it's important, in anticipation of the change of the Board, to get this line item in there now so the Board will at least have that opportunity and will take any further discussion out of having the funds available to do so.

Mr. Kleck: I think it is a possibility that the association or maybe other entities might see fit to sue or come after the CDD and we need to have some protection for the CDD in case that ever happens.

Mr. Ron Miller: That's another good point.

Mr. Wollard: Jim, can any excess fund be put into reserve. Is that viable option here?

Mr. Ward: Reserve, in the governmental world, in respect to a general operating account, is a very loose word. We have \$326,000 dollars that is projected to have in cash at year end. This Board, or any future Board can do whatever it wants with that cash. We just need to understand that we need \$150,000 dollars to operate the CDD in the first three years. If we move it up to a line item called contingency or legal, whatever you want to do is fine, or call it a reserve, that's fine too. I just move it into a carryforward that shows we're using cash from the prior year.

Mr. Drew Miller: The money is there, so in my mind it doesn't really matter one way of the other, so if that's the way it is run, so be it. I don't see a big difference. It's unfortunate the way it came out, but I tend to agree more with the way Tom stated it. There is certainly going to be some things that are going to happen in the future from figuring a lot of this stuff out, so I'm okay with allocating it wherever. It's going to change whenever it changes. So, if they move the conversation forward, I can't see continuing any further talks about it.

Mr. Ron Miller: Just clue me in as to when it's the proper time to make the motion to approve the Budget with that one amendment.

Mr. Ward asked if there were any more questions from the Board; there were none. He asked the Board if the audience could be unmuted for questions or comments; the Board did not object.

Mr. Ward asked if there were any questions or comments from the audience about the Budget; there were none.

III. Consideration of Resolution 2020-15 adopting the annual appropriation and Budget for Fiscal Year 2021

Mr. Ward called for a motion for Resolution 2020-4 to include the motion to amend the Budget as described during discussion.

On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2020-4 was adopted as amended to include a \$100,000 dollar line item for legal expenses utilizing carryover funds, and the Chair was authorized to sign.

b. FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY

Mr. Ward explained Resolution 2020-5 imposed the special assessments for the General Fund for next year. He noted Debt Service Fund assessments remained in place but were included in the Budget to memorialize the assessments for the current year.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, the Public Hearing was opened.

Mr. Ward noted the assessment rate for this coming year was \$525.08 which was adopted by the Board at the previous public hearing. He asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. John Wollard, seconded by Mr. Ron Miller, and with all in favor, the Public Hearing was closed.

II. Board Comment

There was no Board Comment.

III. Consideration of Resolution 2020-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Ward called for a motion for Resolution 2020-5.

On MOTION made by Mr. John Wollard, seconded by Mr. Drew Miller, and with all in favor, Resolution 2020-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-6

Consideration of Resolution 2020-6 designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2021

Mr. Ward stated Resolution 2020-6 set the Board Meeting dates, time and locations for Fiscal Year 2021. He noted the dates, times and locations were not fixed and could be changed, added to, or subtracted from as the Board deemed appropriate. He noted if this Resolution were not adopted, he would be required to advertise all Board Meetings individually as opposed to the entire calendar once at the beginning of the year. He recommended approval.

Mr. Ron Miller indicated he agreed with the concept of creating a schedule of meetings. He asked about the meeting location. He noted he wished the Board Meetings to be held "on location."

Mr. Ward: If we advertise it that way, it just means that the "on location" has to agree to all of these dates for next year, which has in the past been a little bit difficult. If I were you Ron, I would advertise it at this location for now and if we can get that on a going forward basis, I can always amend the Resolution.

Mr. Kleck: I think the conditions and the environment at the learning center where we had our last Board Meeting were less than acceptable. I think until we get a good clubhouse with a nice Board Room with quietness and private-ness, I think we should continue to do as we are doing now. I was not a bit pleased with the way that meeting was held with all the distractions and noise in the background. It did not suit our purposes.

Mr. Ron Miller asked if there would be opportunity in the future to change meeting locations. Mr. Ward responded in the affirmative; changes to the date, time and location could be made in the future.

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, Resolution 2020-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

Staff Reports

I. District Attorney

Mr. Greg Urbancic had nothing to report.

II. District Engineer/Environmental Consultant

Mr. Jeremy Fireline had nothing to report.

III. District Manager

- a) Financial Statements May 31, 2020 (Unaudited)**
- b) Financial Statements ending June 30, 2020 (Unaudited)**

Mr. Ward had nothing to report.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any audience comments.

Mr. Martin Winters: On June 9, Nathan Stith (ph) put out a communication to the residents of Esplanade. Among other things, he made the statement that regarding the external preserve, that hiking, mountain biking, and equestrian activities are all permitted in the preserves. I would like to ask Drew Miller to comment on whether or not those activities are permissible under the Army Corp of Engineer Permit, and if so, who has responsibility for monitoring those activities? Who has access to those activities? Does the general public have access to the external preserves? Who establishes the rules? Who has liabilities for any accidents or fires or injuries or danger to or from the animals? What happens to any damage to the ecosystem in there as a result of all of these activities? If these are not permissible activities under the Army Corp of engineer Permit, why would Nathan Stith make such a misstatement of fact?

Mr. Drew Miller: Let me confirmation and I can follow up with that. I know passive recreation is permitted, but if I started to tell you exactly what passive recreation is, I don't want to tell you the wrong thing, so I would like to get Tim on Board. We can ask for a request for him to identify that. But it is my understanding that passive recreation like walking, hiking and those things are. I think as far as injury there, you're talking about residents; right now it is residents only because it's part of the CDD and it's part of your community, so I don't know if there is any different liability from them walking at the amenity site or any of the trails or riding bikes than in the preserves. I'm not really sure how to answer that question. Maybe Greg will be able to answer liability wise better, but I can get an answer from Tim on the rest.

Mr. Urbancic: I do agree with the statement Drew made. Liability is going to be – if it's property of the District we have liability as if we have any other property. Really, it could be a variety of claims, but probably going to be something like a negligence claim perhaps, if something were to happen. But the question comes back to whether or not we had a duty? Did we breach the duty? And was that the proximate cause of whatever injury existed or occurred? So, there is a bit of an analysis that comes in. I mean the one benefit from the District is we have a limited waiver sovereign immunity which provides a liability cap. As to what our exposure is in a typical tort situation that could arise. That is one benefit to the District. In terms of wild animals, this is sort of an unsettled area of the law, but one that's come up in the last several years because of alligators in Orlando. There was that one prominent sort of situation. Essentially, there is no strict liability from a wild animal attack in their native habitat; however, the courts have sort of trended toward the situation of if there was a situation where we reasonably knew, or that we could have warned about, then there could be some liability to CDD or Community Association, but that case law hasn't really developed entirely, so there is some speculation as to potential liability for a

CDD and HOA. I guess I would say in that particular context, if we know of a particular danger, then as a Board would try to take some reasonable steps either to ward or prevent that danger in some way. I think we would have to determine what was reasonable. I may have gone beyond what the scope of the question was, but I just was trying to address liability. If I didn't hit it, feel free to ask a followup.

Mr. Ron Miller: I was surprised by the email blast that Nathan put out because I didn't think that anyone was allowed to enter the preserves. They have all the signs saying you can't enter. I was confused and remain confused by that. What I'd like to do is to ask the Chairperson, Mr. Drew Miller, to maybe have a conversation with Nathan and see if it would be worthwhile, assuming there are some issues here, to put out an additional message about that to clarify it. Just being pragmatic.

Mr. Drew Miller: I think it's worth a conversation. I'll reach out. I've said in the past I believe me, as Taylor Morrison, and Taylor Morrison didn't do well enough. We did the trails map that's kind of up on the wall, and if you look at the trails map up in the preserve area, there's little feet that go up there, and there's a panther on it, so we had intended to do a better job of marketing the benefits of the preserve and some of the passive recreation, so I think that's what they are doing, just trying to get the word out that hey, this is an accessible area, and it's nice. I will get with Nathan and we will get with Tim and I would also look at the liability waiver that the community has signed for the HOA. Maybe there is a chance to expand that a little bit too. I think that makes sense. We can look into both of those topics.

Mr. Ward: Two or three months ago, I don't know when I was made aware of some – the external preserves, as you can get into them from outside of Esplanade, were problematic. And I have authorized No Trespassing signs from the preserves that we own that you can get to from outside of Esplanade. They will be going up in the next couple of months.

Mr. Martin Winters: Greg, it is your understanding that mountain biking is a permissible activity in the preserve? Can you provide Army Corp Engineer documents that show this is a permissible activity? And as a second question: we know that there are bears in the preserve because they come into our community, so there are known hazards and risks in the preserve, are you suggesting that all residents have unfettered access to the preserve without trails or safety signs or gateways or specific trails that are marked? Or do we just have free access to go mountain biking anywhere we want to in the preserve?

Mr. Urbancic: I had not seen the letter, and I didn't know of the issues, so I have not looked into it. I don't know the specific answer to the question without having the Board have me go and take a look at that particular issue. In terms of bears, it's really one of those situations of a wild animal in its habitat. Essentially what the law is trending to, is if we knew, or reasonably should have known of some hazardous condition or activity under our control that could injure a plaintiff, and we have reasonable opportunity to guard against the hazard, then the recommendation is we should take reasonable security measures to prevent that from happening. Now the question is, what is reasonable? What is reasonable under our particular circumstance? It may be simply warning people of the habitat, so we can always talk about what's reasonable in those particular circumstances. I think that may answer your part 2, I just don't have the answer to part 1.

Mr. Ron Miller: Just to remind everybody, I believe that the CDD has given South Florida Water Management District the total easement to all of these external preserves, and maybe that's the document or that's the organization that has some play or some authority in this.

Mr. Ward indicated he would look into the situation along with Mr. Drew Miller. He asked if there were any additional questions from the audience; there were none. He asked if there were any additional Board Member questions or comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:45 p.m.

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

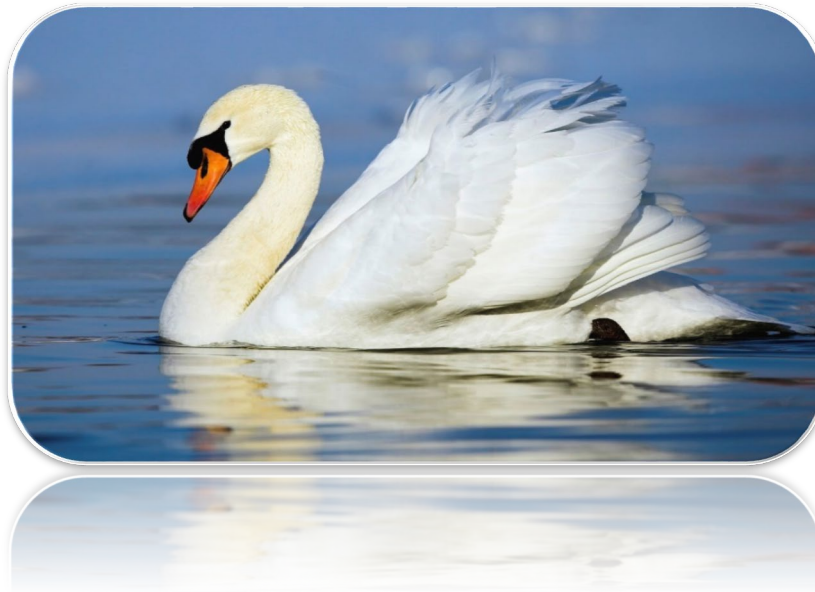
Attest:

Flow Way Community Development District

James P. Ward, Secretary

Drew Miller, Chairperson

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Flow Way Community Development District

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

**Flowway Community Development District
Balance Sheet
for the Period Ending July 31, 2020**

	Governmental Funds			Debt Service Funds				Capital Projects Fund			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 579,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579,413
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	289,387	-	-	-	-	1,529,468
Revenue	-	421,934	240,800	163,551	259,731	163,787	381,999	-	-	-	-	1,631,802
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	18,057	11,692	33,243	-	62,992
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	1,037,061	-	1,037,061
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,881,579	2,881,579
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	18,773,421	18,773,421
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 579,413	\$ 960,934	\$ 486,987	\$ 327,951	\$ 434,320	\$ 282,162	\$ 671,386	\$ 18,057	\$ 11,692	\$ 1,070,303	\$ 21,655,000	\$ 26,498,206

**Flowway Community Development District
Balance Sheet
for the Period Ending July 31, 2020**

	Governmental Funds		Debt Service Funds					Capital Projects Fund			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	(395,000)	(395,000)
Long Term	-	-	-	-	-	-	-	-	-	-	-	22,050,000	22,050,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,655,000</u>	<u>\$ 21,655,000</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2019 (Audited)	-	934,631	466,536	318,860	420,515	282,162	390,312	14,378	9,201	1,062,706	-	-	3,899,302
Results from Current Operations	-	26,303	20,451	9,091	13,804	-	281,074	3,679	2,491	7,598	-	-	364,492
Unassigned													
Beginning: October 1, 2019 (Audited)	196,047	-	-	-	-	-	-	-	-	-	-	-	196,047
Results from Current Operations	383,365	-	-	-	-	-	-	-	-	-	-	-	383,365
Total Fund Equity and Other Credits	<u>\$ 579,413</u>	<u>\$ 960,934</u>	<u>\$ 486,987</u>	<u>\$ 327,951</u>	<u>\$ 434,320</u>	<u>\$ 282,162</u>	<u>\$ 671,386</u>	<u>\$ 18,057</u>	<u>\$ 11,692</u>	<u>\$ 1,070,303</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,843,206</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 579,413</u>	<u>\$ 960,934</u>	<u>\$ 486,987</u>	<u>\$ 327,951</u>	<u>\$ 434,320</u>	<u>\$ 282,162</u>	<u>\$ 671,386</u>	<u>\$ 18,057</u>	<u>\$ 11,692</u>	<u>\$ 1,070,303</u>	<u>\$ 21,655,000</u>	<u>\$ -</u>	<u>\$ 26,498,206</u>

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	1,190	143,612	263,374	46,072	76,083	5,285	8,031	1,633	1,641	13	546,934	538,391	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources													
Miscellaneous Revenue	-	-	-	-	-	-	15,175	-	-	-	15,175	-	N/A
Intragovernmental Transfer In													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,190	\$ 143,612	\$ 263,374	\$ 46,072	\$ 76,083	\$ 5,285	\$ 23,206	\$ 1,633	\$ 1,641	\$ 13	562,109	\$ 538,391	104%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	-	-	-	-	-	400	400	400	-	400	1,600	2,400	67%
Executive													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	-	4,300	-	-	-	4,300	4,400	98%
Accounting Services	1,000	1,000	1,000	1,000	1,000	1,000	3,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Services	667	-	667	667	667	667	5,333	1,333	1,333	1,333	12,667	16,000	79%
Arbitrage Rebate Services	-	-	-	500	500	-	-	-	500	-	1,500	3,000	50%
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	672	-	-	-	-	-	-	256	-	928	7,500	12%
Trustee Services	-	-	3,450	8,036	-	-	-	8,654	-	-	20,139.39	21,400	94%
Dissemination Agent Services	5,500	667	-	-	-	-	-	-	-	-	6,167	17,000	36%
Property Appraiser Fees	-	15,610	-	-	-	-	-	-	-	-	15,610	4,000	390%
Bank Services	-	2	-	-	-	-	-	-	-	-	2	400	0%
Travel and Per Diem													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services													
Postage, Freight & Messenger	46	-	233	61	-	111	28	-	66	-	546	600	91%
Rentals & Leases													
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	50	50	50	50	50	50	50	500	3,000	17%
Insurance	-	6,193	-	-	-	-	-	-	-	-	6,193	6,100	102%
Printing & Binding	73	-	-	-	406	494	608	264	-	-	1,845	750	246%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	228	780	-	-	2,905	2,065	-	-	5,978	10,000	60%
Legal - Series 2018 Requisitions	-	-	-	-	-	-	244	-	-	-	244	-	N/A
Boundary Expansion	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2017(Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Requisitions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General Fund	-	-	-	-	-	-	850	-	-	-	850	2,000	43%
Environmental Preserves - Engineering	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Task 1 - Bid Documents	-	-	-	-	-	1,438	-	2,100	-	-	3,538	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services													
Environmental Engineering-Mitigation Area	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Preserve Area Maintenance													
Wading Bird Foraging Areas	-	-	-	-	-	1,523	-	-	-	-	1,523	1,523	100%
Internal Preserves	-	-	-	-	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	33,215	-	-	-	-	33,215	33,215	100%
Northern Preserve Area 1	-	-	14,560	-	-	-	-	-	-	-	14,560	64,560	23%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	2,500	0%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Reserves for Future Operations													
Future Operations/Restorations	-	-	-	-	-	-	-	-	-	-	-	119,450	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	10,844	27,527	23,520	14,427	5,956	42,230	21,385	19,533	6,872	6,450	178,743	538,391	33%
Total Expenditures and Other Uses:	\$ 10,844	\$ 27,527	\$ 23,520	\$ 14,427	\$ 5,956	\$ 42,230	\$ 21,385	\$ 19,533	\$ 6,872	\$ 6,450	\$ 178,743	\$ 538,391	33%
Net Increase/ (Decrease) in Fund Balance	(9,654)	116,086	239,854	31,645	70,127	(36,945)	1,821	(17,900)	(5,231)	(6,437)	383,365	-	
Fund Balance - Beginning	196,047	186,394	302,479	542,334	573,978	644,105	607,160	608,981	591,080	585,849	196,047	-	
Fund Balance - Ending	\$ 186,394	\$ 302,479	\$ 542,334	\$ 573,978	\$ 644,105	\$ 607,160	\$ 608,981	\$ 591,080	\$ 585,849	\$ 579,413	579,413	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	6	-	-	-	-	-	0	-	-	6	8	75%
Sinking Fund	-	3	-	-	-	-	-	-	-	-	3	-	N/A
Reserve Account	83	4,940	67	69	68	62	24	5,773	2	2	11,091	1,600	693%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	413	376	64	215	408	400	156	10	7	6	2,055	975	211%
Special Assessment Revenue													
Special Assessments - On-Roll	1,192	143,758	263,640	46,118	76,160	5,290	8,039	1,634	1,643	-	547,473	539,344	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,687	\$ 149,083	\$ 263,771	\$ 46,402	\$ 76,637	\$ 5,753	\$ 8,219	\$ 7,417	\$ 1,652	\$ 8	560,628	\$ 541,927	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2013 Bonds	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions													
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2013 Bonds	-	213,813	-	-	-	-	-	210,513	-	-	424,325	424,325	100%
Operating Transfers Out (To Other Funds)													
Total Expenditures and Other Uses:	\$ -	\$ 323,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,513	\$ -	\$ -	534,325	\$ 534,325	N/A
Net Increase/ (Decrease) in Fund Balance	1,687	(174,730)	263,771	46,402	76,637	5,753	8,219	(203,095)	1,652	8	26,303	7,602	
Fund Balance - Beginning	934,631	936,319	761,589	1,025,360	1,071,762	1,148,399	1,154,151	1,162,370	959,275	960,927	934,631		
Fund Balance - Ending	\$ 936,319	\$ 761,589	\$ 1,025,360	\$ 1,071,762	\$ 1,148,399	\$ 1,154,151	\$ 1,162,370	\$ 959,275	\$ 960,927	\$ 960,934	960,934	\$ 7,602	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	2	-	-	-	-	-	0	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	-	-	-	-	-	2	-	N/A
Reserve Account	38	2,256	31	31	31	28	11	2,637	1	1	5,066	550	921%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	230	210	53	126	217	211	81	5	4	3	1,141	300	380%
Special Assessment Revenue													
Special Assessments - On-Roll	565	68,187	125,050	21,875	36,124	2,509	3,813	775	779	-	259,678	255,873	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In													
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 833	\$ 70,658	\$ 125,134	\$ 22,032	\$ 36,373	\$ 2,749	\$ 3,905	\$ 3,417	\$ 784	\$ 4	265,889	\$ 256,723	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds (Phase 3)	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2015 Bonds (Phase 3)	-	88,463	-	-	-	-	-	86,975	-	-	175,438	175,438	100%
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 158,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,975	\$ -	\$ -	245,438	\$ 245,438	N/A
Net Increase/ (Decrease) in Fund Balance	833	(87,804)	125,134	22,032	36,373	2,749	3,905	(83,558)	784	4	20,451	11,285	
Fund Balance - Beginning	466,536	467,369	379,565	504,699	526,730	563,103	565,852	569,757	486,199	486,983	466,536	-	
Fund Balance - Ending	\$ 467,369	\$ 379,565	\$ 504,699	\$ 526,730	\$ 563,103	\$ 565,852	\$ 569,757	\$ 486,199	\$ 486,983	\$ 486,987	486,987	\$ 11,285	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	2	-	-	-	-	-	0	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	-	-	-	-	-	2	-	N/A
Reserve Account	25	1,484	20	21	21	19	7	1,734	1	1	3,332	500	666%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	161	147	18	78	155	153	60	4	3	2	779	400	195%
General Redemption Account	0	0	0	0	0	0	0	0	0	0	2	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	478	57,619	105,668	18,484	30,525	2,120	3,222	655	658	-	219,430	216,250	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 664	\$ 59,254	\$ 105,706	\$ 18,583	\$ 30,701	\$ 2,292	\$ 3,289	\$ 2,393	\$ 662	\$ 3	223,547	\$ 217,150	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds (Phase 4)	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,000	\$ 55,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2015 Bonds (Phase 4)	-	80,278	-	-	-	-	-	79,178	-	-	159,456	159,456	100%
Operating Transfers Out (To Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 135,278	\$ -	\$ 0.00	\$ -	\$ -	\$ -	\$ 79,178	\$ -	\$ -	214,456	\$ 214,456	N/A
Net Increase/ (Decrease) in Fund Balance	664	(76,024)	105,706	18,583	30,701	2,292	3,289	(76,785)	662	3	9,091	2,694	
Fund Balance - Beginning	318,860	319,525	243,500	349,206	367,789	398,491	400,783	404,072	327,287	327,949	318,860		
Fund Balance - Ending	\$ 319,525	\$ 243,500	\$ 349,206	\$ 367,789	\$ 398,491	\$ 400,783	\$ 404,072	\$ 327,287	\$ 327,949	\$ 327,951	327,951	\$ 2,694	

Flowway Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	3	-	-	-	-	-	0	-	-	3	2	175%
Sinking Fund	-	3	-	-	-	-	-	-	-	-	3	-	N/A
Reserve Account	27	1,600	22	22	22	20	8	1,870	1	1	3,593	345	1041%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	257	233	22	120	245	242	95	6	4	3	1,227	220	558%
Special Assessment Revenue													
Special Assessments - On-Roll	773	93,305	171,114	29,933	49,431	3,433	5,217	1,061	1,066	-	355,334	350,060	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,057	\$ 95,145	\$ 171,158	\$ 30,074	\$ 49,698	\$ 3,695	\$ 5,320	\$ 2,937	\$ 1,071	\$ 4	360,159	\$ 350,627	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2016 Bonds (Phase 5)	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,000	\$ 95,000	100%
Principal Debt Service - Early Redemptions													
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2016 Bonds (Phase 5)	-	124,689	-	-	-	-	-	123,074	-	-	247,763	247,763	100%
Operating Transfers Out (To Other Funds)													
	27	1,600	22	22	22	20	8	1,870	1	1	3,593	-	N/A
Total Expenditures and Other Uses:	\$ 27	\$ 221,289	\$ 22	\$ 22	\$ 22	\$ 20	\$ 8	\$ 124,944	\$ 1	\$ 1	346,355	\$ 342,763	N/A
Net Increase/ (Decrease) in Fund Balance	1,030	(126,144)	171,136	30,052	49,676	3,675	5,312	(122,007)	1,070	3	13,804	7,864	
Fund Balance - Beginning	420,515	421,545	295,401	466,537	496,589	546,265	549,941	555,253	433,246	434,316	420,515		
Fund Balance - Ending	\$ 421,545	\$ 295,401	\$ 466,537	\$ 496,589	\$ 546,265	\$ 549,941	\$ 555,253	\$ 433,246	\$ 434,316	\$ 434,320	434,320	\$ 7,864	

Flowway Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	2	-	-	-	-	-	0	-	-	2	-	N/A
Sinking Fund	-	2	-	-	-	-	-	-	-	-	2	-	N/A
Reserve Account	18	1,085	15	15	15	14	5	1,268	1	0	2,436	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	163	148	6	71	156	155	61	4	3	2	770	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	523	63,120	115,757	20,249	33,440	2,323	3,530	718	721	-	240,381	236,750	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)													
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 705	\$ 64,357	\$ 115,778	\$ 20,336	\$ 33,611	\$ 2,491	\$ 3,596	\$ 1,989	\$ 724	\$ 3	243,590	\$ 236,750	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,000	\$ 65,000	100%
Principal Debt Service - Early Redemptions													
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2017 Bonds (Phase 6)	-	84,988	-	-	-	-	-	83,850	-	-	168,838	168,838	100%
Debt Service-Other Costs													
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	18	1,085	15	15	15	14	5	1,268	1	0	2,436	-	N/A
Total Expenditures and Other Uses:	\$ 18	\$ 151,072	\$ 15	\$ 15	\$ 15	\$ 14	\$ 5	\$ 85,118	\$ 1	\$ 0	236,273	\$ 233,838	N/A
Net Increase/ (Decrease) in Fund Balance	687	(86,715)	115,763	20,320	33,596	2,478	3,591	(83,129)	724	2	7,317	2,912	
Fund Balance - Beginning	274,845	275,532	188,817	304,580	324,901	358,496	360,974	364,565	281,436	282,160	274,845		
Fund Balance - Ending	\$ 275,532	\$ 188,817	\$ 304,580	\$ 324,901	\$ 358,496	\$ 360,974	\$ 364,565	\$ 281,436	\$ 282,160	\$ 282,162	282,162	\$ 2,912	

Flowway Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 100,801	0%
Interest Income													
Interest Account	105	98	-	-	-	-	-	0	-	-	203	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	302	281	238	246	245	219	77	5	5	4	1,622	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	155	361	361	143	9	6	5	1,041	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	148,107	282,888	49,485	81,720	5,676	8,626	1,753	1,762	-	580,018	578,774	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 407	\$ 148,486	\$ 283,127	\$ 49,886	\$ 82,327	\$ 6,257	\$ 8,846	\$ 1,768	\$ 1,774	\$ 9	582,885	\$ 679,575	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 65,000	0%
Principal Debt Service - Early Redemptions													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2019 Bonds (Phase 7,8,Hatcher)	-	100,801	-	-	-	-	-	199,387	-	-	300,188	300,188	100%
Debt Service-Other Costs													
Operating Transfers Out (To Other Funds)	302	281	238	246	245	219	77	5	5	4	1,622	-	N/A
Total Expenditures and Other Uses:	\$ 302	\$ 101,083	\$ 238	\$ 246	\$ 245	\$ 219	\$ 77	\$ 199,392	\$ 5	\$ 4	301,810	\$ 365,188	N/A
Net Increase/ (Decrease) in Fund Balance	105	47,404	282,889	49,640	82,082	6,037	8,768	(197,624)	1,769	5	281,074	314,387	
Fund Balance - Beginning	390,312	390,417	437,821	720,710	770,349	852,431	858,468	867,237	669,612	671,381	390,312		
Fund Balance - Ending	\$ 390,417	\$ 437,821	\$ 720,710	\$ 770,349	\$ 852,431	\$ 858,468	\$ 867,237	\$ 669,612	\$ 671,381	\$ 671,386	671,386	\$ 314,387	

Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income												
Construction Account	15	14	13	14	14	12	4	0	0	0	87	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds											\$ -	-
Operating Transfers In (From Other Funds)	27	1,600	22	22	22	20	8	1,870	1	1	3,593	-
Total Revenue and Other Sources:	\$ 42	\$ 1,614	\$ 35	\$ 36	\$ 36	\$ 32	\$ 12	\$ 1,870	\$ 1	\$ 1	\$ 3,679	\$ -
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Legal Services												
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other General Government Services												
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay												
Construction in Progress	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance												
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	42	1,614	35	36	36	32	12	1,870	1	1	3,679	-
Fund Balance - Beginning	14,378	14,420	16,034	16,069	16,105	16,140	16,173	16,185	18,055	18,056	14,378	-
Fund Balance - Ending	\$ 14,420	\$ 16,034	\$ 16,069	\$ 16,105	\$ 16,140	\$ 16,173	\$ 16,185	\$ 18,055	\$ 18,056	\$ 18,057	\$ 18,057	\$ -

Flowway Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	10	9	8	9	9	8	3	0	0	0	56	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds												
Operating Transfers In (From Other Funds)	18	1,085	15	15	15	14	5	1,268	1	0	2,436	-
Total Revenue and Other Sources:	\$ 28	\$ 1,094	\$ 23	\$ 24	\$ 24	\$ 22	\$ 8	\$ 1,268	\$ 1	\$ 1	\$ 2,491	\$ -
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding												
Printing & Binding	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Legal Services												
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay												
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Construction in Progress												
Construction in Progress	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance												
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Underwriter's Discount												
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)												
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	28	1,094	23	24	24	22	8	1,268	1	1	2,491	-
Fund Balance - Beginning	9,201	9,229	10,322	10,346	10,369	10,393	10,415	10,423	11,691	11,692	9,201	-
Fund Balance - Ending	\$ 9,229	\$ 10,322	\$ 10,346	\$ 10,369	\$ 10,393	\$ 10,415	\$ 10,423	\$ 11,691	\$ 11,692	\$ 11,692	\$ 11,692	\$ -

Flowway Community Development District
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income												
Construction Account	0	1	1	1	1	22	9	1	1	0	37	-
Cost of Issuance	32	30	26	26	26	3	-	-	-	-	144	-
Retainage Account	1,076	1,004	849	878	877	785	277	17	18	14	5,795	-
Debt Proceeds												
Contributions from Private Sources												
Operating Transfers In (From Other Funds)	302	281	238	246	245	219	77	5	5	4	1,622	-
Total Revenue and Other Sources:	\$ 1,411	\$ 1,316	\$ 1,113	\$ 1,152	\$ 1,149	\$ 1,030	\$ 363	\$ 22	\$ 23	\$ 18	\$ 7,598	\$ -
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding												
Legal Services												
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay												
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Construction in Progress	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance												
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount												
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1,411	\$ 1,316	\$ 1,113	\$ 1,152	\$ 1,149	\$ 1,030	\$ 363	\$ 22	\$ 23	\$ 18	\$ 7,598	-
Fund Balance - Beginning	1,062,706	1,064,117	\$ 1,065,433	\$ 1,066,547	\$ 1,067,698	\$ 1,068,847	\$ 1,069,877	\$ 1,070,240	\$ 1,070,262	\$ 1,070,285	1,062,706	-
Fund Balance - Ending	\$ 1,064,117	\$ 1,065,433	\$ 1,066,547	\$ 1,067,698	\$ 1,068,847	\$ 1,069,877	\$ 1,070,240	\$ 1,070,262	\$ 1,070,285	\$ 1,070,303	\$ 1,070,303	\$ -

Important Development Updates at Esplanade Golf & Country Club of Naples

1 message

Nathan Stith <jdmurray@popegolf.net>

Tue, Jun 9, 2020 at 9:44 PM

Reply-To: jdmurray@popegolf.net

To: 

Good Afternoon Esplanade Residents,

We hope all of you are safe and healthy. As part of our ongoing communication, we wanted to share a timely update of the designated environmental preserve areas within and around Esplanade Golf & Country Club of Naples for your information. Many of you have had questions regarding the preserves and for those interested we wanted to provide an educational update on the history and status of these areas. This is a complicated and technical subject, so we hope this update will be educational. We are very pleased with the progress made with the preserves to date.

First, for those who are not familiar, a community development district ("CDD") is an independent special-purpose unit of local government that is created to finance, construct and/or maintain public infrastructure required by growth. Section 190.012, Florida Statutes provides a CDD with specific authority to finance, plan, establish, acquire, construct, operate, and maintain systems, facilities, and basic infrastructure for conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property ("Land Management Operations"). A CDD is uniquely qualified to undertake Land Management Operations because it has access to funding mechanisms that will ensure that it is able to adequately complete the Land Management Operations. Namely, a CDD has the authority to levy assessments that are coequal with the lien of state, county, municipal, and school board taxes and to issue long-term tax-exempt bonds. Additionally, a CDD is afforded sovereign immunity protection, which helps limit the liability associated with any Land Management Operations it undertakes. A CDD also typically has both an engineer and counsel on staff to ensure it is adequately fulfilling all requirements related to the Land Management Operations. As a result of these qualifications, a CDD is

frequently used to provide assurances to permitting agencies that infrastructure will be maintained well after a developer's involvement in a project has ended.

Next, as way of background, the development permits for Esplanade Golf & Country Club of Naples required a conservation set aside of 1,126 acres of environmental preserves to allow the development of the community. This is a natural area of undeveloped land that provides beautiful views and a natural buffer between the community and other neighboring developments.

The Preserves are broken down into five distinct zones. Through the lifecycle of the community, the zones were created as the development progressed. As of today, one of the zones has achieved its success criteria and four are in various stages of achieving their respective success criteria. Success criteria are the details outlined in the environmental permits that speak to the health of the preserves. The criteria covers the removal of exotic species, ground coverage of various plant species, remediation of erosion conditions, etc. Over the next two years, all five zones of the Preserves will achieve their respective success criteria and will be signed off by the regulatory agencies.

We are very fortunate to have the beautiful, environmentally friendly natural areas in and around our community. All of the Preserves are owned and managed in a responsible manner by the Flow Way Community Development District (FWCDD)-serving the Esplanade Golf and Country Club community in Naples. And, we are pleased to share that these acres of Preserves have been set aside in perpetuity. The FWCDD is an independent special-purpose unit of local government created to finance, construct and/or maintain public infrastructure required by growth as discussed above.

In 2018, Taylor Morrison deeded the onsite and offsite preserves to the FWCDD. A breakdown of the Preserves and their respective acreages are as follows:

- Area 1/Wading Birds (two sections, 31.86 acres total) - dedicated to attracting wood storks and other wading birds for foraging habitat after scraping down the land to create contoured wetland habitat. The varying depths serve to concentrate prey (small fish and crayfish) for the wading birds. The intent of these preserves is to create a mixed marsh and prairie habitat with scattered open water areas. Wood stork foraging has been documented within these preserves every year since the construction with the exception of 2015.
- Area 2/Internal Preserves (5 sections, 38 acres total) - located within the community and surrounded by residential neighborhoods and golf course fairways, these preserves are comprised of a mixture of forested and prairie habitat. An additional preserve area may be added to the internal preserves when the Hatcher parcel is added into the Esplanade community.
- Area 3/Western Preserve (167 acres) - this preserve runs along the western border of the Esplanade community adjacent to a stormwater flow-way and around the wading bird foraging areas. It is comprised of a mixture of forested and prairie habitat.
- Area 4/Northern Preserve (730 acres) - the largest portion of the offsite preserves, this area encompasses the lands north of Esplanade from our northern community boundary all the way to the Collier County/Lee County line. There is a 20 acre out parcel located roughly in the middle of the 730 acres (not owned by FWCDD) and a small access easement was established from the 951 extension corridor to the

outparcel. Exotic species like dense Brazilian pepper, melaleuca and exotic grass infestations have been eradicated and they continue to be monitored to prevent seedling regeneration. The majority of the preserve is made up of wetland flatwood prairies consisting of scattered pines and cypress domes. There are also a number of upland islands covered with pine trees, palmetto trees and native grass ground cover.

- Area 5/Section 11 Preserve (160 acres) - located north and east of the Esplanade community, this portion of the preserve also runs along the Collier County/Lee County line. Like the Northern Preserve, extensive areas of exotic species like dense Brazilian pepper, melaleuca and exotic grass infestations have been eradicated. The preserve is comprised of wetland flatwood prairies and upland islands.

All of the Preserves are intended to attract wildlife and provide passive recreational areas. Hiking, mountain biking and equestrian activities are all permitted in the preserves. Of special note are the listed species that have been documented. Big Cypress fox squirrels, bald eagles, wood storks, and snail kites have all been observed in the FWCDD preserve areas. In addition, Florida panthers have been documented to the east and west of the preserve property, so it can be assumed that they could on occasion cross travel through our offsite preserve.

The FWCDD's project includes the mitigation and restoration of wetland areas and preserve enhancement and the creation and mitigation for areas both within and outside of the District boundary to improve or restore historic wetland hydrology of these sensitive areas. As noted, the Preserves are funded through the FWCDD and the cost to maintain them is expected to decrease in the coming years upon achieving success criteria and agency sign off. The current annual cost of maintaining these areas is approximately \$220,000 (\$185.81/resident per year). The actual per acre cost will be based on future competitive bid responses initiated by the FWCDD. Also, once the Preserves have achieved their respective success criteria and signed off by the environmental agencies, any adverse impacts caused by hurricanes, floods and other natural disasters will not cause additional burden on the FWCDD, but rather they will be allowed to naturally revegetate in their own time.

One additional benefit the residents of Esplanade Golf and Country Club have with the FWCDD owning the Preserves is ultimate control over the property surrounding the community. The Preserves will all be owned and controlled by FWCDD and the FWCDD will be controlled by the residents. While the environmental permits did allow the Preserves to be conveyed to another public entity known as the Corkscrew Regional Ecosystem Watershed (CREW), a non-governmental organization that manages a thousand of acres of preserves across the state of Florida, they have no funding mechanism or interest to manage these properties. The preserves are currently in the name of the FWCDD. This allows for better control and exclusive use of the Preserves by the residents of Esplanade Golf and Country Club.

It is our pleasure to update you on this subject and we hope this has been helpful.

On Behalf of Taylor Morrison