

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

NOVEMBER 18, 2021

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

November 11, 2021

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Flow Way Community Development District will be held on **Thursday, November 18, 2021, at 1:00 P.M.** at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

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

<https://districts.webex.com/districts/onstage/g.php?MTID=e4bdfa62f58a1a9178e06800d1fa25c18>

Access Code: **2345 522 6077**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2345 522 6077** to join the meeting.

Agenda

1. Call to Order & Roll Call. (page 2)
2. Public Comments for NON-Agenda items. (Limited to three (3) minutes) Individuals are permitted to speak on items on the agenda during that item and will be announced by the Chairperson.
3. Consideration of Minutes:
 - I. October 21, 2021 – Regular Meeting. (page 5)
4. Staff Items
 - I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
 - a. *Request to call Executive Attorney/client shade session. Discussion of settlement matters with Tim Hall and Turrell and Associates. (File Number: 2020-CA-4147)*
 - b. *Arbitration Hearing - January 18, 2022, at 9:30 a.m.*
 - II. District Engineer – Calvin, Giordano & Associates (page 22)
 - a. Preserve Tree Removal.
 - b. Stormwater System Repairs
 - (i) Phases 1 & 2.
 - (ii) Strategic Operational Plan.

- III. District Manager – JPWard & Associates, LLC
 - a. State Law Requirements for new Stormwater Reporting. (page 81)
 - b. Financial Statements for period ending October 31, 2021 (unaudited) (page 112)
- 5. Old Business –
 - I. Future Funding of Preserve Mitigation and Maintenance
- 6. Audience Comments: - Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
- 7. Announcement of Next Meeting – December 16, 2021.
Quorum Call for December 16, 2021
 - Zack Stamp,
 - Ronald Miller
 - Tom Kleck
 - Martinn Winters
 - Bart Bhatla
- 8. Adjournment

Staff Review

The third order of business is the consideration of the October 21, 2021, Regular Meeting Minutes.

The fourth Order of Business is a request by the District Attorney for the Board of Supervisor’s to hold an executive session of the Board of Supervisor’s.

The executive attorney/client session is recommended for Thursday, December, 16, 2021 at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119 and is to begin at the end of the District’s regular meeting.

The sole purpose of the executive attorney/client session is to discuss a settlement in the Flow Way Community Development District’s lawsuit Number (File Number: 2020-CA-4147).

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

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

The executive attorney/client session is closed to the public.

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

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

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

Yours sincerely,
Flow Way Community Development District



James P. Ward
District Manager

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, October 21, 2021, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre
12 Vista Lane, Naples, FL 34119.
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Present and constituting a quorum:

20 Zack Stamp	Chairperson
21 Ron Miller	Vice Chairperson
22 Tom Kleck	Assistant Secretary
23 Bart Bhatla	Assistant Secretary

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Absent:

29 Martinn Winters	Assistant Secretary
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Also present were:

35 James P. Ward	District Manager
36 James Messick	District Engineer
37 Jessica Tolin	District Counsel
38 Mike Conner (ph)	

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Audience:

44 Ed Staley
45 Dave Boguslawski

46 All resident's names were not included with the minutes. If a resident did not identify
47 themselves or the audio file did not pick up the name, the name was not recorded in these
48 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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**Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to
speak on items on the agenda during that item and will be announced by the Chairperson.**

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

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SECOND ORDER OF BUSINESS

Consideration of Minutes

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September 16, 2021, Regular Meeting Minutes

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

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53 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla,**
54 **and with all in favor, the September 16, 2021, Regular Meeting**
55 **Minutes were approved.**

56
57 **THIRD ORDER OF BUSINESS** **Consideration of Amendment**

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59 **Consideration of the amendment to the Professional Services Auditing Agreement between the**
60 **District and Grau and Associates, dated September 5, 2019**

61
62 *Mr. Jim Ward: We have an agreement with Grau and Associated who handles the audit for this District.*
63 *We did an agreement for five years with the company beginning with the 2019 Audit. They have*
64 *requested a fee increase for the remaining term of their contract for 2021, 2022 and 2023. The price is*
65 *increased basically \$1,000 dollars per year, from \$4,500 dollars to \$5,500 dollars, etc., on down the line.*
66 *I am seeing these consistently in some of my CDDs this year, obviously due to the workforce problems*
67 *that many firms are having, including auditing and professional firms. The firm is very good. I would*
68 *recommend that we accept the amendment to the agreement and authorize the increase in their fee*
69 *structure.*

70
71 *Mr. Ron Miller: Do not take this as me being opposed, but did I hear you say they are under contract?*

72
73 *Mr. Ward: Yes, sir.*

74
75 *Mr. Miller: If we don't approve the new rate, what happens?*

76
77 *Mr. Ward: They won't want to do the audits.*

78
79 *Mr. Miller: Yeah, but if they are under contract, don't they have to do the audits?*

80
81 *Mr. Ward: Yeah, I don't remember this agreement very well. I'm sure there is a termination provision by*
82 *either party. I'm looking for it.*

83
84 *Mr. Miller: \$1,000 dollars isn't a lot of money, but I guess it does rub me a bit wrong that when you have*
85 *a contract, and somebody just wants to negate it.*

86
87 *Mr. Ward: Under normal circumstances Ron I would say I agree with you, let's just terminate and move*
88 *on, but as I said, not only auditing contracts, but other contracts, I've just seen vendor price changes due*
89 *to basically workforce problems this year. As I said, their firm is a very good firm and does good work.*
90 *Even if we re-bid it, I'm sure their fee would go up to the numbers they said. Trying to hold them to their*
91 *fee is difficult, and we do have a termination provision by the District for any reason on 10 days' notice.*
92 *They don't get the same provision in the contract, but other than that, that's the only termination*
93 *provision we have.*

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95 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla,**
96 **and with all in favor, the amendment to the Professionals Services**
97 **Auditing Agreement was approved.**

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99 **FOURTH ORDER OF BUSINESS****Staff Items**100
101 **I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

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- a. Updates on Notice 558**
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- b. Update on Litigation experts and upcoming depositions**
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- c. Arbitration Hearing - January 18, 2022, at 9:30 a.m.**
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- d. Proposed meeting to discuss lakes with County representative**
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108 *Ms. Jessica Tolin: So, with respect to the 558 Notice, their deadline to respond, meaning Taylor*
109 *Morrison's, is November 1, 2021. We still have not received any formal response to the 558*
110 *Notice. All that really means is that we kind of checked that box as a prerequisite if we wanted to*
111 *move forward with claims related to the lake construction, and so we will plan to amend the*
112 *complaint accordingly, assuming that there is no response received by then. If there is, then we*
113 *will circulate it and go from there.*

114
115 *Ms. Tolin: With the next item, litigation experts and upcoming depositions, just so you are all*
116 *aware, they have requested the deposition of the corporate representative of the CDD. Zack is*
117 *going to be the corporate representative. That deposition is going to be November 15. They have*
118 *also requested the CDDs Engineer's deposition which, that's James Messick. His deposition will be*
119 *the next day, November 16. Then they've also requested to take Jim's deposition which will be the*
120 *first week of December. We also have Tim Hall's continued second day of his deposition that will*
121 *be November 3. That is going forward as well. With respect to experts, as you all know Tom*
122 *Conrico (ph) is currently an expert working for the CDD. We are also looking into an environmental*
123 *engineering expert as well and still waiting to obtain some information on that.*

124
125 *Ms. Tolin: The next item, arbitration hearing, that's just so everyone is aware that's up and*
126 *coming. That will be January. The last item I'll direct over to (indecipherable).*

127
128 *Mr. Stamp: But before you do that, what kind of update can you give us on the HOA and them*
129 *joining the lawsuit or on timing?*

130
131 *Ms. Tolin: They are still, as far as I know, trying to get a date for their hearing on their motion*
132 *that's currently pending which would have them assert cross claims against Taylor Morrison and*
133 *once that's set, we will let you know. They are also looking into some of the 558 issues. We*
134 *haven't seen their 558 letter go out yet, but I understand it's underway.*

135
136 *Mr. Kleck: Would you explain the 558 issues?*

137
138 *Ms. Tolin: 558 is the Chapter of the Florida Statute that pertains to construction defects. We had*
139 *sent one out with respect to the lakes and the construction that was done with respect to*
140 *particularly Lake 11 based on some of the surveys. So, they have that, as well as the report Calvin*
141 *Giordano did related to the fence and other items.*

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Mr. Stamp: You sent the letter and they have so many days to either correct the defect, or deny the defect?

Ms. Tolin: Correct. Once they get the notice, they have 30 days to conduct an inspection if they would like to do that. They have 45 days from the notice to provide a response. If no response is received, we can then proceed with bringing claims related to the construction defects in the litigation. It's really a prerequisite that has to happen before you move forward with that.

Mr. Kleck: And how many days have we been on the clock?

Ms. Tolin: Their deadline will be November 1. After that we can move forward.

Chairperson Stamp: Bart, you want to talk about the meeting with the County?

Mr. Bart Bhatla: We had requested copies of the (indecipherable). We essentially requested the probation which was (indecipherable)through the handover. Their position was that Taylor Morrison complied with all the (indecipherable) that they had pointed out by the end of the year. They did not give us any documents. They said the documents were on site. They (indecipherable), so I asked Tom if he could go on the site and review the documents. We are aware that (Indecipherable) or could be prepared for Taylor Morrison by Waldrop. They did not give us any indication of there being (indecipherable).

Discussion ensued regarding the meeting with the County, much of the conversation was (indecipherable).

Mr. Bhatla: They also (indecipherable) related to (indecipherable), and they found that Taylor Morrison complied, so they basically released the bond. So, actually we left there (indecipherable) the document, then compare the deficiencies whether they were addressed by the county or not. Number two we talked about the blockage of the pipes because that would be operationally cheap, and County said that they did not pay any attention to it, but they said that if there (indecipherable) it would be a violation of the code, and the procedure is that we would have to approach the County and plead essentially that there are blockages and they would do an investigation and then issue a report. And of course, the report would go to the owner of the facility who was affected by this. It means that we have to go back to Taylor Morrison; however, the important issue here is, if we want a document to present to Taylor Morrison, that they are in violation of the code, then I think we will have to go to the County. There is a procedure that basically (indecipherable). That was essentially the conclusion.

Mr. Kleck: Is the County's report of the deficiencies that they found when they inspected? Are there documents that we are asking for?

Mr. Bhatla: As I understand, and this is previous information through the HOA that I was involved in, the County inspector had inspected and pointed out the deficiencies to the builder. The County did not have a document. They indicated to me that that was being prepared by their (indecipherable). So, we need that report, and it is kind of up in the air if there is a report or not. The County doesn't find it. (Indecipherable) the impression I had was it was going to be

189 (indecipherable). But the County just said (indecipherable) etc. etc.. I think we have to look for the
190 documents.

191

192 Chairperson Stamp: These items, most of them, will have been repaired, particularly the pikes and
193 the blockage. What recourse does the County have if they all of a sudden say gee, you're right,
194 they didn't. They can't take back the bond if they released them.

195

196 Mr. Bhatla: The County's position is that they examine, and they send to us about any code
197 violation, and they did not – it just got away from them – they did not look into it any further. We
198 said to them if we present you with evidence what would be the outcome. They said we would
199 have to go through the process and if it's a code violation; however (indecipherable), if it was so it
200 would be a code violation. And then the owner, in this case is us, we would have to rectify it, but if
201 we want that evidence to be presented then (indecipherable).

202

203 Chairperson Stamp: We would just have to add it to our list of what we are suing them over for
204 damages. The County was not going to do anything.

205

206 Mr. Bhatla: No, the County is not going to do anything. In fact (indecipherable).

207

208 Chairperson Stamp: Okay, so you're going to gather the documents and then we will talk about
209 this again.

210

211 Mr. Bhatla: Yes, I've asked Tom to pull the documents together, what the County has approved,
212 what (indecipherable).

213

214 Mr. Ron Miller: Without asking for any of the details, has anyone made contact with the Corps of
215 Engineers yet? Are they in the picture?

216

217 Ms. Tolin: We had sent at least two, and possibly even three, letters trying to followup with the
218 Corps at various times and just have not received any response from them one way or the other.
219 I'm not sure about if anyone else has followed up separately, outside of our office as of this time,
220 but we have not gotten a response.

221

222 Chairperson Stamp: It's the whole desire that once the HOA joins the lawsuit, we can use that as
223 an impetus to go back to them and say, okay, things have changes from the last time we contacted
224 you and put it in front of them again. In a little bit we are going to be talking about some
225 budgetary items that might get their attention too. We will revisit that.

226

227 II. District Engineer - Calvin, Giordano & Associates

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229 a. Preserve Tree Removal Process

230 b. Stormwater System Repairs

231 (i) Broad Crested Weir

232 (ii) Sediment and Debris Removal

233 (iii) Update to correspond to report

234

235 Mr. James Messick: (audio dropped for 30 seconds). --pages 1 and 2 in the strategic operational
236 plan, for item number 1, the preserve tree removal, I have Michael Conner from our office who

237 *did the initial inspection and prepared a draft report which I have attached in the appendix of my*
238 *report. He asked Mr. Conner to review the draft report.*

239
240 *Mr. Michael Conner: In preparation for this meeting, I have prepared a draft report which is*
241 *included in your agenda packet. At the beginning of last month, I visited the site and started to*
242 *examine and analyze the dead or hazardous types of trees that are around the perimeter of the*
243 *preserve areas that could pose a hazard if they were to fall during a storm event or for natural*
244 *reasons. What you see is identified. I inspected approximately 128 trees, and there is a map we*
245 *are developing which kind of shows where those trees are located. The report describes that as*
246 *well. I prioritized the risk factor if you will for each of the locations, with one start being lowest*
247 *risk, primarily pedestrian nature trail where it is just the occasional person going by. A 2-star*
248 *rating would be something more along the back of a house, back of a screened enclosure, close*
249 *to the pickle ball courts, the public sidewalk, sidewalks within the communities, that sort of*
250 *thing. A 3 star would be the highest risk and those were trees located along the golfcart path*
251 *and the public sidewalk out along Immokalee. There are a few trees out there which could fall*
252 *over that sidewalk as well. If you look at grouping the 2- and 3-star, highest risk trees, it comes*
253 *out to approximately 30 trees, and the remaining 98 trees which were primarily around the*
254 *nature trail and pedestrian trail around the project. The map kind of indicates the highest*
255 *concentration of those 1-star trees are in the northeast/north section of the pedestrian trail*
256 *which goes around the development and then it's more sporadic as you go around to the*
257 *northwest and the west side. The next steps would be to determine what action the Board*
258 *wants to take. If you want to designate, or recommend some funds to be expended, roughly*
259 *about \$32,000 for all of them at once, or you could phase it and the logical first phase would be*
260 *to do the 2 and 3 star rated risk level, or it could be somewhere in between. Once that's*
261 *determined, we will finalize the report, we will make that a better-quality map, we will that to*
262 *the South Florida Water Management District Staff for them to review and approve, and we will*
263 *get prices from three local contractors that can go in and cut the trees down. Most of them*
264 *would stay in place if they fell and were staged in the preserve areas. When they cut them, if*
265 *they fall outside the preserve area into a maintained landscape area, of course, we would cut up*
266 *the trunks and pull them out of there. We have an estimated price per tree based on previous*
267 *work we have done in similar situations in developments, so that could obviously depend on the*
268 *actual bid. It could be more, it could be less, but we think this is a pretty conservative number of*
269 *the per tree price that we can work with.*

270
271 *Chairperson Stamp asked if there were any questions; there were none.*

272
273 *Mr. Messick: We should move forward with the highest rated trees?*

274
275 *Chairperson Stamp: We are going to talk about the Budget in a little bit. We may ask you to*
276 *divide and prioritize the trees further. Some of those trees may be standing for –*

277
278 *Mr. Messick: I wanted to make sure we have some direction.*

279
280 *Chairperson Stamp: That's the direction we will want to take; take care of the immediate*
281 *dangers, but some of those we may leave standing.*

282
283 *Mr. Messick: The second item two major improvements for our stormwater management*
284 *system. As I mentioned in the last Board Meeting, we have taken the report that had*

285 *recommendations for improvements and immediate actions we identified as phase 1 were the*
286 *broad crested weir and phase 2 sediment debris removal. We are currently constructing the*
287 *broad crested weir. I visited the site this morning. Unfortunately, we got there (indcipherable)*
288 *but they should really finish this week. Tomorrow (indcipherable). I have noted a percentage of*
289 *completion. They are following the schedule that (indcipherable). Phase 2 is at the very tail*
290 *end. They've identified the drainage structures that they've cleaned, including the outfalls and*
291 *pipes. They still have four structures left to clean and they told me by the 29th, next Friday they*
292 *will have a report and invoice for (indcipherable).*

293

294 *Chairperson Stamp: We are leaving the ones that are 25% or less alone for right now.*

295

296 *Mr. Messick: Correct. The last item is the operational plan. We kind of explained the process*
297 *for the District and that's to provide a safe and useful (indcipherable) and it is a continuous*
298 *process over time. Although I think the structure will deteriorate, (indcipherable). An example*
299 *is just the phase 1 weir project. Planning a long-term strategy for infrastructure operations and*
300 *maintenance cost is the first step. We prepared a (indcipherable) which will start this process*
301 *for the Flow Way CDD. The work will include preparations of CDD maps, the viewing*
302 *documentation share point file, (indcipherable), CDD asset inventory (indcipherable) and*
303 *preparation of a CDD budget report. This shall be completed by what Engineering and*
304 *Construction (indcipherable). Much of Mr. Messick's statement was (indcipherable).*

305

306 *Chairperson Stamp: We are going to come back to that topic shortly. It is a little bit more*
307 *detailed. If anybody has any questions or comments now, we will take them. There were no*
308 *questions or comments.*

309

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

311

312 **a. Discussion of Future Operating Plans (Consideration of CGA Proposal)**

313 **b. Financial Statements for period ending September 30, 2021 (unaudited)**

314 **c. Financial Statements for period ending August 31, 2021 (unaudited)**

315

316 *Mr. Ward: What I would like to do with the Board, to help you better understand and help the*
317 *residents better understand where we are, our fiscal years are from October 1 through September*
318 *30 of the next year. We just started what we call fiscal year 2022. That will run through*
319 *September 30 of next year. The year that we just ended, we had a net loss in our operations of*
320 *roughly \$20,000 dollars. That was a contemplated net loss that we anticipated primarily due to*
321 *the litigation we are in. We used a significant portion of our cash to anticipate the expenses*
322 *coming as a result of litigation, and specifically to ensure that we did not raise our assessments in*
323 *2021. Going into 2022, the year we are currently in, we anticipate that we will reduce our cash*
324 *reserve that now stands at \$345,000 dollars approximately. That will get reduced down to*
325 *\$190,000 dollars going into September of next year. That is due to understanding what our*
326 *litigation costs will or are anticipated to be for the current year. That entails some amount of*
327 *money, roughly \$200,000 dollars that we have in our current year budget for operations. The*
328 *existing operations of the CDD were anticipated to be the items that the homeowner's association*
329 *is currently maintaining, our stormwater management system, the reuse system within the*
330 *community and the entranceway buffer landscaping. At this point in time, already where we are in*
331 *2022, we have committed approximately \$95,000 dollars of that \$200,000 dollars for unplanned*
332 *work that we did not know about when we prepared the original 2022 budget. That is the cleaning*

333 of the stormwater pipes that Mr. Messick just mentioned to you, and the repair to the weir
334 structure for this community. We also know that the homeowner's association has some desire for
335 the District to take on the operations of its stormwater system and the other two assets we will be
336 in discussion with them about. So, going into 2022, knowing that we have already spent \$95,000
337 dollars, knowing that we are going to have some amount of expenditures for operations, 2023 is
338 going to be a very difficult year. One of the things I want to point out, the operating budget that
339 we have in place for our operations was done 2 years plus ago, and it was information provided to
340 me by the homeowner's association at the time, which was obviously Taylor Morrison. I think
341 what we are all learning, both the existing homeowner's association and the CDD, is that
342 information, that financial information, needs a lot of help at this moment in time. It just is not
343 right. So, a significant part of what we need to do going into this coming year, is to take a look at
344 all of our District's assets, the proposal that Jimmy just mentioned. We need to know what we
345 own, how many lakes we have, where all of these pipes are, all of this landscaping; we need to
346 create a real-life budget for all of these assets. That's what this proposal is going to do, and we
347 need to value these assets, so we understand what our program is going to be going into 2023.
348 The hard part, and this is where the rubber hits the road, although our budget starts October of
349 next year, we have to back up to probably February or March to start the preparation of this
350 budget. By law, I am required to submit a budget to you by June 15th of next year. In order to do
351 that I need to prepare a budget at least 3 months in advance of that date. You are required to
352 approve it no later than essentially August 31, under the law. In reality, those dates are too late in
353 the game because we must certify our tax rolls by that date and it takes a month to get that done,
354 plus it takes a couple of months to get through this process. The plan, what I'm suggesting to you
355 is that we plan now by authorizing Calvin Giordano to do the work that is needing to be done for
356 2023 in terms of these assets. So, we will have a better understanding of our budget by March or
357 April of next year. That will tell us how much the assessments are going to go up in 2023. Realize
358 that they will have to go up in 2023 because we are using existing cash in order to fund the existing
359 operation. Our cash balance will drop to a point that we will have no more available cash to use
360 going into 2023 which then automatically drops your budget at least \$150,000 dollars for the 2023
361 fiscal year. That's basically where we are going into 2023 and the timelines in order to do all of
362 this project, and the problems that I think we are seeing now in terms of preparing our budget,
363 understanding what we have in terms of the operating requirements for the assets we own, and be
364 able to come up with a plan necessary to understand that. It is going to be difficult going into
365 2023 and 2024 knowing what we are doing because it clearly is changing on a regular basis, but
366 this will be a good start for us going into 2023.

367

368 Mr. Bhatla: Who is in charge of the spreadsheet? Itemizing all these items.

369

370 Mr. Ward: That would be my office and the professional team, but primarily me.

371

372 Mr. Bhatla: (Indecipherable).

373

374 Mr. Ward: No, because in order to do what I need to do, I need the engineer's information in order
375 to prepare the budget, and to do his work is 2 to 3 months, probably 2 months' worth of work in
376 order to get me a document in sufficient form, so I can do your budget for 2023. So, we are
377 basically November 1, end of January I will get something, a month for me to get it out the door
378 and start your process in March at the latest.

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380 Mr. Bhatla: (Indecipherable).

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Mr. Ward: Him. Only him.

Chairperson Stamp: Talk to Jim because he's got the past years' budgets and comparisons and can give you a historical look at what we've done.

Mr. Miller: I think I get the big picture Jim has presented to us, and I think we should give him our full support and do what he asks. But a couple of details, we are going to have to do the statutory requirement of informing the residents about an increase in the levy rate, so that needs to be thrown into the hopper. Having said that, I would like to kick around the thought of, even though we wouldn't need to use it all, increasing the sufficient amount that we wouldn't be going back year after year with the same requirement, and every time you do it should probably alarm at least a handful of residents who are going to be asking a lot of questions. Is there a way we can maybe do enough of this at one time so we wouldn't have to repeat the process for a few years? Is that possible?

Mr. Ward: Yes, sir, that is exactly the plan.

Mr. Miller: Paying for the maintenance of the preserves – should that be in the budget, should we pay for it? Should we advise Taylor Morrison and the Corps of Engineers that we are not paying for it? Should we put it in the budget and raise the cash just in case but not spend the money? I guess I would add to those comments to kick around, when we are talking about the preserve budget, there is in the Corps documents a requirement for mitigation up to a certain point, the 4% or whatever, and once you've reached that level, in order to obtain that approval and sign off by the Corps in South Florida, they have to be maintained 3 consecutive years. The last time we talked about this, I think there was at least part of this that had to be started over because it failed in one of those years and we were starting that process anew. When we get to thinking about whether we are going to pay for the preserves and then go after Taylor Morrison for some more money, or just say no we are not going to do it and let the chips fall where they may. We certainly can go after Taylor Morrison. We might not be successful, but we can go after them if the 3-year test fails and has to start over. If we allow or cause the 3-year period to happen, are we shooting ourselves in the foot in that regard, or if we fail the 3-year test? If we don't maintain the preserves in the year 2022, and somebody comes in and says we don't like it, you failed, so you start over in 2023 and so you go out and spend some money and start over again. Is it really a money issue in that respect? Or is it simply 3 more years that we don't care about? I just want to get these thoughts on the table because we are talking maybe a quarter of a million dollars on the preserves every year, and Martinn is not on the phone, but we kind of think alike, and we don't want to pay for it. That's where my big picture thought is.

Chairperson Stamp: Let me summarize this a little bit, some things we've got to think about, and this is going to require a lot more discussion Ron. The lawsuit is very unlikely to be approved in time to be incorporated into the 2023 budget. We are just not going to know. So, we have zero dollars coming in on that. That's going to be nothing but a mouthful of cash, so that's one. Two, the maintenance of the preserves, as you mentioned Ron, we have to seriously step back and look at two ways: one, do we want to fund them at all, or do we want to say we are going to put \$100,000 in? We are not going to put \$250,000 dollars in, and what does that do to the Corps, or what does that do to Taylor Morrison if anything? I think that's just a discussion we are going to have to have. We have asked counsel before to weigh in on it. I won't ask them to do it today, but

429 *probably at the next meeting, what they think the ramifications of not funding the preserves, or*
430 *funding the preserves at a lower level, but that's something that is going to have to be seriously*
431 *put on the agenda. The canceling of the HOA contract, which we are going to do in a little bit here,*
432 *as Jim indicated, it's not known out there because nobody trusts Taylor Morrison's numbers. We*
433 *don't know what we don't know about what's going to break next or what we didn't anticipate.*
434 *That's going to be an unknown cost which hopefully will clear up over time. The next item is*
435 *fencing of the preserves. The permits say we have to fence it, but does fencing mean fence laying*
436 *on the ground, do we need a couple gates up, what's that mean? That's \$180,000 dollars. It may*
437 *get deferred for a long time, forever. Banks, lakes and littoral, pipes, that's another issue which*
438 *goes back to Jim's plan and the overall what we still don't know is out there. I just wanted to*
439 *communicate that the next budget is going to be a mess and is going to require some pretty hard*
440 *decisions by this Board, and we are going to have to make them fairly soon.*

441
442 *Mr. Miller: Zack, I think you and I are saying the same thing in different ways.*

443
444 *Chairperson Stamp: In my mind we have basically three things, one, we have to protect the*
445 *residents from falling trees and flooding lakes and those kinds of things, we have to protect*
446 *infrastructure and we've got to do it in a way that's affordable. Not cheap, but affordable. Those*
447 *would be the three things I'm going to be looking at as we move forward. Again, Ron, I think we've*
448 *kind of been on opposite sides in the past about funding the preserves or not funding it, in nuanced*
449 *ways, but I think (indecipherable). What are you going to do about it? But at some point, we are*
450 *going to have to cross that bridge. We may say we are going to fund it fully and raise the rate.*
451 *That's not out of the realm of possibility. It's certainly an option. Jim and I have been talking*
452 *about this for a couple of months.*

453
454 *Mr. Kleck: When do we have to have these discussions? We need to have them sooner than later.*

455
456 *Chairperson Stamp: Jim has to present a budget to us by June 15 and I think it would be handy for*
457 *him to know a couple of months in advance what we are planning on doing. But he has got to wait*
458 *on the Engineering Report to –*

459
460 *Mr. Ward: My plan was to actually start your budget process in May of next year, but in order for*
461 *me to get to that date, I need Jimmy's work which is 60 days and 30 days, so (indecipherable) but*
462 *May is the drop-dead date. I have to start this process. Once you approve this budget, we have a*
463 *public hearing to get to in 60 days after that, but the key to that public hearing is we have to mail*
464 *notice to all residents this year on what the assessment rate is going to be for next year. That's 60*
465 *days' worth of work to get that out the door and to residents, set up a location that will house a*
466 *big enough space to hold the residents and hold a public hearing to do that. It might seem like a*
467 *long time, but it's a tight schedule from right now.*

468
469 *Chairperson Stamp: We might be having these conversations in February or March to help you get*
470 *ready to do it in May.*

471
472 *Mr. Ward: Right.*

473
474 *Mr. Bhatla: (Indecipherable).*

475

476 *Mr. Ward: The items of uncertainty which we have which are the subject of the CGA Report, there*
477 *is no way for me to actually figure out what the number really is. Everything I have in the existing*
478 *budget, other than the operations, that's easy. I can do that tomorrow, but in order to get the real*
479 *number, which is the big part of your budget, which is the assets, we have to go through this*
480 *process to get him to prepare this report. Then I can prepare the rest of it in relatively quick order*
481 *for you.*

482
483 *Chairperson Stamp: We know what the administrative costs are going to be, we know what the*
484 *Board costs are going to be, or within a few dollars, so it's the unknowns out there –*

485
486 *Mr. Kleck: Do you not have a history of the maintenance schedules since Taylor Morrison took over*
487 *this neighborhood?*

488
489 *Mr. Ward: No. I have no clue. The HOA was never required under the existing agreement and to*
490 *this day, the HOA is not required to supply us with financial information on what they are spending*
491 *on our component parts. I would seriously doubt they even keep that level of a number. The*
492 *bigger issue is, I'm not confident in those numbers. I don't think anybody is confident in those*
493 *numbers. I hear from the HOA they are not confident in those numbers. I can clearly tell you I'm*
494 *not confident in numbers that were prepared 2 years ago, not by me, but by the prior HOA people.*
495 *I would be much happier if we had a correct report to deal with a long term look at what we need*
496 *for our operations. Not going back to this well every single year. We need this level of*
497 *information.*

498
499 *Chairperson Stamp: Keep in mind, even if we had perfect number, if we had totals, Taylor*
500 *Morrison didn't ever do any maintenance. We know what they've spent on fencing for the past 6*
501 *years is probably zero. We know what they've spent on cleaning the pipes is probably zero.*

502
503 *Mr. Ward: A good point is these \$95,000 dollars we just spent cleaning out drainage structures.*
504 *That's a yearly ongoing program which should be done in a community of this size. It's just normal*
505 *maintenance. It just wasn't done. So, even if I had them, I wouldn't trust them.*

506
507 *Mr. Bhatla: (Indecipherable). I'd like to be involved in that to see what's going on.*

508
509 *Mr. Messick: We will have inspectors and construction department members come out, walk the*
510 *assets, document the assets, provide an assessment of the assets, and then that will give us a base*
511 *for quantity (indecipherable).*

512
513 *Mr. Bhatla: (Indecipherable).*

514
515 *Mr. Messick: We are starting from ground zero.*

516
517 *Chairperson Stamp: In a minute, we will authorize him to do that.*

518
519 *Mr. Messick: Each month I will include in my report on what I'm doing, an update.*

520
521 *Mr. Ward: The only thing I need from you is a motion to approve the agreement with Calvin*
522 *Giordano & Associates as Mr. Messick had identified for you.*

523

On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla, and with all in favor, the Agreement with Calvin Giordano & Associates was approved.

FIFTH ORDER OF BUSINESS**Old Business****I. Agreement with Master Homeowner's Association and District**

Chairperson Stamp: Dave Boguslawski and I have had discussions. I think it is our agreement that the CDD will terminate that contract given the required 30 days' notice and that should give about 75 days' notice. We will terminate it effective December 31, and so there is some certainty we can start moving on our side, the CDD's side, to assume the functions. I would say, because we are a government entity subject to Florida ethics and bidding laws and requirements, we can't simply go ahead and assume their contracts. We may be able to do that, but there are going to be some hoops we have to jump through since we are a public body, so this 75 plus number, between now and December 31, that gives Jim the time to do that, to give the HOA some certainty. I would take a motion to terminate that contract.

Mr. Kleck: The list of things that we are going to take over for the HOA, do we already have this?

Mr. Ward: I have a general idea. I know the assets we need to take over. Clearly, we know that. The question will be what's the scope of services, how much is this going to cost, things like that. We are going to use the existing vendor contracts as a base with which to start with, and we will either use those existing contracts or enter into new contracts once we figure out what the real scope is over the next 60 days.

Mr. Kleck: Will the CDD be reimbursed by the HOA for these?

Mr. Ward: No, there is no intent for the CDD to be reimbursed.

Mr. Kleck: Does the HOA have a fund?

Mr. Ward: I think the HOA is –

Mr. Miller: You mean there is no intention of the CDD to reimburse the HOA?

Mr. Boguslawski: We had agreed a year ago that you were going to budget for it, we were not. For it being the cancellation of the services. So, we have nothing in our budget. I will also connect it with what Jim said earlier, which is we all have a clean slate of paper that we've got to figure out what's on it. Whether it's still right or not, because we inherited it from Taylor Morrison. Whatever they did in fact. And the records of transfer weren't clean. Boxes of paper documents, we went and picked them up, 15 or 20 boxes, and we've been having trouble, and now that Troon are managing the place they've done a good job of organizing and recategorizing them. I think the approach is in the suggesting let's start with what the property is and let's start with what the requirements are that we must do, and let's work with the appropriate people to help us with that, and then figure out if we have options and let's identify what the options are and proceed. I tell you the consideration that we had was at one point Jim was saying maybe we should just take all the services and, you

571 *know, we take some, you take some. Tearing anything apart is hard and it's often better to say let's*
572 *cancel the agreement, let's start anew, there's a bunch of (indecipherable). Those are the ones*
573 *we've got to zoom in on. There are also going to be some parts that are not regulatory*
574 *requirements, but they are putting plants in the right places so it's pretty. Okay? I think we will work*
575 *towards another agreement at some point. The appropriate time to figure out what we've got to*
576 *maintain collectively, get it going, and then before your next budget process and our next budget*
577 *process, let's work towards a new agreement that's logical and complete. But right now, I am 100%*
578 *with what Jim said earlier. We have sort of inherited a pretty messy, unclear, set of history, that we*
579 *have got to sort out and get right first.*

580

581 *Mr. Kleck: With that being said David, we all (indecipherable), we knew we were going to pay fees*
582 *and that number we assumed it was set up to pay for all of the overhead of the corporation and I*
583 *was wondering if any of that money that you as the HOA take in, in the form of fees, should any of*
584 *that be included in what we are talking about here?*

585

586 *Mr. Boguslawski: None. I told you, we budgeted nothing this year.*

587

588 *Chairperson Stamp: (Indecipherable).*

589

590 *Mr. Boguslawski: To be clear, there probably was some historic spending that Taylor Morrison did,*
591 *or authorized to do, on the property that was related to this maintenance agreement that they put in*
592 *place, but the agreement we had between us going back a ways was you would take it over. For*
593 *good reason, more legal reasons than anything else, we didn't cancel it, you didn't cancel it, we are*
594 *now beyond that. But we have nothing in our budget right now. Are we spending some money on*
595 *some of the services? Yes, but I couldn't recite what exactly they are. We are spending money, but it*
596 *is unbudgeted money, so we are probably going to take that into consideration.*

597

598 *Mr. Miller: Zack, did I hear you say that you and David Boguslawski have discussed this offline? And*
599 *the two of you think it is best to terminate the contract on December 31?*

600

601 *Chairperson Stamp: Yes. The reason is that it gives us, the CDD, time to assume those contracts or*
602 *replace those contracts. If it was just a simple handoff, one day they work for the HOA and the next*
603 *day they work for the CDD, we wouldn't need to.*

604

605 *Mr. Boguslawski: And the other reason, Ron, is we are interested in knowing, is we are in the middle*
606 *of a budget process right now and we will be presenting that November 3. We will have budget*
607 *workshops for all the members, and we need to know whether to put anything in the budget for this*
608 *or not. If you guys cancel, we won't, but if you don't cancel, we have to.*

609

610 *Mr. Miller: I've never been opposed to canceling the agreement and for the CDD to assume*
611 *responsibility for paying for the maintenance of these things. It's never been a money issue to me*
612 *because we are all one happy family. It's going to come out of the same people's pockets. I have*
613 *heretofore been very hesitant on canceling the agreement because of potential legal reasons where*
614 *the HOA might be in a better position than the CDD to pursue Taylor Morrison for any deficiencies*
615 *because Taylor Morrison should have been doing that under the agreement. If those things are no*
616 *longer a concern, the agreement itself is not terribly important to me as to the cancellation date and*
617 *the CDD taking over its responsibilities. I think I have heard discussions in the past about at least one*
618 *piece of what the CDD is responsible for. I think it's the landscaping exterior to the gate. I thought I*

619 *heard some people say it might be better left with the HOA forever, and that gets back to the big*
620 *picture of the same people are going to pay for it. Those are my big picture thoughts. I don't have*
621 *any hesitancy on the agreement per se.*

622
623 *Chairperson Stamp: We have discussed the legal issues, with counsel for the CDD and the HOA,*
624 *David and I. I think the feeling at this point is whatever damage was done to the HOA has been done*
625 *to the HOA, and so they have a cause of action, and now they are simply mitigating that. That was a*
626 *concern early on, something that was unknown. It may be still as an unknown, but we think we are*
627 *getting to where we know what we are doing. We didn't ignore that as a consideration.*

628
629 *Mr. Kleck: A question for our District Attorney, do courts that are ruling against builders favor*
630 *homeowners or CDDs?*

631
632 *Ms. Tolin: There is really no favoring one side or the other. I would say it depends on the facts of the*
633 *case. I know that's a very lawyer answer, but it just depends on the facts of the case and the claims*
634 *being presented.*

635
636 *Mr. Bhatla: (Indecipherable).*

637
638 *Mr. Boguslawski: We have a budget we have to prepare for next year, and I'm looking to*
639 *(indecipherable). If we don't cancel it, we will plug a bunch of money in the HOA budget*
640 *(indecipherable). You guys are already going to have it in your budget too. It's always helpful to do*
641 *more research. What we have done is, Jim has asked me for a name. I responded this morning. We*
642 *are going to try to get a couple of people together from both sides and figure it out. I think the right*
643 *thing to do long term is, anything with a regulatory overlay requirement belongs with the CDD. I*
644 *think it's safer for all of us, and there are some optional things that you all don't have to do, that we*
645 *could do, but it is going to take us a while to sort through that.*

646
647 *Mr. Bhatla: So, at least (indecipherable).*

648
649 *Mr. Stamp: I think we have an idea.*

650
651 *Mr. Ward: Bart, I am fully in agreement with the homeowner's association's idea to terminate this*
652 *agreement now. This will help the District in identifying some of the items out there that we can*
653 *actually go just get them done and do them. We know it's a water management system. There are*
654 *lakes, littoral shelves, pipework. From my perspective, and I know Jimmy's perspective, this is easy*
655 *for us. We can go out there, we can identify what we need to do, we have scopes that we know we*
656 *are going to use for all of this. So, now it's just a matter of us getting the vendors to do all of this*
657 *work and getting them on board to do it. The landscaping out front, same thing. That's not rocket*
658 *science. We know where it is. We know how to get it done. The limits may be 2 feet this way, 2 feet*
659 *that way, who cares? It's something we know how to do. And same for the reuse system in the*
660 *community. You have to give us 60 days to get this done and we will know the scopes and some*
661 *preliminary pricing that we will be able to move forward with, with a long-term plan of doing a*
662 *better evaluation. We will have that on a more long-term basis, but this actually helps the District to*
663 *get this process started now versus trying to put some plans in place and scopes in place that I think*
664 *are just going to change over time anyway.*

665
666 *Mr. Bhatla: What is being stopped if we don't cancel it today?*

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Chairperson Stamp: The HOA is going to continue to have responsibility for these maintenance agreements. They are not ours; they are theirs.

Mr. Ward: I've been a proponent of this for more than a year now, but this District, we know as a matter of fact that these assets are not being maintained correctly, simply because of what happened with the stormwater pipe system and the weir structure itself. To continue to let that problem move on over the next 3 months, 6 months, whatever, is probably not the right thing to do. The HOA has enough on its plate dealing with all of the bigger issues that this District ought to be responsible for the operation of its assets. We own the system, and just because we have an agreement with them that was entered into by predecessor HOA, that should not be material. I think we need to take this responsibility on, more now than later. Yeah, we have some unknowns, but they are not huge unknowns. We will work through them over the next few months, next year, whatever it needs to be, but we should move this process forward at this point.

Mr. Bhatla: (Indecipherable).

Chairperson Stamp: (Indecipherable). As Jim indicated, when Taylor Morrison controlled both entities, the CDD and the HOA, it really didn't matter to them how they did it. So, the bookkeeping or whatever, they shifted everything to the HOA. They had the HOA managing, but when Taylor Morrison had control, they were responsible for doing all of that, and I think we paid them in theory \$10 per year to do that. Now, it's come to the time where it is not all Taylor Morrison controlled and we are going to separate them now to what their functions should have been all along by canceling that maintenance contract for the landscaping, water management, the reuse system, and taking that into control. We've discussed it several times during the (indecipherable), but you would not have benefited from that. We could sit down and put together a document, but it would be another 30 days, unless we called a special meeting, which takes 15 days' notice. It's not as simple as putting together a 2-page memorandum. I wish it was, but it's not. That's where we are at. We may want to, at the end of the day say, okay, the HOA takes this back, like the front gate. But let's cancel this, and then we can come back with another agreement, or at least that's my feeling.

Mr. Ward: I agree with you.

Chairperson Stamp: And you can sit down with us after the meeting to talk –

Mr. Ward: Let me be clear, you can sit down with us (staff), you can't sit down with them (Board Members).

Mr. Boguslawski: (Indecipherable).

Mr. Ward: I think we are all in the same boat that you are. It's a learning curve.

Chairperson Stamp called for a motion. A motion was discussed; no motion was made. (Indecipherable).

Mr. Ward: We are going to do our best to get that done. I am going to push for it very hard.

Mr. Kleck: (Indecipherable).

715

716 *Mr. Ward: I am confident we can get it by January 1st. I was not sure we could it done sooner. I*
717 *would like to get it done sooner than that, but we are going to have two major holidays soon. We*
718 *have clearly, Jimmy's firm, and I, know vendors who can do all of this work. We just need to get with*
719 *the HOA, understand where all of this stuff is located, and transition it. We will be able to do it. The*
720 *drainage system, landscaping, an entranceway and a reuse system. I'm not going to tell you we are*
721 *making mountains here. This is a really small hill. We can fix this problem quickly.*

722

723 *Mr. Miller: My reticence for the last year, which maybe put me in a minority, I was concerned about*
724 *us, as a community, having the strongest position against Taylor Morrison. I think I heard Zack say,*
725 *maybe in context with Dave Boguslawski saying that the lawyers have now looked at this and the*
726 *lawyers don't think that cancellation in the end of December would weaken our position. If I have*
727 *got that correct –*

728

729 *Ms. Tolin: That is correct.*

730

731 *Mr. Miller: Then I'm okay with the Board today giving Jim the go ahead to do the cancellation*
732 *sending a letter to the HOA canceling effective December 31.*

733

734 *Mr. Ward: Is that your motion?*

735

736 *Mr. Miller: Yes.*

737

738 *Mr. Bhatla asked if the Board could have an update in a month.*

739

740 *Mr. Ward: Of course.*

741

742 *Chairperson Stamp: Of course, we have a meeting in a month. Feel free to pick up the phone and*
743 *call Mr. Ward and ask him questions. Just don't call us because of the Sunshine law.*

744

On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, authorizing Mr. Ward to send a letter to the HOA canceling the Agreement effective December 31.

748

749 **II. Future Funding of Preserve Mitigation and Maintenance**

750

751 *Chairperson Stamp: I don't think this needs to be discussed. If anyone wants to revisit this, we can.*

752

753 **SIXTH ORDER OF BUSINESS**

Audience Comments

754

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

759

760 *Mr. Boguslawski: anything we can do to help you with communicating about that work to residents*
761 *before it starts, just let us know.*

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SEVENTH ORDER OF BUSINESS **Announcement of Next Meeting**

Quorum Call for November 18, 2021

Chairperson Stamp: The next meeting will be November 18, back in this room. Do you have anything else Jim?

Mr. Ward: For quorum purposes –

It was determined at least four Board Members would be present in person at the next meeting.

EIGHTH ORDER OF BUSINESS **Adjournment**

Chairperson Stamp adjourned the meeting at approximately 2:40 p.m.

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

ATTEST:

Flow Way Community Development District

James P. Ward, Secretary

Zack Stamp, Chairperson

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
November 2021**

**Board Meeting
November 18th, 2021**

Prepared For:

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

Prepared By:



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

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**CGA Project No. 21-4271
November 18th, 2021**

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF EXHIBITS

- EXHIBIT 1 LOCATION MAP
- EXHIBIT 2 LEGAL DESCRIPTION
- EXHIBIT 3 MRI ESPLANADE 2021 CLEANING REPORT
- EXHIBIT 4 MRI PROPOSAL (3 Structures)

I. PURPOSE

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

II. CURRENT ITEMS

The following items are currently outstanding:

1. Preserve Tree Removal – Dead/Hazardous Tree Inspection Report
2. Stormwater System Maintenance Plan – Phases 1 & 2
3. Strategic Operational Plan

1. Preserve Tree Removal

Draft report reviewed by Board of Supervisors and approval for Priority 2- and 3-Star rated trees (30 total) will be included in submittal to South Florida Water Management District (SFWMD).

The anticipated Costs are \$7,500 for first phase of tree removal (\$250/tree). Submittal to SFWMD is expected to occur in November 2021.

Additionally, the remaining tree removal phases will be outlined in the strategic operations plan, which is currently being prepared.

The final plan will include a location map exhibit of trees to be removed, for submittal to SFWMD for approval.

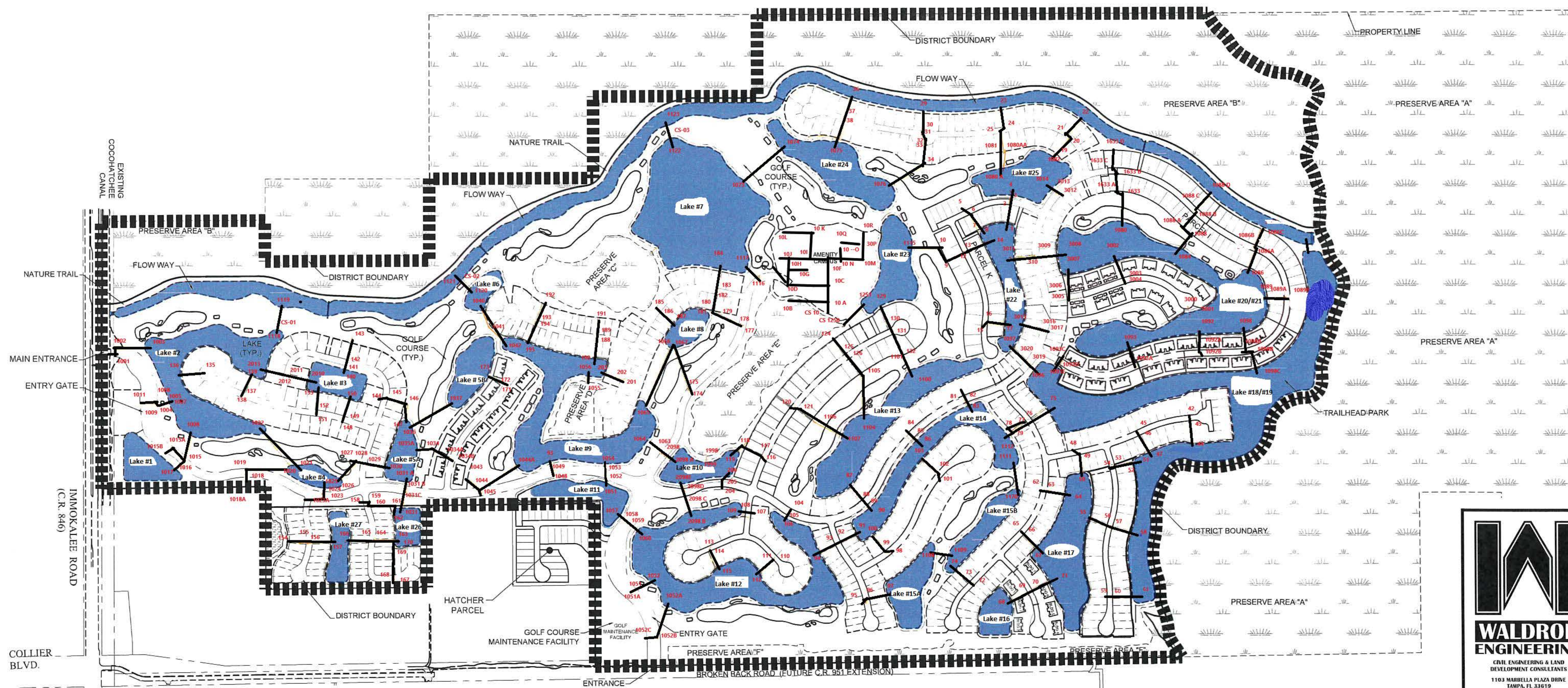
2. Stormwater System Maintenance Plan

The FORGE Report was presented to Board of Supervisors on June 17th, 2021, by Thomas Conrecode of Forge Engineering, Inc. Phases 1 (Broad Crested Weir) and 2 (Sediment & Debris Removal) have been completed.

Both Phase 1 and Phase 2 work is complete.

- Phase 1 – Broad Crested Weir (South) Erosion on both ends (**Invoiced \$15,000**) –Work completed on 10/22/21.
- Phase 2 – Sediment & Debris Removal (structures with 25% or more blockage) in Storm Structures and Pipe (MRI Cost Estimate of \$84,000; **Invoiced \$80,000**) – Work completed on 10/29/21. See attached report documenting stormwater management system cleaning and proposal for additional structures. Professional team addressing remaining 3 structures, detailed below:
 - All structures cleaned on Lakes Map Exhibit w/ 25% or more blockage.
 - 3 Structures need additional work:
 - Structure #1040: 36” RCP pipe is substantially cracked near Structure #1040 (\$15,000) – 16 L.F. (2 segments) of RCP Replacement is recommended to be replaced. Damage to RCP pipe is due to unknown circumstance. Landscaping and Sod excluded from Contractor’s Quote.
 - Structure #1057: 24” RCP pipe has minor damages near Structure #1057 (\$3,200) – Report states damage is due to heavy rocks being dropped on pipe. 24” diameter repair clamp (36” in length) is recommended for repair.
 - Structure #83: Substantial debris / rock blocking pipe connecting to Structure #83 (\$2,500) – Only specialty VAC truck can clear blockage to allow fully functional SWM system. Normal system maintenance required to prevent blockage in the future.
- ~~Phase 3A – Lake Embankment Restoration, 1st group of Lakes (Forge, \$264,000) & Rip Rap erosion at Lake 12 AB (Forge, \$12,000) (Phase Total \$276,000)~~
- ~~Phase 3B – Littoral Shelf Aquatic Plant Restoration and exotics removal, Lake littoral shelves on Phase 3A lakes (Forge \$80,000)~~
- ~~Phase 4A – Lake Embankment Restoration, 2nd group of Lakes (Forge, \$264,000)~~
- ~~Phase 4B – Littoral Shelf Aquatic Plant Restoration and exotics removal, Lake littoral shelves on Phase 3B (Forge \$80,000)~~

Items which show as ‘strike-thru’ and remaining SWM cleaning (lower percentages) will be addressed in future Strategic Operational Phase.



B:\Projects\26-11 (Elevante Hughes) CDD\AutoCAD\Design\CL\Cover\Plan\26110707.dwg
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**WALDROP
ENGINEERING**

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

FLORIDA CERTIFICATE OF AUTHORIZATION 48826

PHASED DISTRICT
SURFACE WATER
MANAGEMENT
FACILITIES EXHIBIT 7

PREPARED FOR:

BOARD OF
SUPERVISORS FLOW
WAY CDD

FILE NAME: 276110707
UPDATED: 4/16/2020



Lake #7

Lake #8

CS-03

PRESERVE
AREA "C"

TRAIL

GOLF COURSE
(P.)

1123

1122

1073

1072

1071

184

1117

1116

183

182

185

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1066

1067

3. Strategic Operational Plan

Community Development District (CDD) Asset Investigations and Reporting proposal approved at October 2021 Board of Supervisors' meeting. CDD investigations currently ongoing with draft Asset Maps being prepared by CGA's GIS Department. Coordination of AutoCAD files of previous asset maps awaiting transmittal from Waldrop Engineering. SharePoint files downloaded, organized and sorted from current CDD staff. CDD Utility and Asset investigations commenced. First step is to prepare inventory of existing Stormwater Management and Reuse Systems. Next step is to assess / evaluate inventory of CDD assets. The total length of the inventory and assessment of CDD assets is expected to take an estimated 6-8 weeks. Investigations tasks expected to be completed by end of December. Confirmation of CDD's ownership and maintenance for roadway entries and landscape buffer assets requested to legal team. Several site visits will be conducted for the asset evaluations, and a draft report provided to CDD with anticipated operation and maintenance costs associated with the CDD infrastructures for the next five (5) years.

PERMITTING

We are currently in the process of identifying permits that have been obtained for the development of the District's infrastructure. The below list is not complete, but will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase
SFWMD ROW Permit	12-1113-2m	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase
Esplanade at Naples Golf & Country Club (G&CC) -- Excavation	PL20120001253	2/20/13	2/20/14	Waldrop Engineering, P.A.	Closed / Final Excavation Acceptance 09/14/21
Esplanade G&CC of Naples -- Plans & Plat	PL20120001261	10/28/19	10/21/21	Waldrop Engineering, P.A.	Under Construction / County notified Waldrop that Permit Expires 10/21/21
Esplanade G&CC of Naples, Phase 2 -- Plans & Plat	PL20120002897	10/28/19	10/21/21	Waldrop Engineering, P.A.	Under Construction / bond reduction 10/22/2020
Esplanade G&CC of Naples, Parcels E & G2 -- Plans & Plat	PL20140002187	12/16/19	12/09/21	Waldrop Engineering, P.A.	Under Construction/ Approved by B.O.C
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Waldrop Engineering, P.A.	Under Construction/ 2nd LDC Extension
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Waldrop Engineering, P.A.	Under Construction/ 2nd LDC Extension
Esplanade G&CC of Naples - DiLillo Parcel -- Plans & Plat	PL20160000536	08/23/21	09/13/23	Waldrop Engineering, P.A.	Under Construction/ Bond Reduction 2017/ 2nd LDC Extension
Esplanade G&CC of Naples, Ph3, Blk K1,	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade	Pre-Construction submittal Pending

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
K2 & H3 -- Plans & Plat				Naples LLC	
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Waldrop Engineering, P.A.	Under Construction/ Phase 4 Bond Reduction
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	-	Taylor Morrison Esplanade Naples LLC	Under Construction / Application Withdrawn
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Under Construction/ Approved CMA & Performance Bond/ NOI permit expires 3/28/25
Esplanade G&CC of Naples Ph 1 Amenity Center -- Utility Acceptance	PL20140000736	11/28/17	-	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021
Esplanade G&CC of Naples Amenity Center Phase 2B -- Utility Acceptance	PL20160000757	11/02/16	11/02/17	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2022

*Additional Collier County permits completed, available upon request.

III. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.

District Engineer

State of Florida Registration No. 70870

EXHIBIT 1

LOCATION MAP



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

EXHIBIT 2

LEGAL DESCRIPTION

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


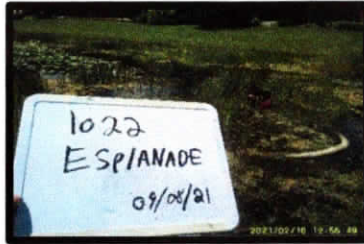


EXHIBIT 3

MRI ESPLANADE

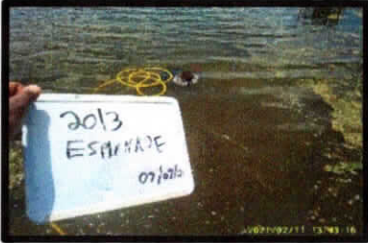



2021 CLEANING REPORT


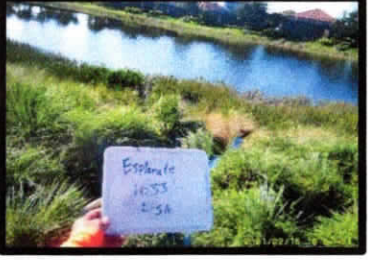


Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1003	Lake #2	Cleaned / 95%	11:45	1:10	2.3Hr	
1007	Lake #2	Cleaned / 80%	11:15	1:30	2.15Hr	
1017	Lake #1	Cleaned / 35%	11:30	12:30	1Hour	
1008	Lake #2	Cleaned / 25%	10:00	11:45	1.45Hr	



We See Things You Can't

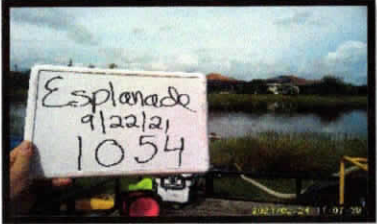



Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1020	Lake #4	Cleaned / 40%	11:00	12:30	1.3	
1022	Lake #2	Cleaned / 75%	1:00	3:45	2:45 Hours	
1118	Lake #2	Cleaned / 65%	11:00	1:50	2:50 HR	
CS-01	Lake #2	Cleaned / 25%	2:05	2:55	50min	

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
2013	Lake #2	Cleaned / 95%	1:00	3:45	2.45Hr	
1026	Lake #4	Cleaned / 90%	12:15	2:50	2.45Hr	
1027	Amour Ct	Cleaned / 30%	10:05	11:00	1.05 Hr	
1030	Lake #5	Cleaned / 25%	9:30	11:00	2.30Hr	





Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1031-A	Box	Cleaned / 100%	11:00	12:30	1.30 Hr	
1033	Lake #5A	Cleaned / 50%	9:30	10:30	1Hr	
1035A	Lake #5A	Cleaned / 50%	10:45	11:45	1Hr	
1044	Esplandade Blvd.	Cleaned / 25%	9:25	10:00	35 Min	






Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1044A	Lake # 9	Cleaned 75%	10:45	12:15	1.5Hr	
1050	Lake # 9	Clean / 50%	12:44	2:45	2.05Hr	
1051	Lake #14	Clean / 40%	11:15	12:35	1.20Hr	
1052	Esplanade Blvd.	Cleaned / 25%	1:05	2:15	1.10 Hr	

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1054	Lake #9	Clean / 80%	10:15	11:40	1.30Hr	
1057	Lake #11	Cleaned/ Diver found a hole and a crack in the pipe and is caving in. recommend replacing 1--8' Section , Heavy Rocks dropped on to this pipe. Proposal to follow	9:00	11:30	2.30Hr	
1058	Torre Vista	Clean / 80%	1:15	3:05	2.45Hr	
1059	Torre Vista	Clean / 70%	9:15	11:20	2.05Hr	

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1060	Lake #12	Clean / 80%	2:50	4:10	1.50Hr	
1052	Lake #12	Clean / 25%	10:50	11:30	1.10Hr	
1052 C	Torre Vista	Cleaned /25%	11:40	12:30	50min	
1052 B	Torre Vista	Cleaned /25%	12:45	1:30	45min	





Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1052A	Lake #12	Cleaned /100%	2:00	3:45	1:45Hr	
2095A	Lake #10	Cleaned / 85%	10:15	12:15	2Hr	
2098	Torre Vista	Cleaned / 30%	1:45	2:45	1Hr	
2098A	Lake #10	Cleaned / 45%	9:15	10:15	1 Hr	

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
2098 B	Lake #12	Cleaned /90%	10:30	12:30	2Hr	
2098 C	Esplanade Blvd.	Cleaned /50%	1:05	2:25	1.20Hr	
2098 D	Esplanade Blvd.	Cleaned / 45%	2:30	3:30	1Hr	 
2098 E	Lake #10	Cleaned / 80%	9:30	10:30	1 Hr.	





We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1063	Torre Vista	Cleaned / 30%	1:00	2:30	1.50 Hr	
CS-02	Golf Course	Cleaned / 90%	2:15	3:50	1.45Hr	
1120	Lake #6	Cleaned / 40%	9:00	11:15	2.15Hr	
1040	Lake #6	Cleaned / 95% Diver found 36" Pipe is cracked. Proposal to follow	1:05	2:35	1.30Hr	

We See Things You Can't




Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1042	Lake# 9	Cleaned / 95%	11:15	1:30	2.45 Hr	
1937	Lake#5B	Cleaned / 25%	9:25	11:25	2 Hr	
1036	Lake# 5A	Cleaned / 40%	12:10	1:25	1.15 Hr	
3006	Pocida Ct	Cleaned / 25%	11:20	12:45	1.25 Hrs	




We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1071	Lake #7	Cleaned /75%	1:15	2:45	1.5Hr	
1067	Lake# 8	Cleaned / 80%	2:15	3:25	1.10 Hr	
1056	Lake# 9	Cleaned / 100%	10:50	2:00	3.15 Hr	
147	Lake 5A	Cleaned / 50%	1:35	2:30	1.05 Hr	





We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1066	Lake# 8	Cleaned / 95%	1:35	2:45	1.15Hr	
1065	Lake# 9	Cleaned / 100%	11:00	1:15	2.25 Hr	
3002	Lake#21	Cleaned / 30%	2:20	3:20	1.Hr	
1075	Lake# 24	Cleaned / 50%	12:55	2:10	1.15Hr	


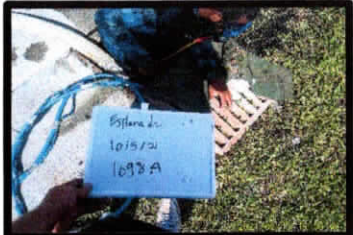


Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
3007	Lake#21	Cleaned / 50%	3:30	4:50	1.20Hr	
3014	Lake#25	Cleaned / 25%	8:55	9:45	1.10Hr	
1080	Lake#21	Did Not Locate / Survey needed	N/A	N/A	N/A	No Pictures
1088 D	Montelanico	Cleaned / 30%	12:00	1:05	1.05Hr	

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1041	Vaccaro Ct	Cleaned / 25%	2:10	3:00	50Min	
1076	Lake# 24	Cleaned / 30%	1:55	2:45	1.10Hr	
37	Rapallo St	Cleaned / 40%	9:20	10:55	1.45Hr	
38	Rapallo St	Cleaned / 30%	11:00	12:05	1.05Hr	


We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1036	Lake #5A	Cleaned /40%	12:15	1:15	1Hr	
1084	Lake# 20-21	Cleaned / 100%	10:30	12:45	2.15Hr	
1086	Lake# 20-21	Cleaned / 90%	10:45	11:50	1.05Hr	
1086C	Montelanico	Cleaned / 30%	9:48	10:30	42Min	

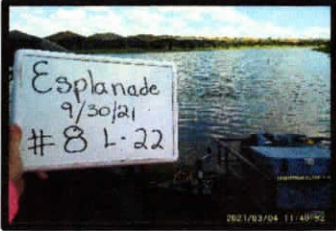



We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1089	Lake #20-21	Cleaned / 60%	1:15	2:45	1.30Hr	 A photograph showing a person holding a pink sign that reads "Esplanade 10/05/21 1089 L 20-21". The background shows a lake with some vegetation and a building in the distance. A timestamp "2021/05/09 11:59:19" is visible in the bottom right corner.
1098A	Montelanico Loop	Cleaned / 45%	11:35	11:52	17 Min	 A photograph showing a person holding a blue sign that reads "Esplanade 10/15/21 1098A". The background shows a grassy area with some equipment. A timestamp "2021/05/09 11:59:19" is visible in the bottom right corner.
1098B	Montelanico Loop	Cleaned / 40%	11:57	12:16	19 Min	 A photograph showing a person holding a white sign that reads "Esplanade 10/15/21 1098B". The background shows a drainage grate on a concrete surface. A timestamp "2021/05/09 11:59:19" is visible in the bottom right corner.
1092	Lake # 20-21	Cleaned / 30%	2:10	3:15	1.05Hr	 A photograph showing a person holding a white sign that reads "Esplanade 10/06/21 1092 L 20-21". The background shows a lake with some vegetation and a building in the distance. A timestamp "2021/05/09 11:59:19" is visible in the bottom right corner.

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
3015	Lake # 22	Cleaned / 65%	9:30	11:00	1.30Hr	
3018	Lake# 18-19	Cleaned / 30%	1:40	3:00	1.20Hr	
1	Lake#22	Cleaned / 90%	2:00	4:45	2.45Hr	
4	Lake# 25	Cleaned / 40%	11:15	12:50	1.30Hr	

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
8	Lake# 22	Cleaned / 60%	12:00	1:15	1.15Hr	
9	Talipano Ter	Cleaned / 80%	12:50	3:15	2.25 Hr	
11	Lake# 23	Cleaned / 95%	8:45	11:20	2.45Hr	
12	Talipano Ter	Cleaned / 30%	9:25	10:15	50Min	





We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
13	Talipano Ter	Cleaned / 40%	10:40	11:45	1.05Hr	
17	Lake# 22	Cleaned / 90%	1:30	3:00	1.30Hr	
1082	Lake# 25	Cleaned / 90%	1:30	3:00	2.30Hr	
20	Rapallo St	Cleaned / 30%	9:00	10:10	1.1 Hr	





We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
21	Rapallp St	Cleaned / 30%	10:25	12:00	2.25Hr	
1080A	Lake# 25	Cleaned / 100%	1:00	2:45	1.45 Hr	
30	Rapolla St	Cleaned / 25%	1:35	240	1.05	
31	Rapolla St	Cleaned / 50%	2:50	3:40	50 Min	

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
33	Rapallo St	Cleaned / 30%	12:35	1:40	1.05Hr	
44	Lake #18-19	Cleaned / 25%	11:30	12:30	1 Hr	
47	Lake #18-19	Cleaned / 75%	9:50	11:15	1.25Hr	
50	Lake #17	Cleaned / 100%	8:30	10:30	2Hr	


We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
51	Lake#18-19	Cleaned/75%	9:00	10:30	1.5Hr	 A photograph of a white handwritten sign with the text "Esplanade 51" and a date. The sign is placed on a concrete structure near a body of water.
56	Livorno Ct	Cleaned / 40%	10:45	11:45	1Hr	 A photograph of a white handwritten sign with the text "Esplanade 9/30/21 # 56". The sign is on a grassy area with a road in the background.
57	Livorno Ct	Cleaned / 40%	12:00	12:50	50Min	 A photograph of a white handwritten sign with the text "Esplanade 9/30/21 # 57". The sign is on a paved area with a person in the background.
58	Lake#18-19	Cleaned/ 75%	11:30	12:45	1.15Hr	 A photograph of a white handwritten sign with the text "Esplanade 10/01/21 # 58 Lake 18-19". The sign is on a concrete structure near a lake.



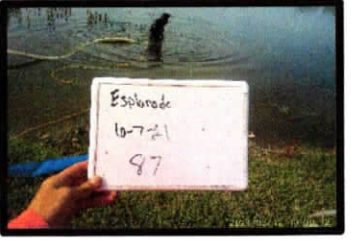

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
61	Lake#18--19	Cleaned / 50%	1:25	2:35	1.10Hr	
67	Lake # 17	Cleaned/ 100%	10:45	12:30	1.15Hr	
68	Lake # 5	Cleaned / 100%	12:45	2:50	2.05Hr	
69	Benvenuto Ct	Cleaned / 40%	2:50	4:00	1.10Hr	




We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
71	Lake17	Cleaned/50%	1:00	2:15	1.15Hr	
74	Lake # 16B	Cleaned / 50%	2:50	4:25	1.35Hr	
75	Lake #18-19	Cleaned / 50%	3:10	4:20	1.10Hr	
1112	Lake # 14	Cleaned / 50% Diver found sand bags are holding the lake bank.	8:00	9:45	1.45Hr	

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
82	Esplanade Blvd.	Cleaned / 35%	8:45	9:50	1.05 Hr	
83	Lake #14	Cleaned / 30% Diver cleaned structure. There is 50% blockage in the pipe that can only be removed by VAC Truck Proposal to follow	9:15	10:05	50 Min	
87	Esplanade Blvd.	Cleaned / 30%	12:05	12:50	45 Min	
97	Trivoli Ter	Cleaned / 30%	1:00	2:45	1.45 Hr	

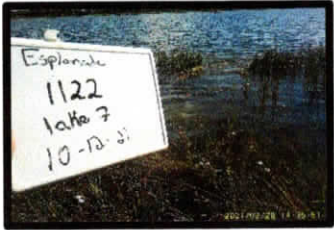
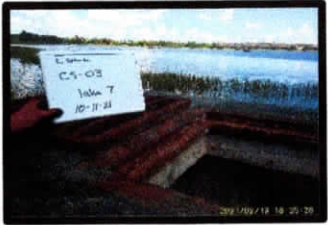
We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
129	Lake #23	Cleaned / 95%	11:00	1:30	2.5Hr	
130	Arrezo Ct	Cleaned / 25%	10:00	10:30	30 Min	
132	Arrezo Ct	Cleaned / 30%	1:35	2:40	1.05Hr	


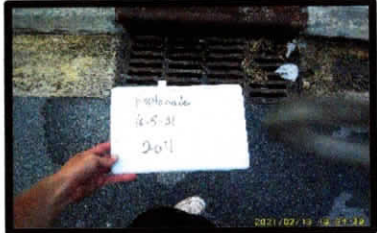
Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
136	Lake # 2	Cleaned / 45%	10:00	11:45	1.45Hr	
165	Cavano Ct	Cleaned / 95%	9:30	11:45	2.15Hr	
166	Lake# 27	Cleaned / 60%	11:15	1:10	2Hr	
170	Lake# 25	Cleaned / 25%	10:35	11:45	1.10 Hr	





Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
173	Lake#5B	Cleaned /25%	10:40	11:40	1Hr	
184	Savona	Cleaned / 45%	12:10	1:20	1.10Hr	
190	Vaccaro Ct.	Cleaned / 45%	2:50	3:45	55 Min	
195	Lake # 19	Cleaned / 100%	1:40	2:45	1.05Hr	

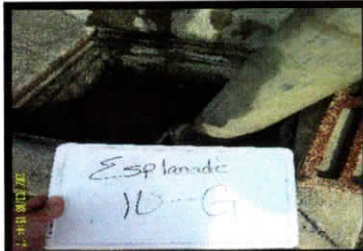
We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1122	Lake #7	Clean / 100%	9:10	11:30	2.20Hr	
CS-03		Cleaned / 50%	11:50	1:00	1.10Hr	
1123		Needs a Survey to Locate Pipe	N/A	N/A	N/A	No Picture
1074	Lake #24	Did Not Locate/ Diver's dove both lakes with tanks, and could not locate	N/A	N/A	N/A	No Picture



We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
1073	Lake #7	Did Not Locate/ Diver's dove both lakes with tanks, and could not locate				No Picture
203	Lake #9	Cleaned / 45%	1:30	2:40	1.10Hr	
204	Esplanade Blvd.	Cleaned / 30%	2:00	2:45	45 Min	
205	Esplanade Blvd.	Cleaned / 25%	2:55	3:55	1 Hr	

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
206	Lake # 10	Cleaned / 40%	8:55	10:00	1.05Hr	
1170	Lake #15B	Cleaned / 80%	10:15	11:45	1.5Hr	
10 B	Amenity Center	Cleaned / 25%	9:00	2:00	5 Hrs	
10 C	Amenity Center	Cleaned / 25%	10:00	2:00	4 Hrs	

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
10-D	Amenity Center	Cleaned / 30%	8:45	11:45	3 Hrs	
10-E	Amenity Center	Cleaned / Buried	10:00	4:00	6 Hrs	
10-F	Amenity Center	Cleaned / 35%	8:30	11:30	3 Hrs	
10-G	Amenity Center	Cleaned / 25%	12:00	3:45	3.45 Hrs	





We See Things You Can't



Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
10-H	Amenity Center	Unable to Locate / Need Survey				No Picture
10-K	Amenity Center	Cleaned / 30%	8:30	12:00	3.5 Hrs	
10-L	Amenity Center	Cleaned / 25%	1:00	4:00	3 Hrs	
10-M	Amenity Center	Cleaned / 30%	10:00	1:30	3.5 Hrs	

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
10-O	Amenity Center	Cleaned / 35%	9:15	11:15	2 Hrs	
10-P	Amenity Center	Cleaned / 30%	11:30	1:30	2Hrs	
10-Q	Amenity Center	Cleaned / 25%	1:45	3:45	2Hrs	
10-R	Amenity Center	Unable to locate / Needs survey				No Picture

We See Things You Can't

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
2098-A	Lake #10	Cleaned / 45%	8:30	10:30	2 Hrs	
2098-B	Lake# 12	Cleaned / 90%	1:40	3:40	2 Hrs	
2098-C	Esplanda Blvd	Cleaned / 50%	8:50	9:30	40Min	
2098-D	Esplanda Blvd	Cleaned / 50%	9:45	10:45	1Hr	

Structure #	Location	Cleaning Report	Time In	Time Out	Total Time	Picture
2098-E	Lake #10	Divers found large boulders in front of pipe. Divers removed from in the front of the pipe Cleaned / 80%	2:00 -- 1:00	3:45--3:00	4HR	
131	Arrezo Ct.	Cleaned / 30%	9:50	11:05	1.15 Hr	

Esplanade 2021 Cleaning

MRI Underwater Specialist

5570 Zip Dr.

Fort Myers FL 33905



We See Things You Can't



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/23/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INTEGRAL UNDERWRITERS CORP PO BOX 990337 NAPLES, FL 34116 USA	CONTACT NAME: CUSTOMER SERVICE DEPT. PHONE (A/C, No, Ext): +1(239)3043200 E-MAIL ADDRESS: info@integralund.com FAX (A/C, No): (877) 745-5560
	INSURER(S) AFFORDING COVERAGE INSURER A: GRANADA INSURANCE COMPANY INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

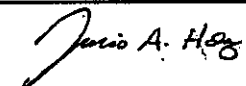
COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> PIP \$10,000	N N	0110FL00048884	08/12/2021	08/12/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

LANDSCAPE AND CONSTRUCTION CONTRACTOR

CERTIFICATE HOLDER Esplanade Golf & Country Club 8910 Torre Vista Ln Naples FL 34119	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	---

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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****
CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/17/2021

EXPIRATION DATE: 5/17/2023

PERSON: MICHAEL L RADFORD

EMAIL: MRIUNDERWATER@GMAIL.COM

FEIN: 821524796

BUSINESS NAME AND ADDRESS:

M.R.I INSPECTION LLC

MRI UNDERWATER SPECIALISTS

17891 WETSTONE RD

NORTH FORT MYERS, FL 33917

SCOPE OF BUSINESS OR TRADE:

Cleaner-Debris Removal -
Construction

Irrigation or Drainage System
Construction & Drivers

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

E01311455

QUESTIONS? (850) 413-1609

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
M.R.I. Inspection LLC

2 Business name/disregarded entity name, if different from above
M.R.I. Underwater Specialists, Inc.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
17891 Wetstone Road

6 City, state, and ZIP code
North Fort Myers, FL 33917

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
OR								
Employer identification number								
8	2		-	1	5	2	4	7 9 6

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ 

Date ▶ 3-11-21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

EXHIBIT 4

MRI PROPOSAL (3 Structures)



M.R.I Construction Inc.

Certified General Contractors - CGC 1507963

17891 Wetstone Rd
North Fort Myers, FL 33917
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com

Date

Proposal #

11/5/2021

276

Proposal

Customer

Flow Way CDD Esplanda Golf & CC
2301 NE 37th Street
Ft. Lauderdale Fl. 33308

Scope of Work

replace 2 section of 36" RCP P

Description

Cost

This Proposal is to replace 2 sections of 36" RCP pipe located at Structure #1040 Located in Esplanda
We will be digging down to remove old RCP pipe and to replace with new 36" RCP pipe. This price includes all labor and material and equipment needed to complete this job. 15,000.00

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature.
We will leave area final graded, Landscaping and Sod to be done by other.

Total Cost: \$15,000.00

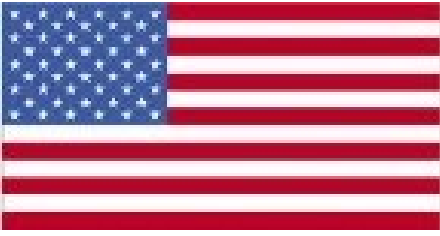
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any wet well system due to sink holes, crevasses, or breaches in or around wet well. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature Mike Radford President

Acceptance of Proposal
The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. I will agree to pay a 10% late fee of invoice amount if payment is not made within 30 days of invoice date. This proposal may be withdrawn if not accepted within 30 days.

Signature _____
Printed Name _____
Date of Acceptance _____

M.R.I Construction Inc. Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

Flow Way CDD
 Jim Ward
 2301 Northeast 37 Street
 Fort Lauderdale, FL 33308

Proposal

Project

Pipe Repair #1057
Esplanade

Date	Estimate #
-------------	-------------------

11/2/2021

3057

Description	Cost
<p>Total labor and material to repair cracked pipe at structure # 1057. We will install a stainless steel metal band 24" wide by 36" long, to repair the breach in the pipe. This price includes all labor, material, and dive services to complete this job.</p>	<p>3,200.00</p>
<p style="text-align: right;">Total</p>	<p style="text-align: right;">\$3,200.00</p>

Please know we have changed our address. Please send all mail to our new address.

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
 All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breaches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature

 Mike Radford President

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

Flow Way CDD
 Jim Ward
 2301 Northeast 37 Street
 Fort Lauderdale, FL 33308

Proposal

Project

VAC Truck Services
 Esplanade

Date	Estimate #
-------------	-------------------

11/2/2021

3056

Description	Cost
<p>We will utilize VAC truck and divers to enter structure 83 and set plugs to de-water. Once de-watered, we will utilize the Vac truck to pump out and remove sediment to establish optimal flow. This price includes two labor crews, plug sets, material, and equipment needed to complete this job. Dumping of removed sediment and debris is included in this cost if there is an on-site location to dump.</p>	<p>2,500.00</p>
<p style="text-align: right;">Total</p>	<p>\$2,500.00</p>

Please know we have changed our address. Please send all mail to our new address.

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
 All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature

Mike Radford President

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

MEMORANDUM

To: District Engineer
From: District Manager
Date: November 4, 2021
Subject: Stormwater Management Needs Analysis (Chapter 2021-194, Laws of Florida/HB53)

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analysis will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements are set forth another memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022**, and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District's Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the "background information" section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.
- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx (last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf (last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

The full text of Florida House of Representatives House Bill 53 (2021) detailing the stormwater and wastewater analysis can be found [here](#).

Exhibit A

MEMORANDUM

To: District Engineer

From: District Manager

Date: September 7, 2021

Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.

- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

The full text of Florida House of Representatives House Bill 53 (2021) detailing the stormwater and wastewater analysis can be found [here](#).

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.
 Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.
[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

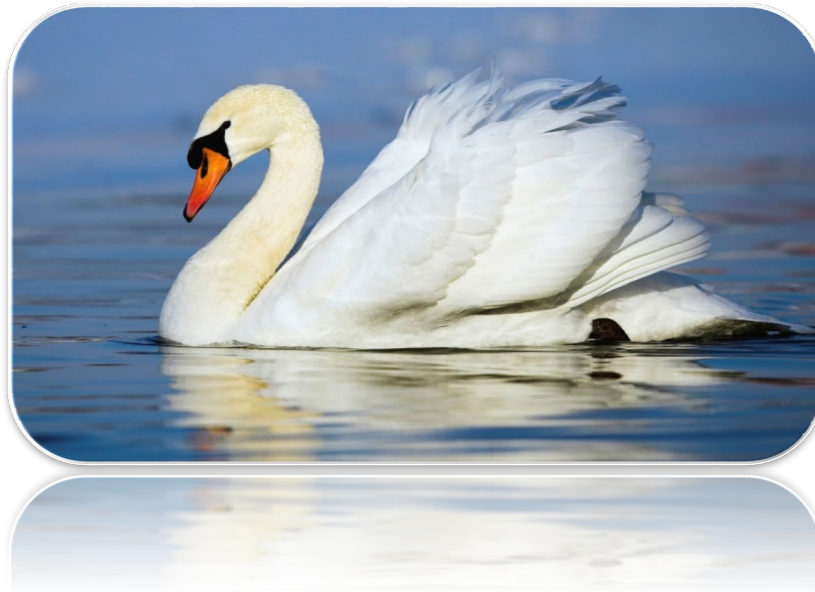
[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

PREPARED BY:

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

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

Flow Way Community Development District

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JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending October 31, 2021**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 352,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,148
Debt Service Fund												
Interest Account	-	207,063	85,488	77,413	121,374	82,713	174,143	-	-	-	-	748,191
Sinking Account	-	120,000	70,000	55,000	105,000	70,000	170,000	-	-	-	-	590,000
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	104,754	99,881	28,494	33,420	11,717	47,757	-	-	-	-	326,023
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	21,810	14,237	34,282	-	70,329
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	5,214	2,475	2,092	3,384	2,296	4,983	-	-	-	-	20,444
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,897,519	2,897,519
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,757,481	26,757,481
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 352,148	\$ 976,030	\$ 504,031	\$ 326,382	\$ 437,767	\$ 285,101	\$ 653,309	\$ 21,810	\$ 14,237	\$ 34,282	\$ 29,655,000	\$ 33,260,097

**Flow Way Community Development District
Balance Sheet
for the Period Ending October 31, 2021**

	Governmental Funds		Debt Service Funds					Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ 8,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,450	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	20,444	-	-	-	-	-	-	-	-	-	-	20,444	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	590,000	590,000	
Long Term	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	<u>\$ 28,894</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>	<u>\$ 29,683,894</u>	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance													
Restricted													
Beginning: October 1, 2021 (Unaudited)	-	970,814	501,555	324,289	434,382	285,101	648,324	21,810	14,237	34,281	-	3,234,793	
Results from Current Operations	-	5,216	2,476	2,093	3,385	-	4,985	0	0	1	-	18,156	
Unassigned													
Beginning: October 1, 2021 (Unaudited)	335,757	-	-	-	-	-	-	-	-	-	-	335,757	
Results from Current Operations	(12,504)	-	-	-	-	-	-	-	-	-	-	(12,504)	
Total Fund Equity and Other Credits	<u>\$ 323,253</u>	<u>\$ 976,030</u>	<u>\$ 504,031</u>	<u>\$ 326,382</u>	<u>\$ 437,767</u>	<u>\$ 285,101</u>	<u>\$ 653,309</u>	<u>\$ 21,810</u>	<u>\$ 14,237</u>	<u>\$ 34,282</u>	<u>\$ -</u>	<u>\$ 3,576,203</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 352,148</u>	<u>\$ 976,030</u>	<u>\$ 504,031</u>	<u>\$ 326,382</u>	<u>\$ 437,767</u>	<u>\$ 285,101</u>	<u>\$ 653,309</u>	<u>\$ 21,810</u>	<u>\$ 14,237</u>	<u>\$ 34,282</u>	<u>\$ 29,655,000</u>	<u>\$ 33,260,097</u>	

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ 156,760	0%
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	5,770	5,770	596,781	1%
Special Assessments - Off-Roll	-	-	-	N/A
Contributions Private Sources	-	-	-	N/A
Miscellaneous Revenue	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,770	5,770	\$ 753,541	1%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	12,000	0%
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	16,000	8%
Arbitrage Rebate Services	500	500	3,000	17%
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	322	322	3,500	9%
Trustee Services	-	-	25,450	0%
Dissemination Agent Services	-	-	5,500	0%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Property Appraiser Fees	-	-	10,000	0%
Bank Services	-	-	400	0%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	8	8	600	1%
Rentals & Leases				
Meeting Room Rental	-	-	-	N/A
Computer Services - Website Development	-	-	2,000	0%
Insurance	10,331	10,331	6,700	154%
Printing & Binding	3	3	500	1%
Office Supplies	-	-	-	N/A
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	50,000	0%
Boundary Expansion	-	-	-	N/A
Special Counsel - SFWMD	-	-	10,000	N/A
Special Counsel - Litigation	-	-	100,000	0%
Other General Government Services				
Engineering Services - General Fund	435	435	25,000	2%
Miscellaneous Services	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	N/A
Asset Evaluation	-	-	-	N/A
Capital Outlay	-	-	-	N/A
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 1 - Bid Documents	-	-	-	N/A
Task 2 - Monthly site visits	-	-	13,350	0%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Task 3 - Reporting to Regulatory Agencies	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	1,000	N/A
Clearing Downed Trees/Cleanup	-	-	1,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	N/A
Contingencies	-	-	-	N/A
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	1,523	0%
Internal Preserves	-	-	6,598	0%
Western Preserve	-	-	33,215	0%
Northern Preserve Area 1	-	-	64,560	0%
Northern Preserve Area 2	-	-	113,120	0%
Northern Preserve Areas 1&2	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	2,500	0%
Installation - No Trespassing Signs	-	-	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	-	15,000	0%
Repairs & Maintenance				
Aquatic Weed Control	-	-	35,000	0%
Lake Bank Maintenance	-	-	15,000	0%
Water Quality Testing	-	-	5,000	0%
Littortal Shelf Planting	-	-	10,000	0%
Aeration System	-	-	-	N/A
Water Control Structures	500	500	-	N/A
Capital Outlay				
Aeration Systems	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Littortal Shelf Replanting	-	-	-	N/A
Lake Bank Restoration	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Contingencies	-	-	1,600	0%
Landscaping Services				
Professional Services				
Asset Management	-	-	5,000	0%
Utility Services				
Electric	-	-	2,400	0%
Irrigation Water	-	-	3,000	0%
Repairs & Maintenance				
Public Area Landscaping	-	-	30,000	0%
Irrigation System	-	-	25,000	0%
Well System	-	-	10,000	0%
Plant Replacement	-	-	-	N/A
Operating Supplies				
Mulch	-	-	5,000	0%
Capital Outlay	-	-	-	N/A
Reserves for Future Operations				
Future Operations/Restorations	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	N/A
Sub-Total:	18,273	18,273	753,541	2%
Total Expenditures and Other Uses:	\$ 18,273	\$ 18,273	\$ 753,541	2%
Net Increase/ (Decrease) in Fund Balance	(12,504)	(12,504)	-	
Fund Balance - Beginning	335,757	335,757	-	
Fund Balance - Ending	\$ 323,253	323,253	\$ -	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	8	0%
Sinking Fund	-	-	-	N/A
Reserve Account	0	0	11,000	0%
Prepayment Account	-	-	-	N/A
Revenue Account	2	2	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	5,214	5,214	539,344	1%
Special Assessments - Off-Roll	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,216	5,216	\$ 550,352	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds	-	-	\$ 120,000	0%
Principal Debt Service - Early Redemptions				
Series 2013 Bonds	-	-	-	N/A
Interest Expense				
Series 2013 Bonds	-	-	417,575	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$537,575	N/A
Net Increase/ (Decrease) in Fund Balance	5,216	5,216	12,777	
Fund Balance - Beginning	970,814	970,814		
Fund Balance - Ending	\$ 976,030	976,030	\$ 12,777	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	0	0	5,000	0%
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	2,475	2,475	255,873	1%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	N/A
Intragovernmental Transfers In				
Debt Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,476	2,476	\$ 260,873	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	-	\$ 70,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 3)	-	-	-	N/A
Interest Expense				
Series 2015 Bonds (Phase 3)	-	-	169,488	0%
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	\$0	\$0	\$239,488	N/A
Net Increase/ (Decrease) in Fund Balance	2,476	2,476	21,385	
Fund Balance - Beginning	501,555	501,555	-	
Fund Balance - Ending	\$ 504,031	504,031	\$ 21,385	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	0	0	3,500	0%
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	8	8%
General Redemption Account	0	0	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	2,092	2,092	216,342	1%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,093	2,093	\$ 219,850	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	-	\$ 55,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 4)	-	-	-	N/A
Interest Expense				
Series 2015 Bonds (Phase 4)	-	-	153,994	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$208,994	N/A
Net Increase/ (Decrease) in Fund Balance	2,093	2,093	10,856	
Fund Balance - Beginning	324,289	324,289		
Fund Balance - Ending	\$ 326,382	326,382	\$ 10,856	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	0	0	3,700	0%
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	12	9%
Special Assessment Revenue				
Special Assessments - On-Roll	3,384	3,384	350,060	1%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,385	3,385	\$ 353,772	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	-	\$ 105,000	0%
Principal Debt Service - Early Redemptions				
Series 2016 Bonds (Phase 5)	-	-	-	N/A
Interest Expense				
Series 2016 Bonds (Phase 5)	-	-	240,963	0%
Operating Transfers Out (To Other Funds)	0	0	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$345,963	N/A
Net Increase/ (Decrease) in Fund Balance	3,385	3,385	7,809	
Fund Balance - Beginning	434,382	434,382		
Fund Balance - Ending	\$ 437,767	437,767	\$ 7,809	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	0	0	2,200	0%
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	8	9%
Special Assessment Revenue				
Special Assessments - On-Roll	2,296	2,296	237,599	1%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,297	2,297	\$ 239,807	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	-	\$ 70,000	0%
Principal Debt Service - Early Redemptions				
Series 2017 Bonds (Phase 6)	-	-	-	N/A
Interest Expense				
Series 2017 Bonds (Phase 6)	-	-	164,200	0%
Debt Service-Other Costs				
Operating Transfers Out (To Other Funds)	0	0	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$234,200	N/A
Net Increase/ (Decrease) in Fund Balance	2,297	2,297	5,607	
Fund Balance - Beginning	282,804	282,804		
Fund Balance - Ending	\$ 285,101	285,101	\$ 5,607	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	1	1	2,700	0%
Prepayment Account	-	-	-	N/A
Revenue Account	2	2	1,100	0%
Special Assessment Revenue				
Special Assessments - On-Roll	4,983	4,983	515,479	1%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,986	4,986	\$ 519,279	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	\$ 170,000	0%
Principal Debt Service - Early Redemptions				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	345,438	0%
Debt Service-Other Costs				
Operating Transfers Out (To Other Funds)	1	1	-	N/A
Total Expenditures and Other Uses:	\$1	\$1	\$515,438	N/A
Net Increase/ (Decrease) in Fund Balance	4,985	4,985	3,841	
Fund Balance - Beginning	648,324	648,324		
Fund Balance - Ending	\$ 653,309	653,309	\$ 3,841	

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

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	0	0	-
Cost of Issuance	-	-	-
Debt Proceeds			
Operating Transfers In (From Other Funds)	0	0	-
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
Printing & Binding	-	\$ -	\$ -
Legal Services			
Legal - Series 2016 Bonds (Phase 5)	-	\$ -	-
Other General Government Services			
Stormwater Mgmt-Construction	-	\$ -	\$ -
Capital Outlay			
Construction in Progress	-	\$ -	-
Cost of Issuance			
Series 2016 Bonds (Phase 5)	-	-	\$ -
Underwriter's Discount	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	\$ 0	-
Fund Balance - Beginning	21,810	21,810	-
Fund Balance - Ending	\$ 21,810	\$ 21,810	\$ -

Prepared by:

JWARD and Associates, LLC

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

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	0	0	-
Cost of Issuance	-	-	-
Debt Proceeds			
Operating Transfers In (From Other Funds)	0	0	-
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
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	-	\$ -	-
Cost of Issuance			
Series 2017 Bonds (Phase 6)	-	-	\$ -
Underwriter's Discount	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	\$ 0	-
Fund Balance - Beginning	14,237	14,237	-
Fund Balance - Ending	\$ 14,237	\$ 14,237	\$ -

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

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	0	0	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds		-	-
Contributions from Private Sources		-	-
Operating Transfers In (From Other Funds)	1	1	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ -
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	\$ 1	-
Fund Balance - Beginning	34,281	34,281	-
Fund Balance - Ending	\$ 34,282	\$ 34,282	\$ -