

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

DECEMBER 15, 2022

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PREPARED BY:

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

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

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

December 7, 2022

Board of Supervisors  
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, December 15, 2022**, at **1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**.

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

<https://districts.webex.com/districts/j.php?MTID=m9dd2f67e31a933061cf67567304419ab>

Access Code: **2338 491 2422**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2338 491 2422** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Administration of Oath of Office for Mr. Manmohan Bhatla, Mr. Tom Kleck and Mr. Ronald Miller who were elected at the November 8, 2022, General Election.
  - I. Oath of Office. [Page 6]
4. Consideration of **Resolution 2023-4**, a resolution of the Board of Supervisors of the Flow Way Community Development District, electing the Officers of the Board. [Page 7]
5. Consideration of Minutes:
  - I. November 17, 2022 – Regular Meeting. [Page 9]
6. Consideration of Agreement with Nason, Yeager, Gerson, Harris, & Fumero, P.A. to assist the District Litigation Counsel (Woods, Weidenmiller), related to the Corps/SFWMD Permit(s) for the Preserves. [Page 18]
7. Consideration of Agreement with Roetzel Law Firm, to act as appellate Counsel in the matter Flow Way CDD v. Taylor Morrision, Case Number 2020-CA-4147. [Page 21]

8. Consideration of Engagement Letter to assign the District's construction defect claims against Taylor Morrison to the law firm Roetzel & Andress, LPA. [Page 25]
9. Supervisor's Requests.
10. Staff Items.
  - I. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick
    - a. Status Report on City of Bonita Springs application to SFWMD to discharge floodwater into Collier County (including the Preserve).
    - b. Status Report on Litigation.
  - II. District General Counsel – KE Law Group, PLLC.
  - III. District Engineer – Calvin, Giordano & Associates., Jimmy Messick (2022 Broward Engineer of the Year)
    - a. Engineer's Report. [Page 27]
      1. Strategic Operational Plan.
      2. Bonita Springs Floodwater Diversion Plan.
      3. Water Quality Report.
  - IV. District Manager – JPWard & Associates, LLC.
    - a. Financial Statements for period ending November 30, 2022 (unaudited). [Page 74]
    - b. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities. (Continuing Item – No additional report for December, 2022)
11. 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.
12. Announcement of Next Meeting – Regular Meeting on January 19, 2023.

Quorum Call for January 19, 2023.

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

13. Adjournment.

### *Staff Review*

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

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The third order of business is the Administration of the oath of office for Mr. Manmohan Bhatla, Mr. Tom Kleck and Mr. Ronald Miller who were elected at the November 8, 2022, election.

Each take their seat as a matter of law fourteen (14) days after the election. This form of oath is for Community Development District's, and I will administer this Oath to Mr. Manmohan Bhatla, Mr. Tom Kleck and Mr. Ronald Miller. You may also be asked to sign an Oath that you receive directly from either the Supervisor of Elections OR from the Secretary of State (Florida) – if you do receive this Oath, please sign that Oath also, pay the required fee and return it to the official who sent the Oath.

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The fourth order of business is the consideration of **Resolution 2023-4**, a resolution of the Board of Supervisors of the Flow Way Community Development District, electing Officers of the Board, and is utilized after an election of members.

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The fifth order of business is consideration of the November 17, 2022, Regular Meeting minutes.

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The sixth order of business is the consideration of an Agreement with the law firm of Nason, Yeager, Gerson, Harris & Fumero, P.A. to assist the District's Litigation Counsel (Greg Woods/Jessica Tolin) in the matters related to the Preserves Permits from the Corps of Engineers/SFWMD. The form of retainer agreement is attached, subject to changes that staff will require of the Nason firm, before signature. The include a separate agreement with the CDD and the HOA, complying with Florida Prompt Payment Act, in lieu of payment procedure in the agreement, and complying with out-of-pocket authorizations prior to incurring certain expenses, such as travel, legal research, etc.

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The seventh order of business is consideration of an Agreement with the law firm of Roetzel, to act as appellate Counsel related to the Arbitrator's Order and certain matters in the Circuit Court's final order, and the Circuit Court's denial of District's appeal to amend/correct errors in Circuit Court order. The attorney from the firm that will take lead is Mr. Chris Donovan and will be present at the meeting to answer any questions. The form of retainer agreement is attached, subject to changes that staff will require of the Roetzel firm, before signature. The include the removal of the retainer, complying with Florida Prompt Payment Act, in lieu of payment procedure in the agreement, and complying with out-of-pocket authorizations prior to incurring certain expenses, such as travel, legal research, etc.

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The eighth order of business is consideration of an Assignment of Claims, relative to the CDD's construction defects claims against Taylor Morrison pertaining to the weirs, drainage systems and lakes, irrigation and grounds systems, and other structures within, or otherwise servicing, the Esplanade Golf & Country Club community.

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The ninth and tenth orders of business are Supervisors requests, and staff reports, the District Manager, District Attorney and District Engineer will present on their current items.

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

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Yours sincerely,  
Flow Way Community Development District



James P. Ward  
District Manager

**The Fiscal Year 2023 schedule is as follows:**

December 15, 2022	January 19, 2023
February 16, 2023	March 16, 2023
April 20, 2023	May 18, 2023
June 15, 2023	July 20, 2023
August 17, 2023	September 21, 2023

**OATH OR AFFIRMATION OF OFFICE**

I, \_\_\_\_\_, a citizen of the State of Florida and of the United States of America, and being an officer of the **Flow Way Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Flow Way Community Development District**, Collier County, Florida.

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF COLLIER

Sworn to (or affirmed) before me by means of ( ) Physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, whose signature appears hereinabove, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**RESOLUTION 2023-4**

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Flow Way Community Development District desire to appoint the below recited person(s) to the offices specified.

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

**SECTION 1: DESIGNATION OF OFFICER'S OF THE DISTRICT.** The following persons are appointed to the offices shown:

Chairman	_____
Vice Chairman	_____
Secretary	<u>James P. Ward</u>
Treasurer	<u>James P. Ward</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

**SECTION 2: SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**RESOLUTION 2023-4**

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 3: CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

**SECTION 4: PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of December 2022.

**ATTEST:**

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman / Vice-Chairman

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

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The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, November 17, 2022, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

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**Present and constituting a quorum:**

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary
Martinn Winters	Assistant Secretary

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**Also present were:**

James P. Ward	District Manager
James Messick	District Engineer
Jessica Tolin	District Counsel

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**Audience:**

Joe Stigliano

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

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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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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, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**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.**

Chairperson Stamp reviewed public comment protocols.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

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**October 27, 2022 – Regular Meeting**

Chairperson Stamp asked if there were any corrections or deletions; hearing none, he called for a motion.

**On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and with all in favor, the October 27, 2022 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**Supervisor's Requests**

**I. Chairman Zack Stamp – Discussion of Retention of District General Counsel (Litigation Counsel to remain the same)**

*Chairperson Stamp: The only item I have is the retention of District Counsel (Indecipherable). Audio cut out for a couple of minutes.*

*Mr. Ward: -- in Collier and Lee County. There have been a handful of them that do this kind of work. Obviously, the lawyer we had before, Coleman, Yovanovich & Koester, they do a lot of CDDs here in the Naples area. Another firm that does a lot of work in the area is KE Law Firm. It is a Tallahassee based firm, but they represent probably more than 80 or 90 CDDs across the State. There is one particular lawyer that I do work with a lot that's with this firm. His name is Jere Earlywine, and then the rest of the law firms are kind of smaller law firms that work in this business. All of the firms all have done work, or currently do work for Taylor Morrison, and that's going to be consistent with what you see throughout the State because it's a relatively small pool of lawyers that do this work globally. That is a normal thing to see. The individual I prefer working with is Jere Earlywine with KE Law Firm. It is a Tallahassee based firm, but he does a lot of work across the whole State. I think he represents personally probably 30 to 35 CDDs here in Florida. He would be a good fit. He's a bit on the younger side, but he is a very good, meticulous attorney when it comes to CDD work and I think he would fit well with you all. That is my recommendation to you.*

*Mr. Kleck: Is he a local guy if we needed him to come to meetings or anything?*

*Mr. Ward: No, he is not local. He lives in Tallahassee I think, but he is across the State all the time, so he can be here, but frankly we do the video conferencing pretty well with the CDD, so he is always available via video and I'm sure if you need him here, we could schedule him quarterly or more often or less often as you deem appropriate.*

*Mr. Ron Miller: Is this a Florida Statute requirement or just a recommendation?*

*Mr. Ward: The Statute permits you to retain three individuals. I am one of them, District Counsel is another, and the District Engineer is another. The Statute is silent as to whether they are required to be on board. It would be particularly unusual in a governmental agency not to have those three positions filled. I'm more used to seeing that in CDDs that we don't have a District Engineer, that we don't go through the process to hire one, because we just don't use them.*

96

97 *Mr. Miller: I can see a definite need ongoing with respect to both people here and the need for an*  
98 *attorney to come to meetings. I'm not against hiring one, but I don't know that we need to spend*  
99 *the money. If we were to get into an issue either us going after someone or some coming after us,*  
100 *then we're going to hire a different attorney anyway as a litigator. (Indecipherable) to me that's just*  
101 *having someone sitting at the meeting charging us.*

102

103 *Chairperson Stamp: We are paying him on an hourly basis, and we can control whether comes to the*  
104 *meeting or doesn't come to the meeting, depending on what our needs are. You are right about if*  
105 *something pops up, but if something pops up, we can't hire somebody until the next meeting and*  
106 *that might be three weeks. If we get sued today and we walk out of here, we are either going to*  
107 *have to schedule a special meeting with 14 days' notice or wait for the next monthly meeting. It's*  
108 *kind of like a fire department. You want to have it sitting there, so if you need it, you have somebody*  
109 *to call. We are not paying him \$2,000 dollars a month just to be available, we are going to pay him*  
110 *for time billed. And he can attend by Zoom call. We can dictate how he attends and when he*  
111 *attends depending on what the situation requires.*

112

113 *Mr. Bart Bhatla: What does everybody else do, the other CDDs?*

114

115 *Mr. Ward: Every CDD has a District Attorney, or more than 90% of them do. I have one CDD that*  
116 *just doesn't have a District Engineer because it doesn't need one. Generally, CDDs all have attorneys.*  
117 *I have one that I think I talk to the guy for 30 minutes the entire year. If you don't need him, you*  
118 *don't use him and you don't pay him.*

119

120 *Mr. Miller: I'm not opposed to hiring one, but if we don't need one (indecipherable). I'm pleased to*  
121 *hear we can control the hours.*

122

123 *Mr. Joe Stigliano: Are we hiring an Attorney or hiring a Law firm?*

124

125 *Chairperson Stamp: We are hiring a law firm.*

126

127 *Mr. Stigliano: You have to get a Fee schedule for the services.*

128

129 *Chairperson Stamp: Joe, we've got that. They gave us a proposal.*

130

131 *Mr. Bhatla: I think we need an attorney.*

132

133 *Chairperson Stamp: Yeah, because you don't know when you're going to have to have one to pick up*  
134 *the phone and call about something. Is there a motion to hire the KE Law Firm?*

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**On MOTION made by Mr. Tom Kleck, seconded by Mr. Bart Bhatla,  
and with all in favor, the hiring of KE Law Firm was approved.**

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**FIFTH ORDER OF BUSINESS****Staff Items**

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

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- a) **Status Report on City of Bonita Springs application to SFWMD to discharge floodwater into Collier County (including the Preserve)**
- b) **Status Report on Litigation**
- c) **Update on discussions with HOA as to potential new litigation (558/HOA)**

*Ms. Jessica Tolin: On the Bonita Springs pumps, we're basically still just monitoring the situation. To my knowledge they were not turned on during Hurricane Ian. We've taken a look at the Agenda for the South Florida Water Management District meeting tomorrow the 18<sup>th</sup>. I do not see that the Bonita Springs pumps are on their Agenda. It is not the Big Cypress Basin Board Meeting. That is likely where we will see this as an item that's discussed, but again, monitoring that situation and can let you know when we have an idea of when that's going to be discussed. On litigation, currently we have the motions for rehearing pending before the court. We filed two different motions for rehearing, one directed to the summary judgment order, and the other directed to the final judgment, and with both of those the judge asked the other side to submit a response, so it does seem that the judge is considering the motions, reviewing everything, and we should be receiving an order on those motions at some point. We're hoping sooner than later now that the judge has everything to review. As far as the HOA and their litigation, we have some exchanges with the HOA's counsel, and we are considering the claims and trying to determine the extent in which the CDD may need to be involved and the claims that would be available.*

*Chairperson Stamp: Are we going to file an appeal as well in case the rehearing doesn't happen or doesn't go our way?*

*Ms. Tolin: We are hoping to have an order on the motions for rehearing before the appellate deadline which will give us an idea, but if not, then yes. Or if the motions get denied, we will file the notice of appeal.*

## II. District Engineer – Calvin, Giordano & Associates

- a) **Engineer's Report**
  - 1. **Strategic Operational Plan**
  - 2. **Bonita Springs Floodwater Diversion Plan**

*Mr. Jimmy Messick: I have two items that are current. They are not different from last month. Item number 2 is the update on the floodwater diversion plan. I should mention that we are monitoring the two boards, Bonita Springs and the Big Cypress Basin. For the Strategic Operational Plan, I just modified our plan to clarify the bridge painting is just for the black arches and not the entire bridge. It is still scheduled for January. Lake 12 and 20 – 21 is out to bid and scheduled to start construction of improvements. We have authorization to start spraying for lily pads which will take place on lakes 1, 2, and 4. One item that's not documented is we are getting the fencing contractor out to look at the preserves once it starts to dry up.*

*Chairperson Stamp: Are we going to spray the rest of the lily pads after we start up? That's the biggest question I've been getting: when are we going to get rid of the lily pads?*

189 *Mr. Messick: Yeah. We are going to address out front first and continue to spray as they go*  
190 *through them. I've been told that they are valuing the lakes each time they come out and go by*  
191 *which ones need to be addressed first. So, it does change, but they have a plan.*

192  
193 Mr. Kleck asked what material the black tunnel portion of the bridge was compose of.

194  
195 Mr. Messick responded it was concrete and was a permanent part of the bridge.

196  
197 Discussion ensued regarding the bridge; painting bids; and the decorative bridge materials  
198 versus the structural bridge materials.

199  
200 *Mr. Ward: If you ever saw a roadway over a culvert pipe, where you see water going through*  
201 *the pipe, and then there's roadway. That's what it is. It's just built up on the sides and on the*  
202 *side where the dirt is to make it look like a bridge. It's not a bridge per se, it's just a road.*

203  
204 *Mr. Miller: But behind the skirts, is it just dirt?*

205  
206 *Mr. Ward: It's a pile of dirt, yeah.*

207  
208 Discussion continued regarding the bridge and the decorative skirts.

209  
210 Mr. Miller indicated some of his neighbors did not like the decorative skirts and wished for them  
211 to be removed or lightened.

212  
213 Discussion ensued regarding whether to delay painting the skirts.

214  
215 *Mr. Kleck: Since we don't have a price on what it's going to cost, if it's a few hundred bucks then*  
216 *no big deal, but I'm thinking it's going to be pretty costly to paint the whole bridge number 1,*  
217 *and if it's not a big deal to just paint the black areas, that's not a big deal either, but when we*  
218 *get into spending a lot of money for something we can't afford that really doesn't need to be*  
219 *painted, I say leave it alone.*

220  
221 *Chairperson Stamp: It's in the capital budget two years out for the bridge itself. We don't have*  
222 *to cross the bridge as to what color we want to paint it or even whether to defer paining it for*  
223 *another couple of years. Your committee can meet several more times.*

224  
225 *Mr. Miller: There are two possibilities, defer the painting of the skirts until the entire bridge is*  
226 *painted, or accelerating the bridge to repaint all of it, and the latter is probably not something*  
227 *we would want to do.*

228  
229 *Chairperson Stamp: I would think if we were to accelerate it, we would have to cut something*  
230 *out of the capital plan. Lake banks or something's got to go.*

231  
232 *Mr. Miller: I'm ok with that. The other option is to suggest deferring painting the skirts.*

233  
234 *Mr. Ward: It is a focal point of your community. Those skirts are not black anymore. They are a*  
235 *very strange color. They are in the budget. They are in the plan to do it, and I think it's an*  
236 *important thing for us to do for this year. The painting of the rest of the structure is not in there*

237 *for at least three more years out, maybe four years out, and I think whatever color it wants to*  
238 *be, you've got three or four years to figure that part of it out.*

239  
240 *Mr. Miller: I think a committee of some ladies rather than a bunch of crusty old men like us*  
241 *making that decision is a better idea.*

242  
243 *Mr. Ward: In terms of the color, whatever you want is up to you guys. But we do need to be – in*  
244 *two years we can deal with the color of the rest of the structure itself. The black, I clearly am*  
245 *strongly recommending you continue down the same path that we laid out when we got this*  
246 *budget. It's in the plan. I think we should execute the plan as we have it in place for the 2023*  
247 *budget right now.*

248  
249 *Mr. Kleck: If it's in the budget, do we know what the budget amount is?*

250  
251 *Mr. Ward: We have it clumped in one because we do pressure cleaning of the pavers on a bunch*  
252 *of other stuff. There's like \$13,000 dollars in there total, of which the painting is a small part.*  
253 *The cleaning of those pavers is generally a pretty expensive thing on a yearly basis. It's in the*  
254 *plan to do it. I am not recommending deviating from the plan 30 days into this budget year.*

255  
256 *Chairperson Stamp: It may also be a situation where two years from now the black will look*  
257 *really bad.*

258  
259 *Mr. Stigliano: Made a comment on ensuring the quality of the paint to be used was considered*  
260 *and that the surfaces to be painted were cleaned and prepared proas a lesser quality of paint*  
261 *that will affect how the skirts look over time.*

262  
263 **III. District Manager – JPWard & Associates, LLC**

264  
265 **a) Financial Statements for period ending October 31, 2022 (unaudited)**

266 **b) Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities**

267  
268 *Mr. Ward: We did close on the Truist loan the Friday after our meeting last month. Thank you all*  
269 *very much for all your work in getting that deal done and closed. All of our bills have been paid*  
270 *and up to speed, so we are in good shape right now. I thank you. I am anticipating that we will be*  
271 *able to repay that loan as I noted to you last month by March 31<sup>st</sup> at the latest, but I will probably*  
272 *be able to do this in February. We will just see how our collections come in. Zack mentioned to*  
273 *me, and Bart mentioned to me, I will – not this time because we are 30 days into this budget – but*  
274 *periodically I will start to give you a two minute dissertation on where we are financially on a going*  
275 *forward basis, once we get a month or two into this budget year.*

276  
277 *Chairperson Stamp: Bart had raised the issue that it would have been good to have a little earlier*  
278 *warning when we started to get into this stress situation and hopefully that will provide that. Jim*  
279 *and I this morning met with Dave Kupstas and Dave Boguslawski to start working on the process of*  
280 *rearranging some of the permits, some of the easements, some of the responsibilities between the*  
281 *HOA and the CDD, and frankly this process is probably going to take years. Some of it won't, some*  
282 *of it could happen fairly quickly. Conceptually we have three items, which many of them have*  
283 *many subparts, so you could make it ten items if you wanted, but conceptually there is the*  
284 *maintenance of the entrance, and I think there seems to be, at least between Jim and I and David,*

285 *an agreement that that would be an appropriate thing to let the HOA take over, so we've got the*  
286 *same people doing all of the landscaping and everything else. Incidentally, we hired the same*  
287 *company that had been there before. I know there's been some people who think we let it go, or*  
288 *something, but it's the same outfit that's been doing it for years, so really it hasn't. Maybe*  
289 *perceptually it is just getting older, or maybe it's the skirts, I don't know, but that's one item. The*  
290 *entrance. The second is the irrigation system. The HOA asked us to consider letting them basically*  
291 *take over all of the irrigation system. It wouldn't be a transfer or ownership. It would just be a*  
292 *transfer of responsibility so that the residents wouldn't get the runaround of well that's the CDD's*  
293 *responsibility or that's the HOA's responsibility. Or we don't know, it might not be the runaround.*  
294 *It might be us trying to figure out exactly where one system stops and the other starts. We put it*  
295 *all under the HOA. As a government body we cannot give that to the HOA, we can only transfer*  
296 *government property to another government entity. But we can certainly sign a long term lease or*  
297 *a long term service agreement or something like that with the HOA, so that they will have*  
298 *control/responsibility of the entire system. That's another thing, there's got to be a service*  
299 *agreement there worked out. Jim prepared a draft of one, again conceptually. This is all concepts.*  
300 *Nothing concrete has been done at this point. And the last thing is the permits and the easements.*  
301 *In all candor, Taylor Morrison made a mess of everything, and some people might agree, as to who*  
302 *has what easement, who has what permit. They've still got permits; some of the permits this*  
303 *development is operating under are still in the name of Taylor Morrison. Others are seemingly*  
304 *randomly spread around. So, we are going to have to put together a sheet of where everything is,*  
305 *what needs to be moved, Jimmy's ideas. And he kind of touched on at the last meeting of where*  
306 *they ought to be moved to, but that's going to take a lot of legal work. We will probably be calling*  
307 *this new lawyer to help put together these documents to get that done. It's going to take time*  
308 *because some of it has to be approved by other government bodies or other entities. These are the*  
309 *three concepts. I'd like to see if anybody has any objections on a conceptual basis or any other*  
310 *thoughts, because the HOA is going to start spending a lot more time and engaging lawyers to*  
311 *start looking at some of this stuff. If there is a real objection or a problem by some of the members*  
312 *over any of these things, I'd like to talk them through right now before anybody spends a lot of*  
313 *time on them. The HOA has put this on the Agenda the last couple of times to give the community*  
314 *some notice that these are topics of discussion. We are a long way away from addressing them or*  
315 *from solving them, and I think the bridge (I call it the entrance) is probably the easiest to do, but*  
316 *the HOA needs to make budget allocations for that if they are to take it over. They might not take*  
317 *it over immediately, but again these are things we need to know and make decisions about. This*  
318 *may become a constant topic for the next couple of years. The HOA, I think, is going to appoint a*  
319 *committee to work with us, but as you know, as we are a government body, we cannot officially do*  
320 *anything, or we make them a government body. So, Jim and I will continue to work with them and*  
321 *report back as we proceed. Any questions or comments?*

322

323 *Mr. Bhatla: I think it makes sense. From an operational aspect of handing things, and in*  
324 *considering the costs, I think is a good approach.*

325

326 *Mr. Joe Stigliano discussed the implications of transferring responsibility to the HOA; where the*  
327 *funding was coming from to cover the maintenance, portions of his discussion were*  
328 *(indecipherable).*

329

330 *Chairperson Stamp: We would not be giving the HOA a check. We are a government body. We*  
331 *don't go around funding private enterprises. We could do some kind of a service contract, but this*  
332 *is all very tentative, and you are wanting to know details. This is all very tentative; we will be able*

333 *to shift our assessments and they will shift their assessments. You are right, the same residents*  
334 *are going to pay for it.*

335  
336 *Mr. Stigliano: (Indecipherable).*

337  
338 *Chairperson Stamp: Joe, we understand these things. And we do too. We pay the same thing you*  
339 *do. We understand. The dynamics are, depending on how much they take over, how much*  
340 *expenses are, we could cut our assessments. We could use it to speed up the five year plan. We*  
341 *could put it into reserves. We could do a combination of all of those things. You're right, inflation.*  
342 *The budget we put together could get eaten up by inflation. We may not have any room. You call*  
343 *it what you want, I'll call it inflation. We don't want to pay double either, but this is going to be a*  
344 *long process.*

345  
346  
347 **SIXTH ORDER OF BUSINESS**

#### **Audience Comments**

348  
349 **Audience Comments: Public comment period is for items NOT listed on the Agenda, comments are**  
350 **limited to three (3) minutes per person, assignment of speaking time is not permitted, however the**  
351 **Presiding Officer may extend or reduce the time for the public comment period consistent with**  
352 **Section 286.0114, Florida Statutes**

353  
354 *An unidentified member of the audience stated that she worked with the HOA and indicated she was*  
355 *asked questions about the ponds which she did not have the answers to. I would love to have either a*  
356 *fact sheet or question and answer sheet that I could just give to people so they could understand more.*  
357 *Because they want to talk to a person, and I just don't know where to direct them. I always say go to the*  
358 *website and then they have other questions.*

359  
360 *Chairperson Stamp: Jim is who they need to speak with, and I think the phone numbers are on there.*

361  
362 *Mr. Ward: We usually don't have phone numbers on there.*

363  
364 *Chairperson Stamp: Alright, but Jim is who they need to go to.*

365  
366 *Mr. Ward: You can give them my cell phone number which everybody seems to have.*

367  
368 *Ms. \_\_\_\_\_: I wouldn't want to do that to you, but at least (indecipherable).*

369  
370 *Mr. Ward: It's on 1,163 tax bills, so everybody has my number, so you're welcome to give them my cell*  
371 *phone.*

372  
373 *Chairperson Stamp: And that's part of what we're trying to do with getting all of this realigned, just so it*  
374 *makes logical sense who is doing what.*

375  
376 *Mr. Stigliano: I think we should reevaluate your strategy regarding (indecipherable). In the Public*  
377 *Section, it really doesn't matter. Nobody ever goes to jail for flooding (indecipherable). (Indecipherable).*  
378 *Come up with a plan to get your stuff on the record with these permits. We're vulnerable. So, you want*  
379 *to protect yourself from (indecipherable). (Indecipherable).*

380

381 *Mr. Bhatla: So, we do have a small initiative in that direction. I have talked to the agencies, and they*  
382 *have told me that they will (indecipherable), so we will be talking to the interested parties. I think we will*  
383 *come up with an alternative. Right now, it's in the exploratory stage. We understand your concern and*  
384 *we are also concerned about that, but I think we are going to pursue it.*

385  
386 *Mr. Stigliano: I'm saying you should also sit down with (Indecipherable).*  
387

388  
389 **SEVENTH ORDER OF BUSINESS** **Announcement of Next Meeting**

390  
391 **Announcement of Next Meeting – Regular Meeting on December 15, 2022**

392  
393 *Chairperson Stamp: I misspoke at the last meeting and said we would be swearing in the new members*  
394 *who are elected in November, who aren't new, as they are Tom, Ron, and Bart, but their terms of office*  
395 *from the new election doesn't start yet, so we will have the swearing in of them to their new terms at the*  
396 *December meeting and election of officers.*

397  
398  
399 **EIGHTH ORDER OF BUSINESS** **Adjournment/Recess**

400  
401 The meeting was adjourned at approximately 1:45 p.m.

402  
403 **On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and**  
404 **with all in favor, the Meeting was adjourned.**

405  
406  
407 Flow Way Community Development District

408  
409  
410 \_\_\_\_\_  
411 James P. Ward, Secretary

412 \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairperson / Vice-Chairperson



SUSAN ROEDER MARTIN  
E-MAIL ADDRESS:  
smartin@nasonyeager.com

August 4, 2022

DIRECT DIAL:  
(561) 227-4591  
FAX NUMBER:  
(561) 982-7116  
CELL NUMBER:  
(561) 312-4280

**Via Email:** [Jtolin@lawfirmnaples.com](mailto:Jtolin@lawfirmnaples.com) and [sjadamczyk@varnumlaw.com](mailto:sjadamczyk@varnumlaw.com)

James Ward  
District Manager  
Flow Way Community Development District  
c/o Woods, Weidenmiller, Michetti & Rudnick  
9045 Strada Stell Ct., Suite 400  
Naples, FL 34109

Dave Boguslawski  
President  
Esplanade Golf & Country Club of Naples, Inc.  
8910 Torre Vista Lane  
Naples, FL 34119

**Re: Flow Way Community Development District (CDD)**

Dear Ms. Tolin, Mr. Ward and Mr. Boguslawski,

On behalf of Nason, Yeager, Gerson, Harris and Fumero, P.A. (the “Firm”), we look forward to working with you in the above referenced case. The following represents the terms and conditions of representation on this matter:

1. **Services.** The Firm shall represent you in determining options to address mitigation, maintenance and monitoring requirements imposed upon you pursuant to permit transferred by the Army Corps of Engineer and South Florida Water Management District from Taylor Morrison to the CDD.
2. I shall serve as the partner in charge on your matter. We will use our best judgment to manage the time, tasks and legal services required, and apply resources within the Firm best capable of successfully completing representation in an efficient and cost effective manner.
3. **Professional Fees.** My hourly rate is \$490.00 per hour. The hourly rate billed for paralegal services is \$95.00 per hour. I may assign work to other attorneys or paralegals within the office, depending upon their ability to complete the work in an effective and cost efficient manner. When the petition is filed, I will review it with you and discuss the options going forward.
4. **Costs and Expenses.** The Firm only charges for actual costs and expenses incurred and invoiced to the Firm on your behalf for this representation. Attachment 1 sets forth the most

commonly incurred costs and expenses. We may advance these costs and seek reimbursement, with the underlying documentation, in our billings.

5. Billing and Payment. We will bill you on a monthly basis for professional services rendered and expenses incurred in connection with this matter. You agree to pay the amount of each statement in full within forty-five (45) days of the billing date. Any bills not paid within 45 days will incur interest at the judgment interest rate set forth in Section 55.03, Florida Statutes. Should you question any items, you agree to notify us in writing of any such question or dispute within thirty (30) days of the billing date.

Thank you for choosing our Firm to assist you in this matter. Should you agree with the foregoing terms and conditions, please sign in the space provided, return the executed letter to me via email, and retain a copy for your records.

Sincerely,

*Susan Roeder Martin*

Susan Roeder Martin

**ACCEPTED BY:**

**FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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

, Authorized Representative

\_\_\_\_\_  
Date

**ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC.**

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

, Authorized Representative

\_\_\_\_\_  
Date

Attachments: 2

<b>ATTACHMENT 1</b>	
<b>Cost/Expense</b>	<b>Typical Charges</b>
Computer Research	Actual usage.
Court Reporters	Direct invoice from vendor to client or paid from retainer.
Delivery Charges	Actual amount invoiced to firm. Mode of delivery based on need and economy.
Messenger Service	Actual amount invoiced to the firm.
Overnight Express	Actual amount invoiced to the firm.
Telefacsimile	Outgoing: No charge Incoming: No charge
Photocopying	Inside copies: \$0.25/page Outside services: Actual amount invoiced to firm.
Secretarial Overtime	No charge
Telephone Charges	Actual long distance.
Temporary Help	Actual amount invoiced to the firm.
Travel-Local/Surface	Reasonable mileage or actual rental charges.
Travel-Out-of-Town	Intrastate: Actual common carrier charges for coach. Interstate: Actual common carrier charges for business class. Meals/Accommodations: Lowest corporate seasonal rate available, reasonable business related meal expenses.
Word Processing	No charge
Other Expenses	Actual cost invoiced to the firm. In selected cases, these items may be directly invoiced from vendor to client.

December 3, 2022

**Via Email: [gwoods@lawfirmnaples.com](mailto:gwoods@lawfirmnaples.com)**

Flow Way Community Development  
District  
c/o Greg N. Woods, Esquire  
Woods, Weidenmiller, Michetti, Rudnick  
Vanderbilt Galleria  
9045 Strada Stell Court  
Fourth Floor  
Naples, FL 34109

Re: *Flow Way Community Development District v. Taylor Morrison  
of Florida, Inc., et al.*  
In the Circuit Court of the Twentieth Judicial Circuit  
In and for Collier County, Florida  
Civil Division  
Case No.: 2020-CA-4147

Dear Flow Way Community Development District:

We are pleased that you have referred your appellate matter to this Firm and its attorneys (hereinafter “we,” “us,” or “Firm”). The purpose of this letter is to communicate to you the terms of our services. You are hiring us to represent your interest in the appeal of the summary judgment in the above case.

Compensation for the Firm’s services will be based on the actual time expended by each attorney, legal assistant, or other support personnel working on your matter multiplied by each person’s respective hourly billing rate in effect at the time. Fractions of hours are computed in periods of not less than one-tenth (1/10) of an hour. My rate currently is \$465.00 per hour. Although I will be primarily responsible for the appeal, paralegals and other attorneys may from time to time assist me. Paralegal rates are approximately \$150 per hour, associate time is approximately \$180 to \$290 per hour, and the rate for other partners’ time is approximately \$350 to \$465 per hour. Hourly rates are subject to change from time to time.

We will also charge you for all disbursements made on your behalf, including copying charges, facsimile charges, filing fees, travel mileage, airline tickets, parking, certain meals and lodging, messenger services, courier packages, and our legal research computer service, if needed. While we will pay for many of the costs incurred in your matter and bill you, our firm policy is that we cannot pay for costs of \$1,500.00 or above. Invoices for costs of \$1,500.00 or more will be forwarded to you for direct payment. If payment is not received within 30 days, you agree to pay interest on any unpaid fees or costs at a rate of 1.5% per annum.

We are requesting an initial retainer of \$10,000.00, which we will hold in trust to be applied to our final statement. The amount we are requesting as a retainer is not an estimate of the total fees that may be incurred in this matter. Any unused amount will be returned to you when our engagement terminates if all outstanding balances have been paid. We reserve the right to request an additional retainer after the appeal is filed to further secure payment of services on appeal. We will be officially engaged when this engagement letter is signed and returned to me with the retainer.

It is difficult to precisely anticipate the amount of our time that will be required for this engagement and the amount of fees and disbursements that will be incurred. At any time during the course of our engagement, we welcome the opportunity to discuss with you the fees and expenses incurred or to be incurred and will try to minimize such amounts. Sometimes this will require reassessing your strategic goals and tactical methods. We are always prepared to reevaluate approaches, whether it be for cost reasons or otherwise. If you have any questions at any time about our bill or our services, please contact me. Typically, questions are easily resolved.

Either of us may terminate our engagement at any time for any reason by written notice, subject on our part to applicable rules of professional conduct. In the event the engagement is terminated, we will take such steps as are reasonably practicable to protect your interests. Unless previously terminated, our representation for this matter will terminate on issuance of the appellate court's mandate in the above appeal or, if that mandate is stayed, on resolution of any post-opinion motions for relief on appeal. If the appeal is remanded for further proceedings in the circuit court or there are further proceedings in the circuit court during the appeal, then you understand that either your trial counsel, Greg Woods, or a trial counsel of your choosing will represent your interest at the trial level.

Following such termination, any otherwise non-public information you have supplied to us which is retained by us will be kept confidential in accordance with applicable rules of professional conduct. At your request,

your papers and property will be returned to you. Our own files, including lawyer work product, pertaining to the matter will be retained by the firm. All such documents retained by the firm will be transferred to the person responsible for administering our records retention program. For various reasons, including the minimization of storage expenses, we reserve the right to destroy or otherwise dispose of any such documents or other materials retained by us within a reasonable time after the termination of the engagement.

Should you decide to retain our firm for additional services not specified in this letter, we will be pleased to provide such services under such terms as you and we may agree upon. After completion of the matter, changes may occur in the applicable laws or regulations that could have an impact upon your future rights and liabilities. Unless you actually engage us after that time to provide additional advice on issues arising from the matter, the firm has no continuing obligation to advise you with respect to future legal developments.

As a client, non-public personal information you provide us is kept confidential and protected from disclosure without your permission under the doctrine of attorney/client privilege, which is a stringent professional standard. Under this doctrine, we have an ethical and legal obligation not to disclose, without your permission or as may be required by law, any personal non-public information you provide us. Disclosures which may be permitted, for instance, may include providing information to persons who need that information to assist us in providing services to you and utilizing outside document reproduction services. In all such situations, we stress the confidential nature of the information.

The parties also agree that your current trial counsel, Greg Woods, will remain responsible for communication with you regarding the appeal's progress, strategy decisions, settlement opportunities, and other matters. As client, however, you may communicate directly with this Firm and are expected to do so to the extent that you have any questions or concerns unaddressed by Mr. Woods.

Two final notes, it is important to realize that appellate proceedings can take many months before the Court issues a decision. Even if all appellate deadlines are met without extensions, it could take over six months to a year or longer for the Court to issue a decision. Further, the Court routinely grants reasonable extensions of time during the briefing process. It is also an acceptable practice for counsels to agree to these requests as professional courtesies. Although we will diligently pursue your appeal, you agree that this Firm reserves the right to seek and extend such courtesies to opposing parties and their counsels.

You should also understand that all litigation, including appeals, is inherently uncertain and that—regardless of any conversations that you may have had with any member of the Firm—there are no guarantees or assurances as to the results in this or in any other legal proceedings.

If the foregoing terms and conditions accurately summarize and confirm your understanding of our attorney-client engagement, please indicate your approval and acceptance by dating, signing, and returning this letter.

We look forward to serving you and working with you on this matter.

Very truly yours,

ROETZEL & ANDRESS, LPA



Christopher D. Donovan

ACCEPTED AND AGREED TO:

\_\_\_\_\_

Date: \_\_\_\_\_

**ASSIGNMENT OF CLAIMS**

For good and valuable consideration received, the FLOW WAY COMMUNITY DEVELOPMENT DISTRICT (“CDD”) hereby assigns to ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC. (“ASSOCIATION”) all of the rights, claims, causes of action, and interests which the CDD has, or may have, against TAYLOR MORRISON OF FLORIDA, INC. and/or TAYLOR MORRISON ESPLANADE NAPLES, LLC (collectively, “Taylor Morrison”), relating to or otherwise arising out of the construction or maintenance of the weirs, drainage systems and lakes, irrigation and grounds systems, and other structures within, or otherwise servicing, the Esplanade Golf & Country Club community (the “Assigned Claims”).

The Association is hereby authorized to sue, compromise, or settle in the undersigned’s name or otherwise conclude all such claims and to execute and sign releases and other agreements in connection with any such lawsuit, compromise, or settlement of the Assigned Claims as if the CDD. The Association and CDD hereby agree that to the extent any damages are awarded to the Association as a result of the Assigned Claims, or settlement proceeds obtained from any compromise or settlement thereof, the Association shall pay to the CDD the proportional share of damages obtained or otherwise awarded for the CDD’s Assigned Claims in comparison to the Association’s total claim.

The CDD agrees to cooperate fully with the Association in the prosecution of the Assigned Claims and to procure and furnish all papers and documents in the CDD’s possession necessary in such proceedings, and to attend court and testify if the Association deems such to be necessary; but, it is understood by all Parties hereto that the CDD is to be saved harmless from all costs in such proceedings. The Association shall indemnify and forever hold the CDD harmless from any and all liability, including liability for fees and costs, that may result from the Association’s pursuit of the Assigned Claims.

This assignment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS OF THE ABOVE, the parties have executed this Assignment of Claims to be effective as of this \_\_\_\_\_, 20\_\_\_\_\_.

**FLOW WAY COMMUNITY  
DEVELOPMENT DISTRICT**

**ESPLANADE GOLF AND COUNTRY  
CLUB OF NAPLES, INC.**

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

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

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

# Congratulations

**James Messick, PE**



Calvin, Giordano & Associates, Inc.  
A SAFEbuilt COMPANY

# Engineer of the Year

**American Society of Civil Engineers  
Broward**



# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
December 2022**

**Board Meeting  
December 15<sup>th</sup>, 2022**

Prepared For:

**Board of Supervisors**

Prepared By:



Calvin, Giordano & Associates, Inc.

**A SAFEbuilt® COMPANY**

CGA Project No. 21-4271  
December 15<sup>th</sup>, 2022

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

**TABLE OF CONTENTS**

I. PURPOSE.....	4
II. CURRENT ITEMS.....	4
III. ENGINEER’S REPORT COMPLETE.....	11

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

**LIST OF APPENDICES**

APPNEDIX A	LOCATION MAP
APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	WATER QUALITY SAMPLING REPORT (OCT 2022)

## **I. PURPOSE**

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

## **II. CURRENT ITEMS**

The following items are currently outstanding:

1. Strategic Operational Plan
2. Bonita Springs Floodwater Diversion Plan – No Update
3. Water Quality Sampling

## **1. Strategic Operational Plan**

### Current Asset Vendors

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

### 2023 1<sup>st</sup> Quarterly Future Work

- The Capital Improvement Plan for FY2023 includes Lake 12 and Lake 20/21 for lake bank restoration and replanting of littorals. The lake bank restoration will be scheduled once water levels drop sufficiently to allow for restoration by the contractor. Rainwater Leaders / Rip-Rap unique conditions identified and these items to be addressed prior to Lake 12 bank restoration. We anticipate this work to commence in February 2023.
- Front Entrance Bridge ‘Black Arches’ Painting scheduled for January 2023.
- The District has authorized the additional spraying in the water management system. – Lilies for flow way canal and lakes 1, 2 and 4 will be addressed first. The weekly aquatic vender has already started on-site weekly treatment for entire system (lakes and flow way canal). Treatment includes controlling evasive grasses, algae blooms, wetland planting along lake bank slopes, and lily pads (most critical). Program will take approximately three (3) months to restrict and oppress the lily pads.

## **2. Bonita Springs Floodwater Diversion Plan – No Update**

On May 26<sup>th</sup> Flow Way CDD was made aware of the Bonita Springs Floodwater Diversion Plan that was previously discussed at the Collier County Board of County Commissioner's meeting held on April 26, 2022. In this meeting, District 2 Commissioner, Andy Solis, presented to the board of commissioners the City of Bonita Spring's plan to divert floodwaters from the Bonita Springs Boulevard and adjacent residential neighborhoods through Logan Boulevard's stormwater canal system and into Collier County's Cocohatchee Canal via Flow Way CDD's external preserves and canal. Upon further investigation and discussions with the SFWMD's Principal Engineer of Big Cypress Basin, Bradley Jackson, two plans have been prepared by the City of Bonita Springs. The first plan utilizes existing emergency pumps, and a second plan is to construct permanent facilities that would pump flood waters under specific tailwater thresholds.

Mr. Jackson has since confirmed that the application for the permanent facilities project option has been withdrawn and is thought to be no longer pursued by the City of Bonita Springs. The emergency pumps option is still being considered by the City of Bonita Spring as the emergency floodwater operations plan (collaboratively prepared between SFWMD and City of Bonita springs) could be used to submit for an Emergency Permit following a disaster event, and so long as Lee County is declared in a 'State of Emergency'.

Bonita Springs Floodwater Diversion Operations Plan was received by Councilmember Bhatla and transmitted to CDD Manager Staff for review on 6/23/22. Following conference call on 6/29/22, legal council drafted letter and transmitted to Drew Bartlett at SFWMD documenting Flow Way CDD's request for additional environmental studies/impacts analysis of the offsite pumping activities into the conservation easement.

The District attended SFWMD – Bid Cypress Basin board meeting on 8/25/22 to further oppose the emergency permit during future disaster events in Lee County. The Board took public comment and acknowledged receiving emails from many concerned Naples Esplanade owners. In addition to the CDD's legal counsel and district engineer, Collier County, Audubon FL, the Conservancy of Southwest FL, and FL Wildlife Federation all collaboratively requested more environmental analysis be provided, with a focus on water quality, more communications, operating control and appropriate remedies for downstream impacts be completed on the aforementioned operations plan. The Board's comments also indicated that they are not ready to remove 'draft' from the report and is still an open item for discussion.

Coordination was made with Collier County – Transportation Management Services Department Head, Trinity Scott. She indicated that they would set up a meeting with City of Bonita Springs, Big Cypress Basin, SFWMD, Flow Way CDD Engineer and CDD Council. She would include Collier County's Stormwater Management Section Capital Project Director, Jeanne Marcella, to join this meeting in hopes they could conclude for the recommended alternate swale design along Logan Boulevard, in leu of discharge to CDD's preserve. Meeting date and location is still to be determined.

### 3. Water Quality Sampling

GHD Services Inc. (GHD) has provided water quality sampling services for the Flow Way CDD at five (5) sample locations (Flow Way canal, Lake 9, Lake 7, Lake 12, and Lake 18/19). Conductivity, Dissolved Oxygen, pH, Temperature, turbidity, Biochemical Oxygen Demand (BOD5), Total Suspended Solids, Total Nitrogen, nitrogen speciation (ammonia, TKN, and nitrate + nitrite), Total Phosphorus, Ortho Phosphorus (Field Filtered) and Chlorophyll-a. were measured at each location. Report showing results are attached in Appendix D Water Quality Sampling Report and based on three consecutive sampling events from 2022. Flow Way canal Trophic State Index reached 'fair' levels due to increased concentrations of chlorophyll a, BOD and dissolved oxygen. Contrary, nitrogen and total phosphorus remains low in this area. It should be noted that sampling was taken approximately 2 weeks after Hurricane Ian, which may have contributed to the higher concentrations of chlorophyll a, BOD and dissolved oxygen levels. If continued chlorophyll a is observed, 1 cup of vinegar (weak base) once a month may help lower pH levels, which would help reduce chlorophyll a levels downstream. For these reasons, additional testing is recommended to monitor the slightly heightened levels of water quality concentrations in Flow Way canal.

The next sampling event is planned for February 2023.

## PERMITTING

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

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

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permitee-Constructed by</b>	<b>Current Status</b>
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples - DiLillo Parcel -- Plans & Plat	PL20160000536	08/23/21	09/13/23	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples, Ph3, Blk K1, K2 & H3 -- Plans & Plat	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade Naples LLC	Closed
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Under Construction / Application Withdrawn
Esplanade G&CC of Naples - Hatcher Parcel - - Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Under Construction/ Site Inspection/ Approved Construction and Maintenance Agreement & Performance Bond
Esplanade G&CC of Naples Ph 1 Amenity Center -- Utility Acceptance	PL20140000736	11/28/17	11/28/18	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021; Was submitted originally as a Site Improvement Plan (SIP) under PL20130002186. The Final Utility Conveyance was approved on 7/13/21. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples Amenity Center Phase 2B --	PL20160000757	11/02/16	11/02/17	Taylor Morrison Esplanade	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permitee-Constructed by</b>	<b>Current Status</b>
Utility Acceptance				Naples LLC	PL20160000757 Esplanade Golf & Country Club Amenity Site was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$7,061.41 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000600 Esplanade Golf & Country Club SDP 2 Golf Course Maintenance Facility was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$5,122.27 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade Golf and Country Club of Naples - Phase 5 (SDPA)	PL20190002869	12/16/19	03/26/23	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permitee-Constructed by</b>	<b>Current Status</b>
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection – Add Application Type

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

### **III. ENGINEER'S REPORT COMPLETE**

By: \_\_\_\_\_  
 By: James Messick, P.E.  
 District Engineer

State of Florida Registration No. 70870

# APPENDIX A

## LOCATION MAP



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

EXCEPTIONAL SOLUTIONS™

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

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

## **APPENDIX B**

### **LEGAL DESCRIPTION**

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

## **APPENDIX C**

### **WATER QUALITY SAMPLING REPORT (OCT 2022)**

Our ref: 11225022-03

November 28, 2022

Mr. Bruce Bernard  
Manager of Field Operations  
Calvin, Giordano & Associates, Inc.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, FL 33316

### Water Quality Monitoring – October 2022 – Flow Way CDD

Dear Mr. Bernard:

GHD Services Inc. (GHD) is pleased to present the results of our water quality sampling services for the Flow Way and Lakes 7, 9, 12 and 18/19 - Flow Way CDD at Esplanade Golf and Country Club.

## 1. Water Quality Sampling – October 2022

The October 2022 sampling event consisted of the collection of five (5) surface water samples at five (5) sample locations (FW – Flow Way, FW – Lake 9, FW – Lake 7, FW – Lake 12, and FW – Lake 18/19) within the Esplanade Golf and Country Club as identified on **Figure 1**.

Samples were collected using direct-dip sampling methods. All samples were collected at a depth of 18 inches from the banks of the Lakes/Flow Way. See **Figure 1** for sampling locations.

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model 556 multi-parameter water quality meter. Turbidity was also measured at each location. Surface Water Field Sheets are attached. Field data is summarized in the Table within the **Laboratory Data Compliance Memo**.

The collected samples are capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc., in North Port, Florida. Benchmark EnviroAnalytical, Inc. is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses are conducted for 5-Day Biochemical Oxygen Demand (BOD5), Total Suspended Solids (TSS), Total Nitrogen, nitrogen speciation (ammonia, TKN, and nitrate + nitrite), Total Phosphorus, Ortho Phosphorus (Field Filtered) and Chlorophyll-a.

All samples collected during the October 2022 sampling event were prepared and analyzed within the method required holding times. The laboratory data has been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached Table within the **Laboratory Data Compliance Memo**. The laboratory report is also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

## 2. Analytical Summary

The October 2022 sampling event represents the third sampling event for the select five (5) WQ Locations for Flow Way. Prior reports for the year of 2022 were the first and second analyses for the Flow Way CCD. Trends were not developed until after at least the third event, so this Analytical Summary serves as the first review of trends of data. Future reports will include a typical analytical summary of subsequent results, but this review will act as the annual summary of data for the year. Laboratory results are summarized in the **Laboratory Data Compliance Memo** and are displayed visually in the trend graphs, enclosed.

The following discussion highlights sample locations with notable trend increases in the attached graphs.

The biochemical oxygen demand concentration has slightly increased at the FW-Flow Way sampling location since the previous June 2022 sampling event and has the highest concentration out of the five (5) sampling locations (1.08 l mg/L).

The concentration of chlorophyll  $\alpha$  has notably increased at the FW-Flow Way sampling location and is significantly higher in concentration when compared to the other four (4) sampling locations (34.6 mg/L).

Dissolved oxygen has significantly increased at the FW-Lake 9 and FW-Lake 7 sampling locations since the previous June 2022 sampling event. Sampling location FW-Lake 7 had the highest concentration of dissolved oxygen for the October 2022 sampling event (84%).

The concentration of total phosphorus decreased at all five (5) sampling locations and has notably decreased at the FW-Lake 9 sampling location.

The concentration of total suspended solids and turbidity has significantly decreased at sampling location FW-Flow Way since the previous sampling event.

All other water quality results remain relatively consistent with the previous sampling event.

A Trophic State Index calculation (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to help classify the quality of water based on each water body's Chlorophyll a, Total Phosphorous and Total Nitrogen concentration. A ratio of Total Nitrogen to Total Phosphorus was calculated for each water body to determine general conditions. For this sampling event, each body was within the "Nutrient Balanced" range. A TSI value for lakes of 0-59 is "good", a value of 60-69 is "fair", and a value of 70+ is "poor". Based on the results of this sampling event, each sampling location's calculated TSI value is:

Flow Way	Lake 7	Lake 9	Lake 12	Lake 18/19
60.5	48.6	45.1	51.7	46.6

## 3. Conclusions and Recommendations

The concentration of chlorophyll  $\alpha$  can reflect an increase in nutrient loads and consequentially result in an increase in algal activity. Correspondingly, an increase in the concentration of biochemical oxygen demand also reflects increasing microbial activity. The sampling location FW-Flow Way saw an increase or a slight increase in both water quality parameters when compared to the previous sampling event. However, the dissolved oxygen for this location remains comparatively high (57.5%). To follow, the concentration of total nitrogen and total phosphorus remains low (1.15 mg/L and 0.039 mg/L). Nitrogen and phosphorus are essential nutrients when considering algal growth.

Due to this, and the fact that that no other water quality parameters of concern are noted, continued monitoring is recommended at FW-Flow Way until more sampling events occur to determine trends in water quality parameters.

The next tri-annual sampling event is planned for February 2022. Please call if you have questions or need additional information.

Sincerely,

GHD



Jessica Walsh, E.I.  
Environmental Engineer  
Jessica.Walsh@ghd.com  
239) 944-0709



Lori Coolidge, P.G.  
Professional Geologist  
Lori.Coolidge@ghd.com

Encl:            Laboratory Data Compliance Memo  
                  Figure  
                  Trend Graphs  
                  Laboratory Analytical Reports  
                  Surface Water Field Sheets

# **Laboratory Data Compliance Memo**



# Technical Memorandum

November 23, 2022

<b>To</b>	Mr. Bruce Bernard Manager of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	<b>Tel</b>	716.205-1977
<b>Copy to</b>	Connor Haydon	<b>Email</b>	Connor.Haydon@ghd.com
<b>From</b>	Sheri Finn/eew/17	<b>Ref. No.</b>	11225022
<b>Subject</b>	Analytical Results Compliance Report Surface Water Quality Monitoring Flow Way CDD Fort Myers, Florida October 2022		

## 1. Compliance Review

Samples were collected in October 2022 in support of the Flow Way CDD sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards

**Sheri Finn**  
Analyst

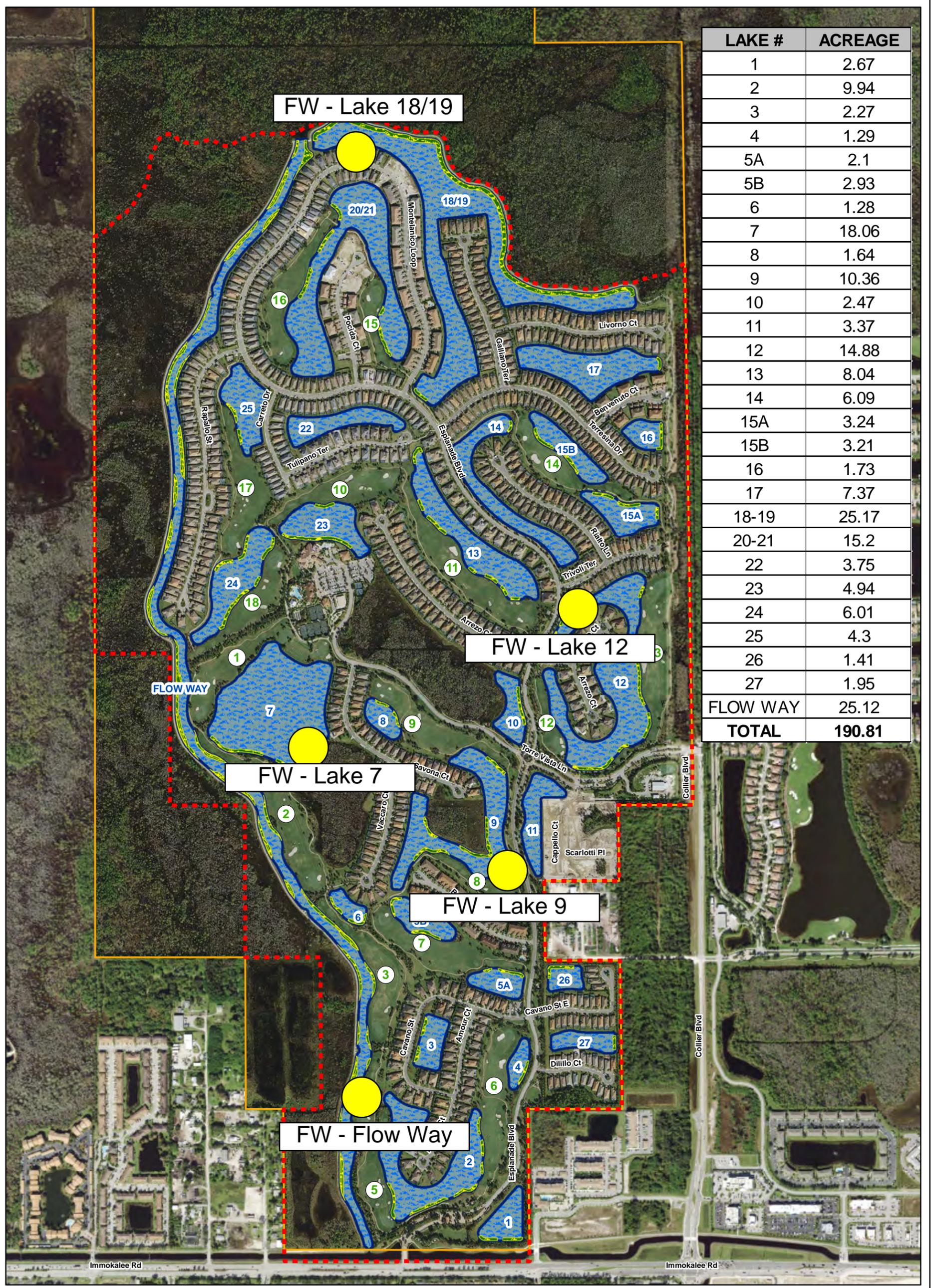
**Analytical Results Summary  
Surface Water Quality Monitoring  
Flow Way CCD - Fort Myers, Florida  
October 2022**

Sample Location/Sample ID:		FW-Flow Way	FW-Flow Way	FW-Flow Way	FW-Lake 12	FW-Lake 12	FW-Lake 12	FW-Lake 18/19	FW-Lake 18/19	FW-Lake 18/19
Sample Date:		3/9/2022	06/08/2022	10/10/2022	3/9/2022	06/08/2022	10/10/2022	3/9/2022	06/08/2022	10/10/2022
<b>Field Parameters</b>	<b>Units</b>									
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM	NM	NM	NM
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	486	426	442.5	477.2	485	600	416.1	407	570
Dissolved oxygen (DO), field	mg/L	5.13	4.84	4.75	6.22	4.58	5.06	5.51	4.49	4.54
Dissolved oxygen (DO), field	%	62.3	63.1	57.5	76.1	60.9	62.6	66.8	57.9	57.5
pH, field	s.u.	8.54	7.81	6.95	8.41	8.16	8.05	8.79	8.42	8.08
Temperature, field	Deg C	25.3	29.1	26.5	25.7	29.8	27	25.7	29.9	29.1
Turbidity, field	NTU	3.38	8.00	1.66	4.07	3.15	2.87	3.02	2.29	1.81
Secchi Disk	Depth									
<b>Wet Parameters</b>	<b>Units</b>									
Ammonia-N	mg/L	0.008 U	0.008 U	0.088	0.008 U	0.008 U	0.046	0.008 U	0.008 U	0.181
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM	NM	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	2.08	1.18	1.14	1.35	1.10	0.761	2.13	1.34	0.988
Total nitrogen	mg/L	2.08	1.20	1.15	1.35	1.11	0.957	2.13	1.35	1.00
Nitrite/Nitrate	mg/L	0.006 U	0.024	0.010 I	0.006 U	0.011 I	0.196	0.006 U	0.013 I	0.014 I
Ortho phosphorus (Field Filtered)	mg/L	0.004 I	0.004 I	0.015	0.022	0.017	0.013	0.014	0.014	0.014
Total phosphorus	mg/L	0.024 I	0.064	0.039	0.026 I	0.062	0.044	0.027 I	0.059	0.038
Chlorophyll	mg/m3	4.73	14.0	34.6	7.87	9.88	10.4	5.80	4.86	5.39
Total suspended solids (TSS)	mg/L	6.33	7.67	1.20 I	3.33	0.667 I	3.20	3.67	1.67 I	2.40
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1 U	1.08 I	1.39 I	1 U	1 U	1.22 I	1 U	1 U
Sample Location/Sample ID:		FW-Lake 7	FW-Lake 7	FW-Lake 7	FW-Lake 9	FW-Lake 9	FW-Lake 9			
Sample Date:		3/9/2022	06/08/2022	10/10/2022	3/9/2022	06/08/2022	10/10/2022			
<b>Field Parameters</b>	<b>Units</b>									
Total Water Depth	Feet	NM	NM	NM	NM	NM	NM			
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5			
Conductivity, field	umhos/cm	386	438	518	459	501	492			
Dissolved oxygen (DO), field	mg/L	6.81	4.13	6.45	5.13	2.17	4.11			
Dissolved oxygen (DO), field	%	82.5	54.4	84.0	61.7	28.4	52.3			
pH, field	s.u.	8.82	8.29	8.38	8.51	8.15	7.94			
Temperature, field	Deg C	25.2	29.7	27	24.9	29.2	27			
Turbidity, field	NTU	1.98	1.66	3.28	3.57	1.83	1.78			
Secchi Disk	Depth									
<b>Wet Parameters</b>	<b>Units</b>									
Ammonia-N	mg/L	0.008 U	0.008 U	0.014 I	0.008 U	0.008 U	0.013 I			
TAN criteria calculation	mg/L	NM	NM	NM	NM	NM	NM			
Total kjeldahl nitrogen (TKN)	mg/L	1.31	0.899	0.838	1.36	1.15	0.599			
Total nitrogen	mg/L	1.31	0.913	0.847	1.36	1.33	0.610			
Nitrite/Nitrate	mg/L	0.006 U	0.014 I	0.009 I	0.006 U	0.181	0.011 I			
Ortho phosphorus (Field Filtered)	mg/L	0.006 I	0.013	0.016	0.021	0.002 U	0.007 I			
Total phosphorus	mg/L	0.025 I	0.059	0.041	0.024 I	0.036	0.013 I			
Chlorophyll	mg/m3	3.27	4.88	7.65	5.45	5.75	7.06			
Total suspended solids (TSS)	mg/L	0.667 I	0.570 U	3.60	1.67 I	2.00 I	5.20			
Biochemical oxygen demand (total BOD5)	mg/L	1.06 I	1 U	1 U	1.08 I	1 U	1 U			

Notes:

- U - Not detected at the associated reporting limit
- I - Reported value is between method detection limit and the practical quantitation limit
- NS - Not sampled during noted event
- \* - DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or high volume of algae.
- NM - Not Measured

**Figure**



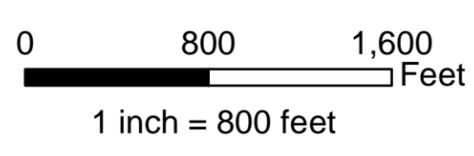
LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
<b>TOTAL</b>	<b>190.81</b>

### Flow Way CDD Lakes

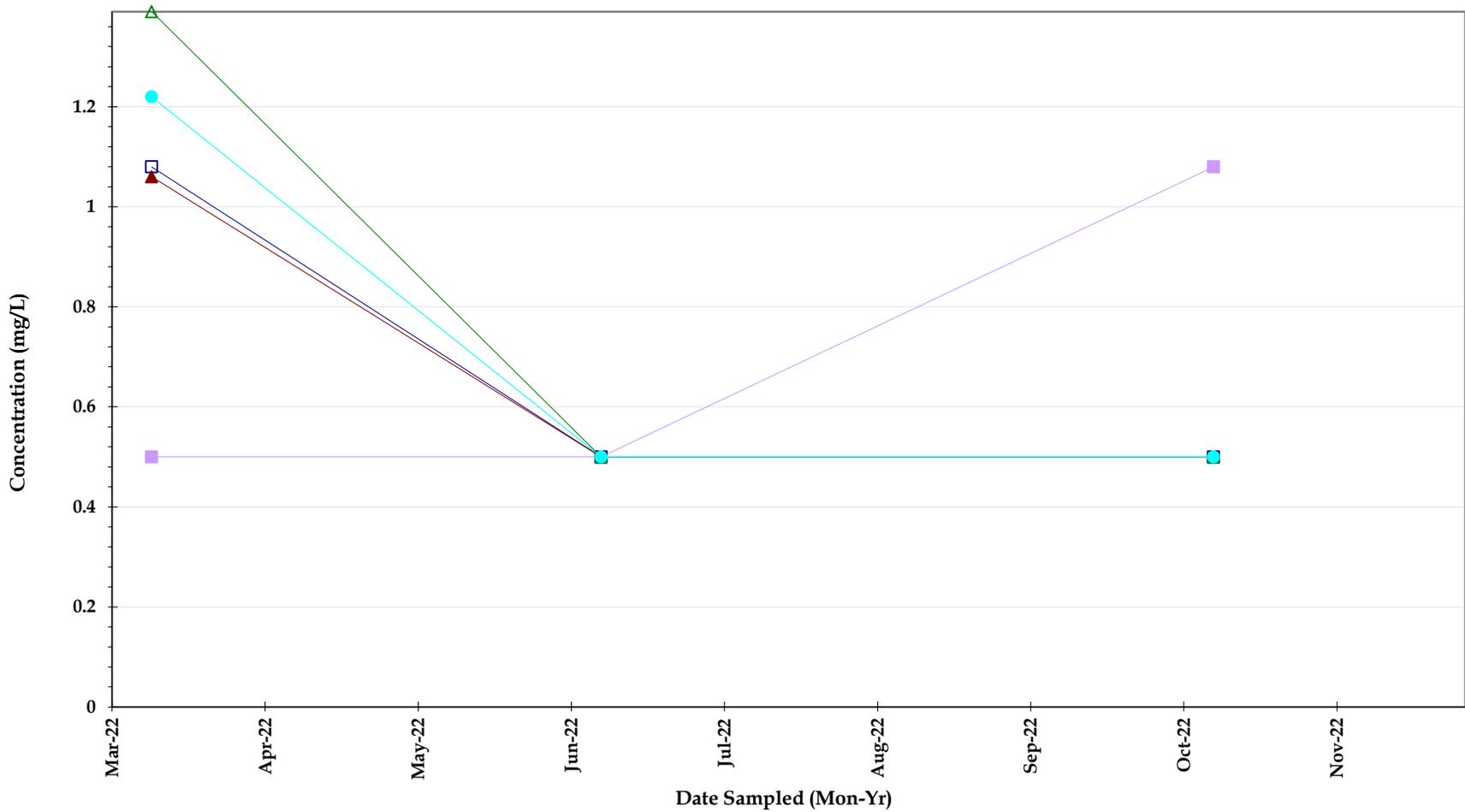
Date: 3/23/2022



- Legend**
- - - CDD Boundary
  - Property Boundary
  - Lakes
  - Permitted Littoral Shelf
  - 3 Hole Numbers
  - 19 Lake Numbers

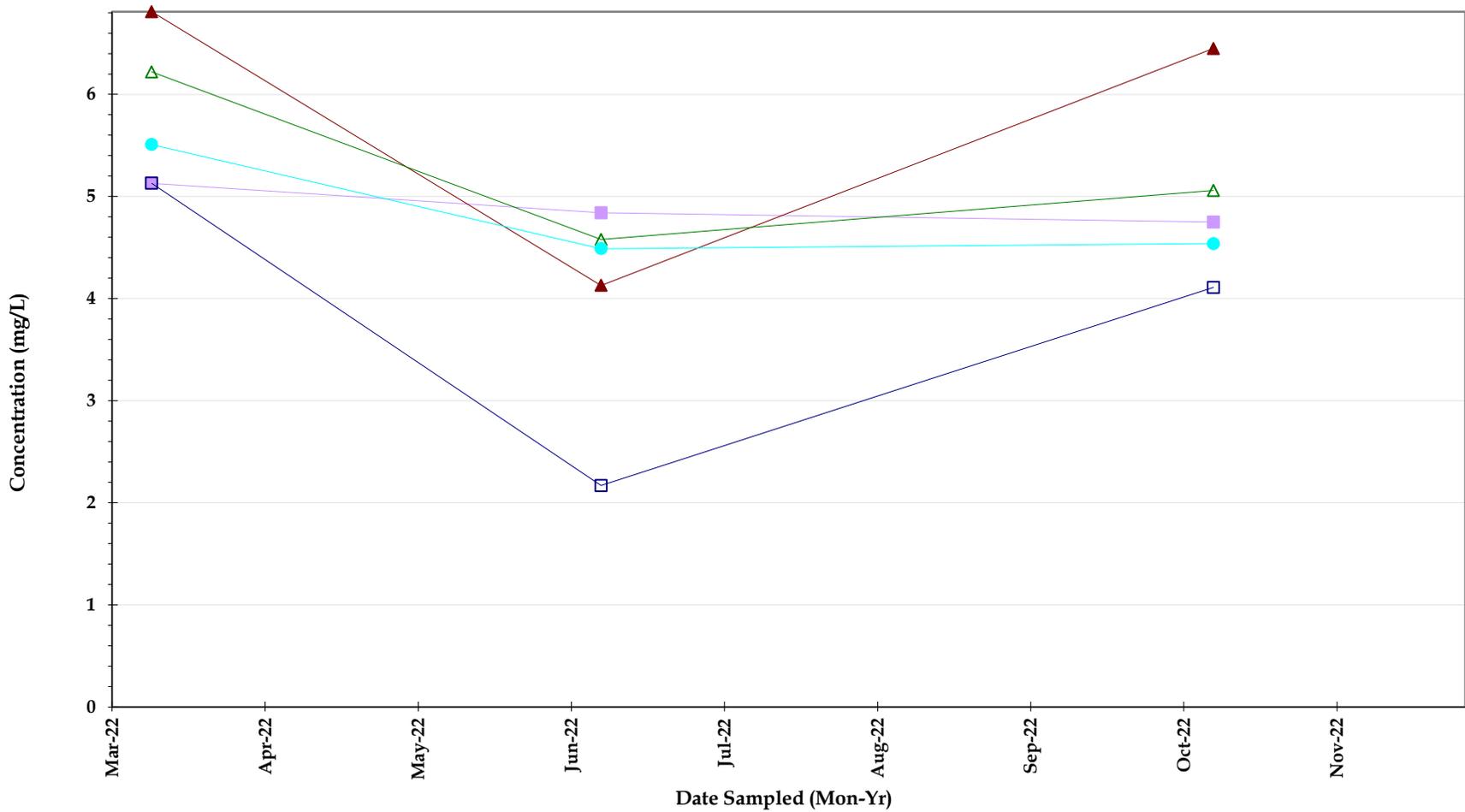


## Trend Graphs



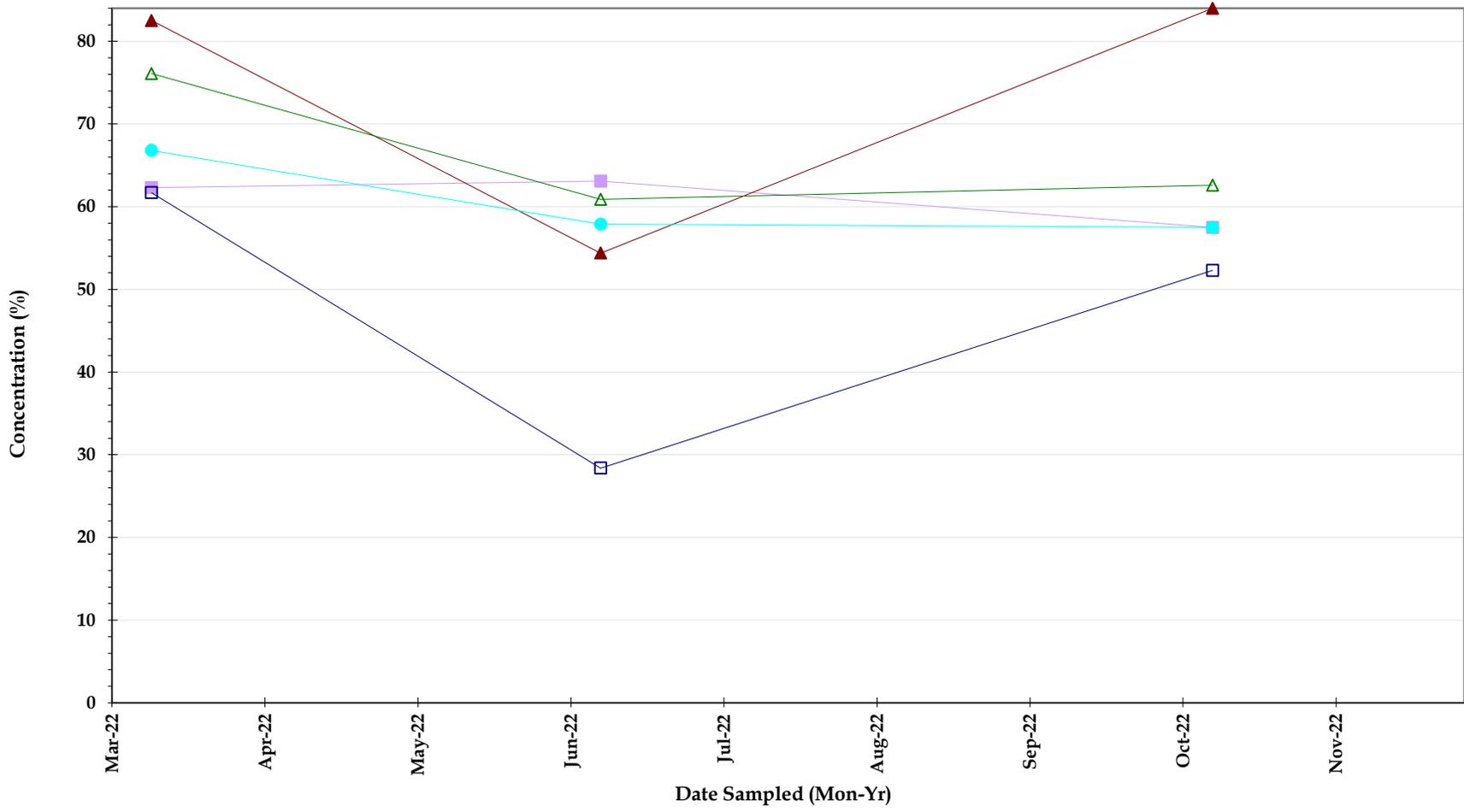
## Biochemical Oxygen Demand

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



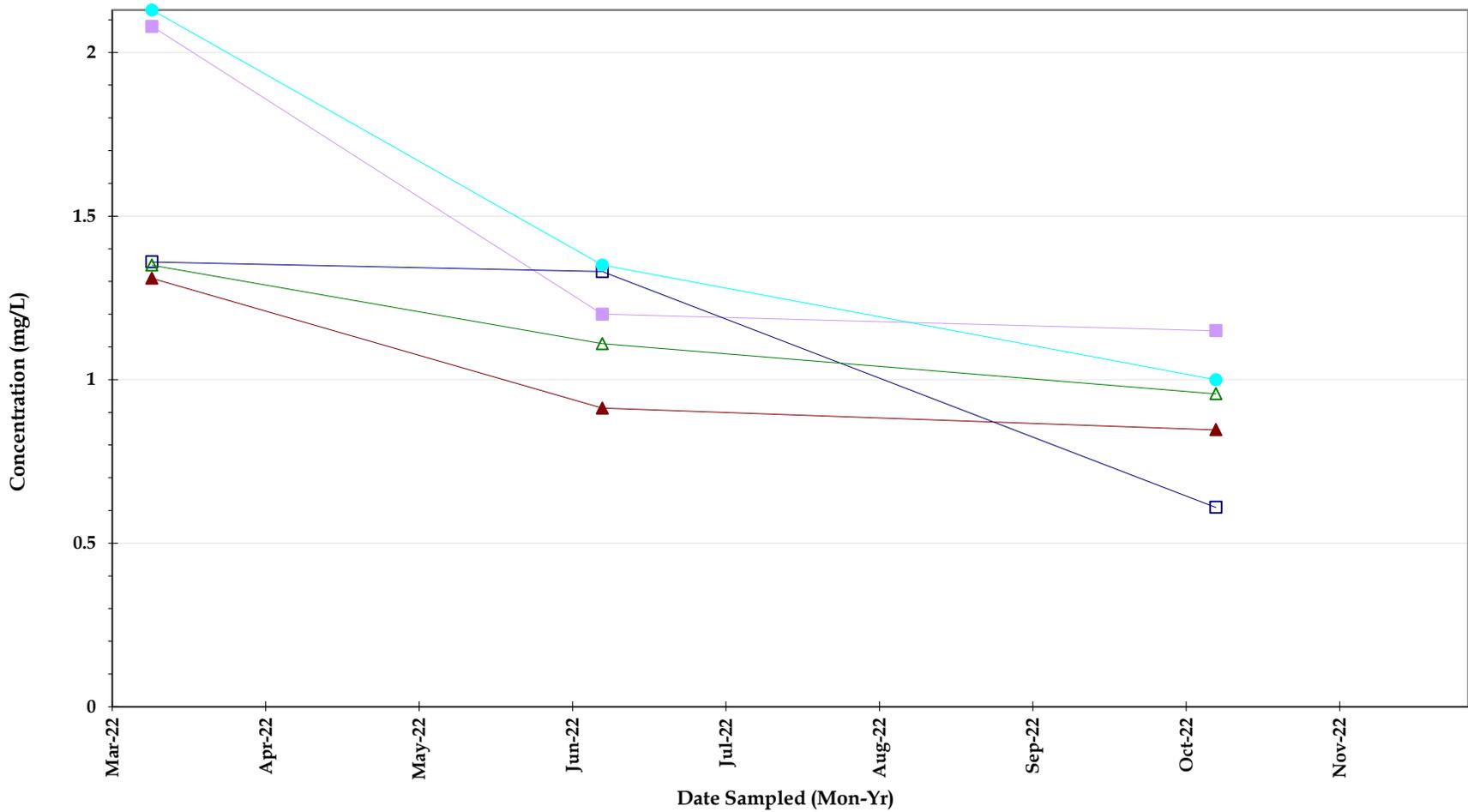
**Dissolved Oxygen (mg/L)**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



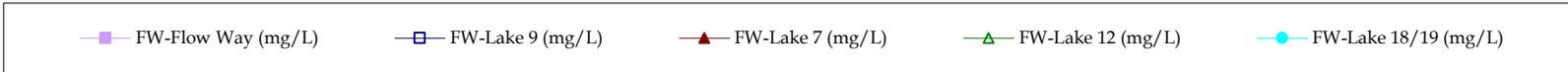
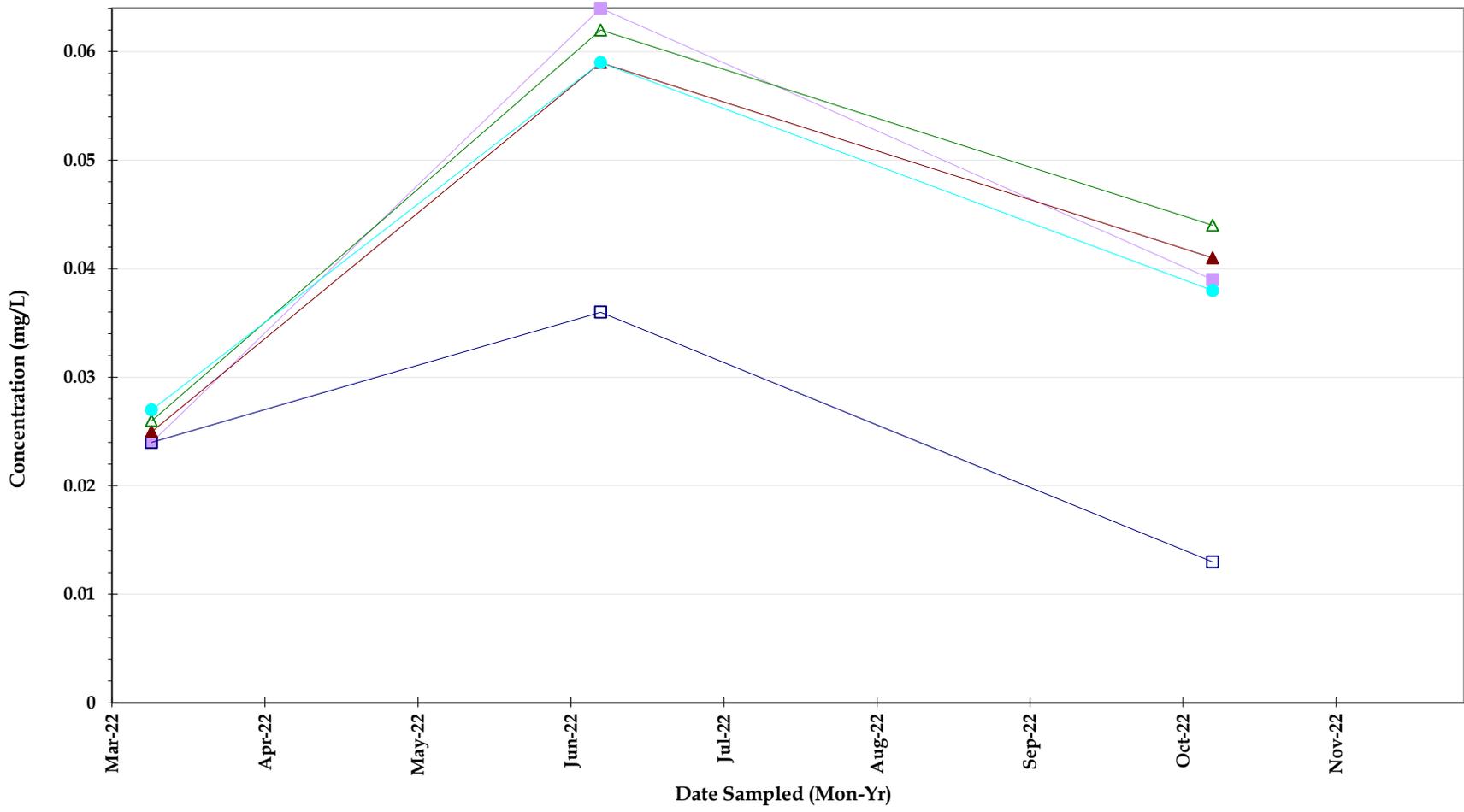
**Dissolved Oxygen (%)**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



**Total Nitrogen**

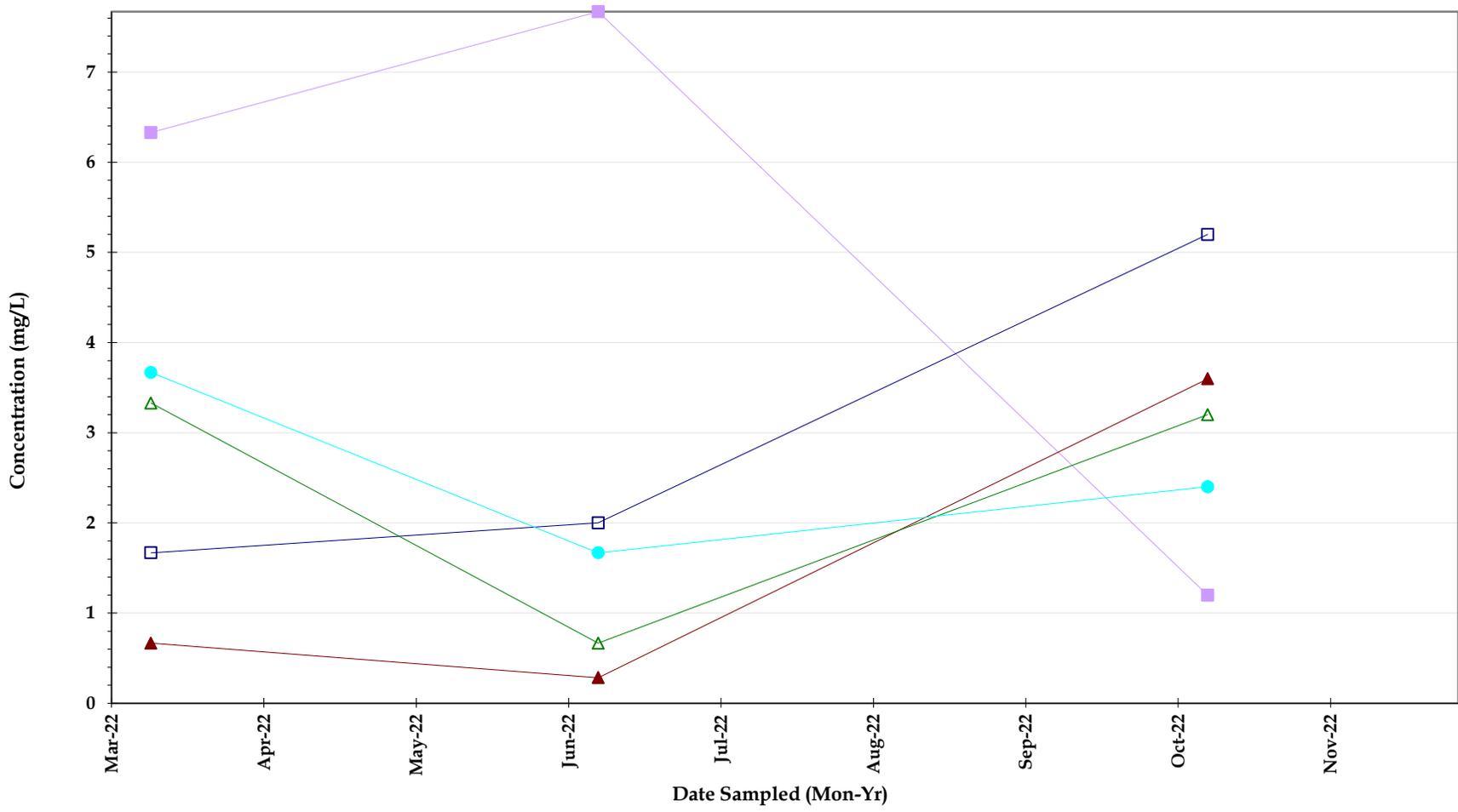
*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



**Total Phosphorus**



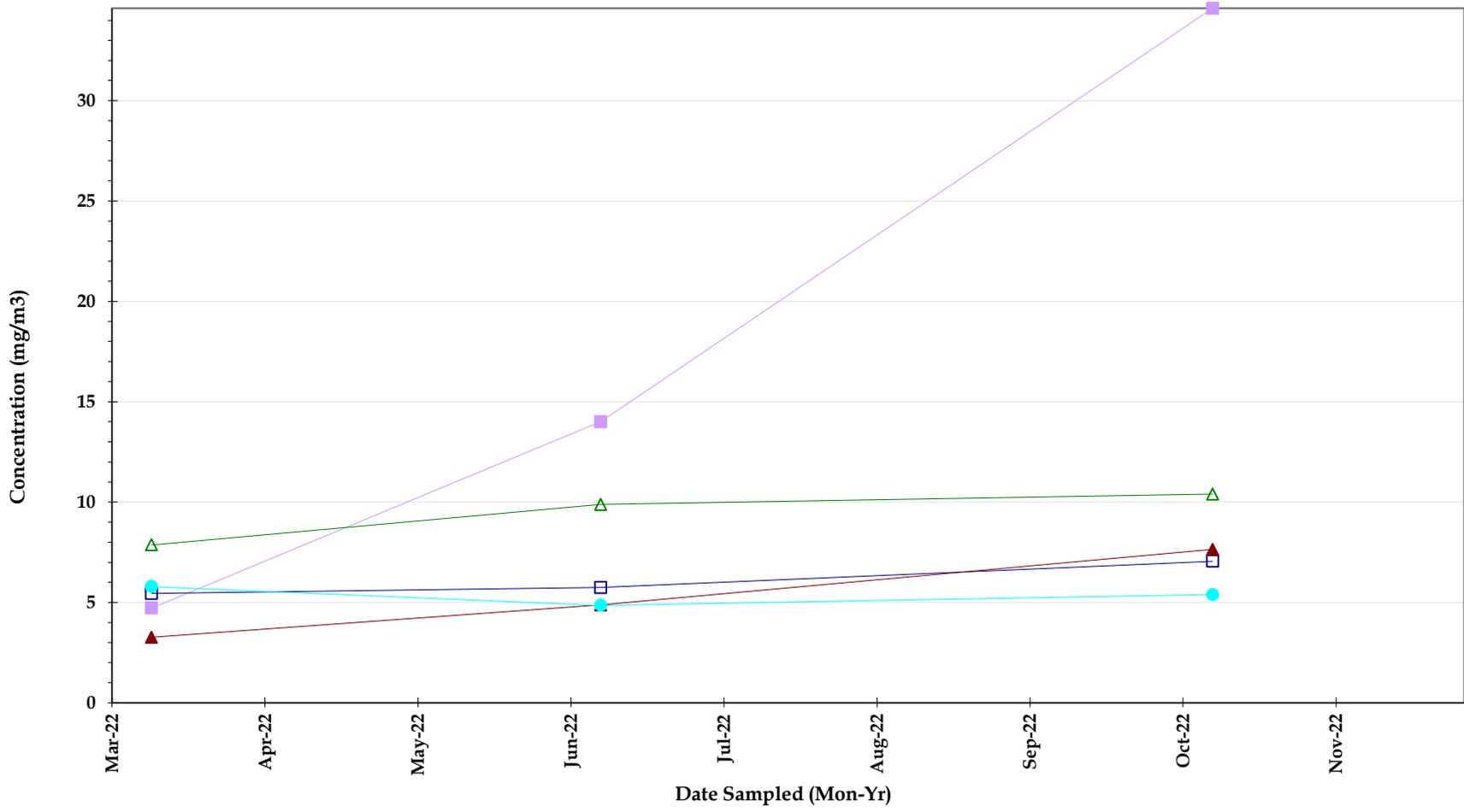
*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



**Total Suspended Solids**

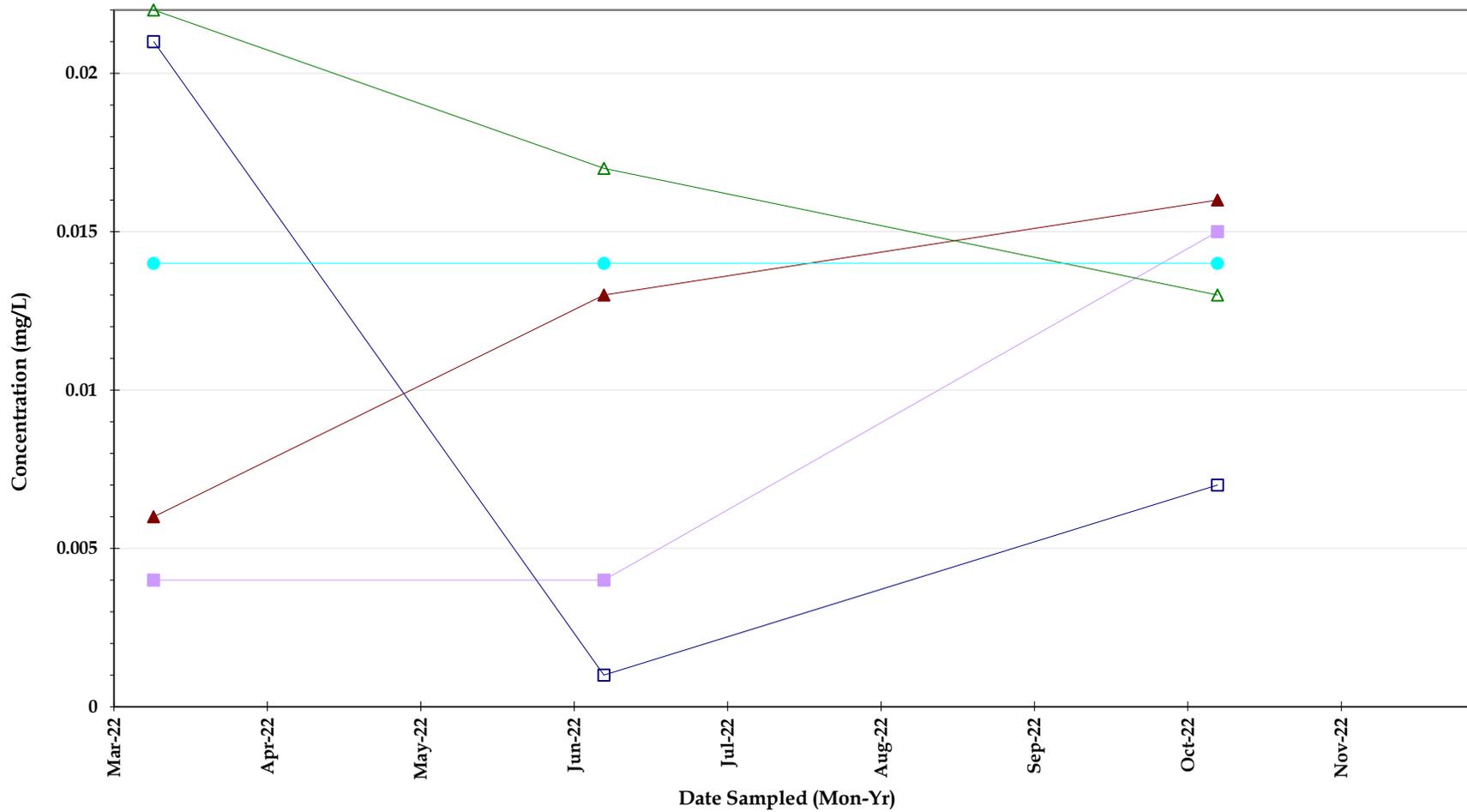


*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



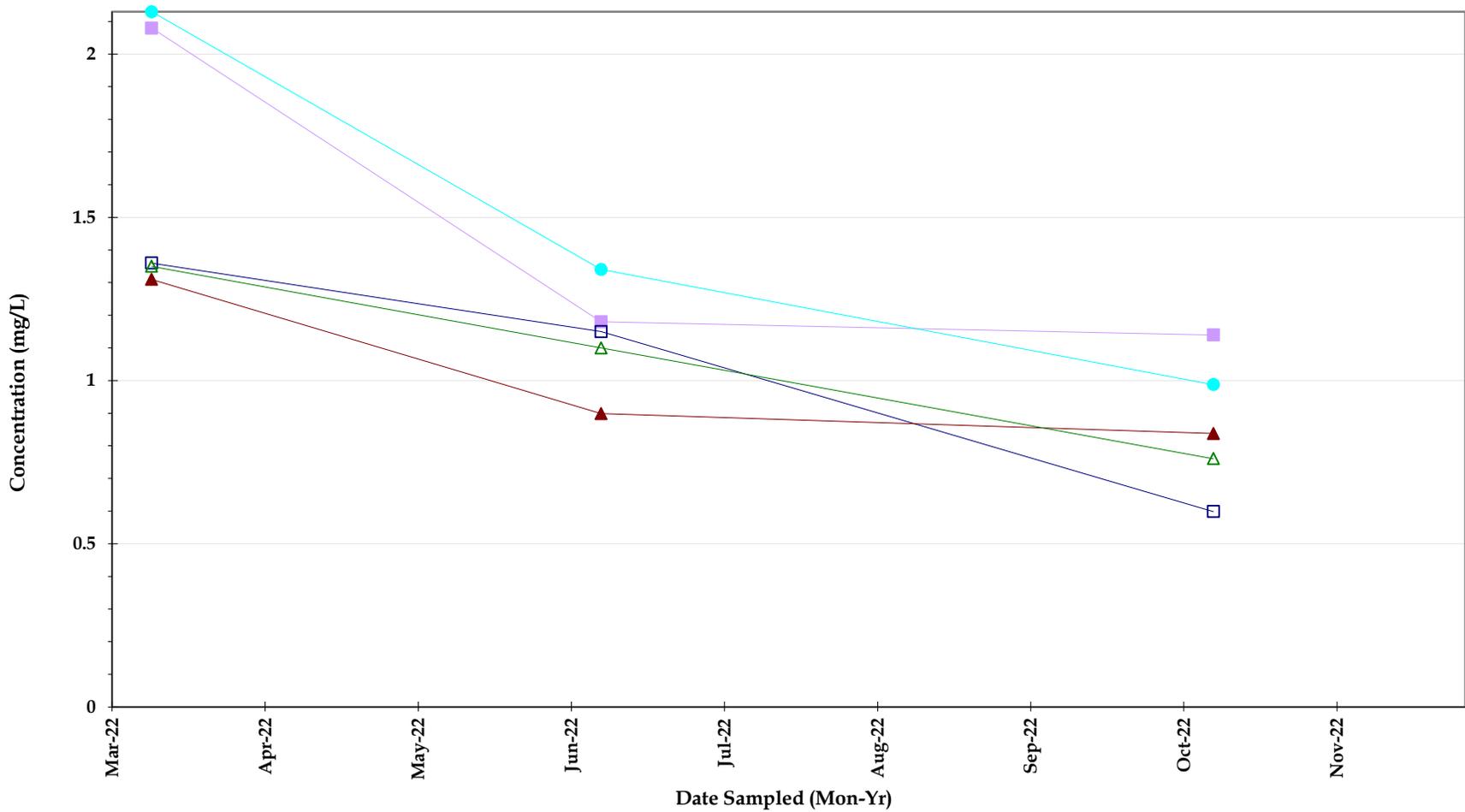
**Chlorophyll a**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



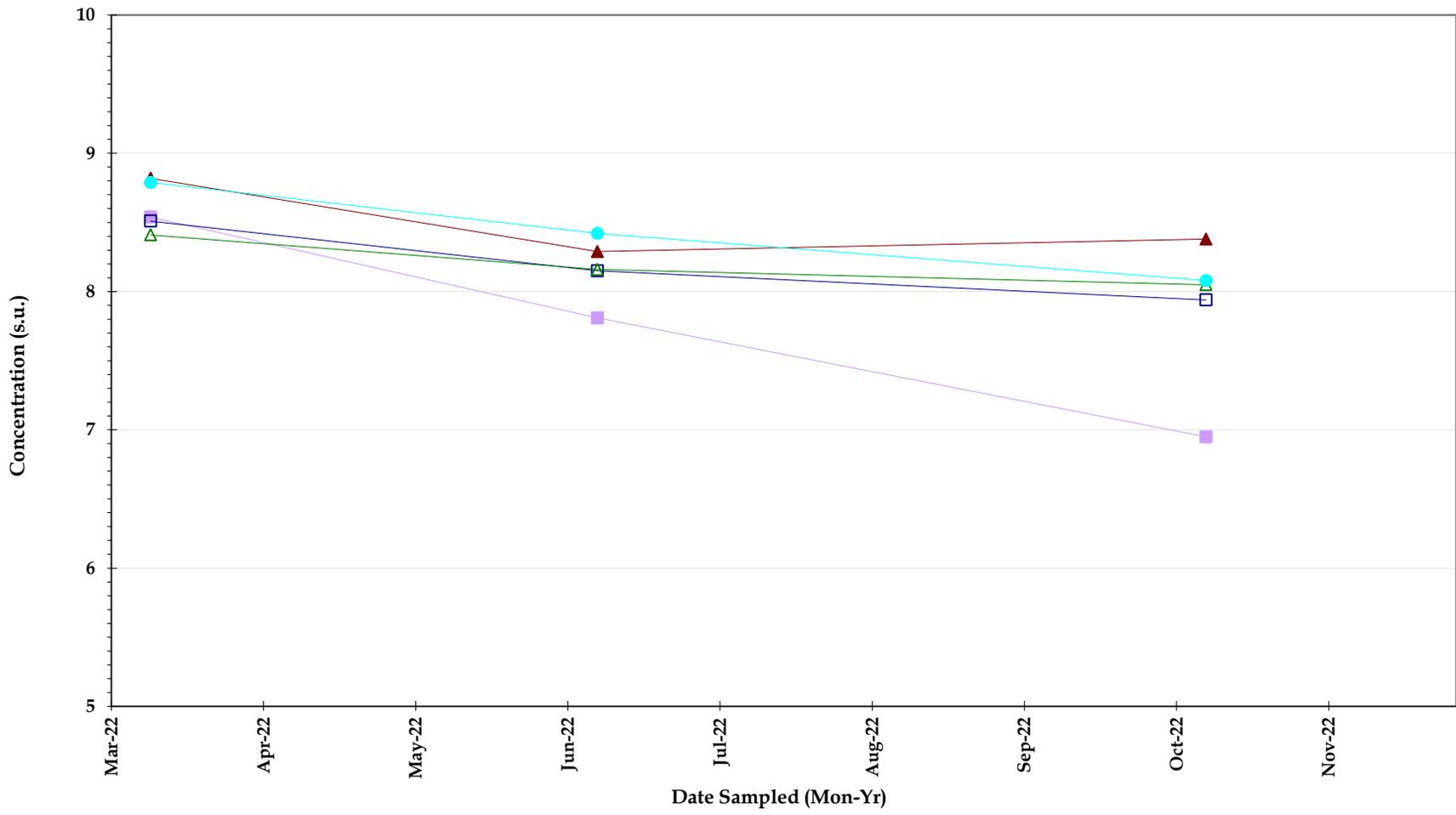
**Orthophosphate**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



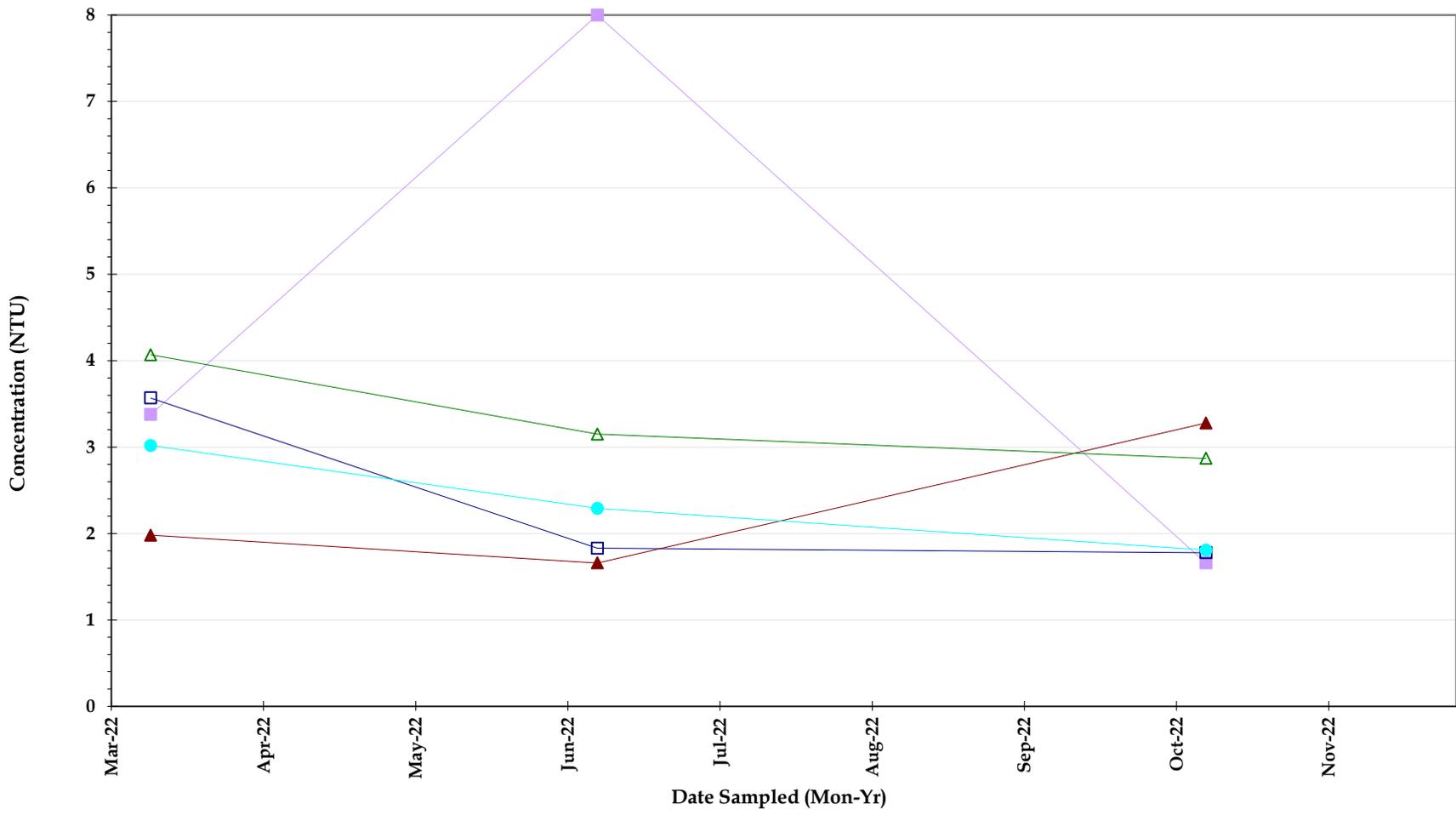
**Total kjeldahl nitrogen (TKN)**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



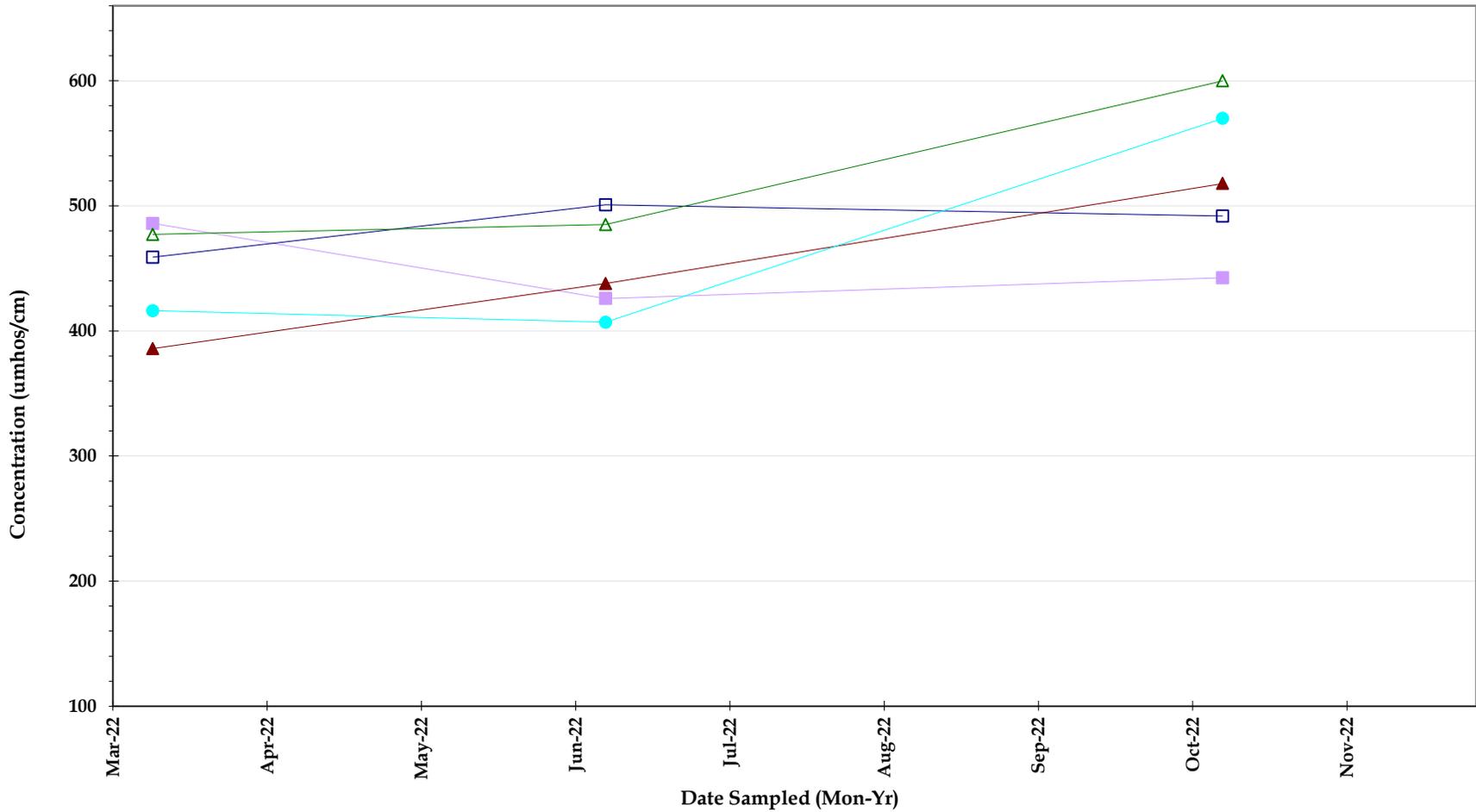
pH, Field

Flow Way  
 Water Quality Surface Water Sample results  
 OCTOBER 2022



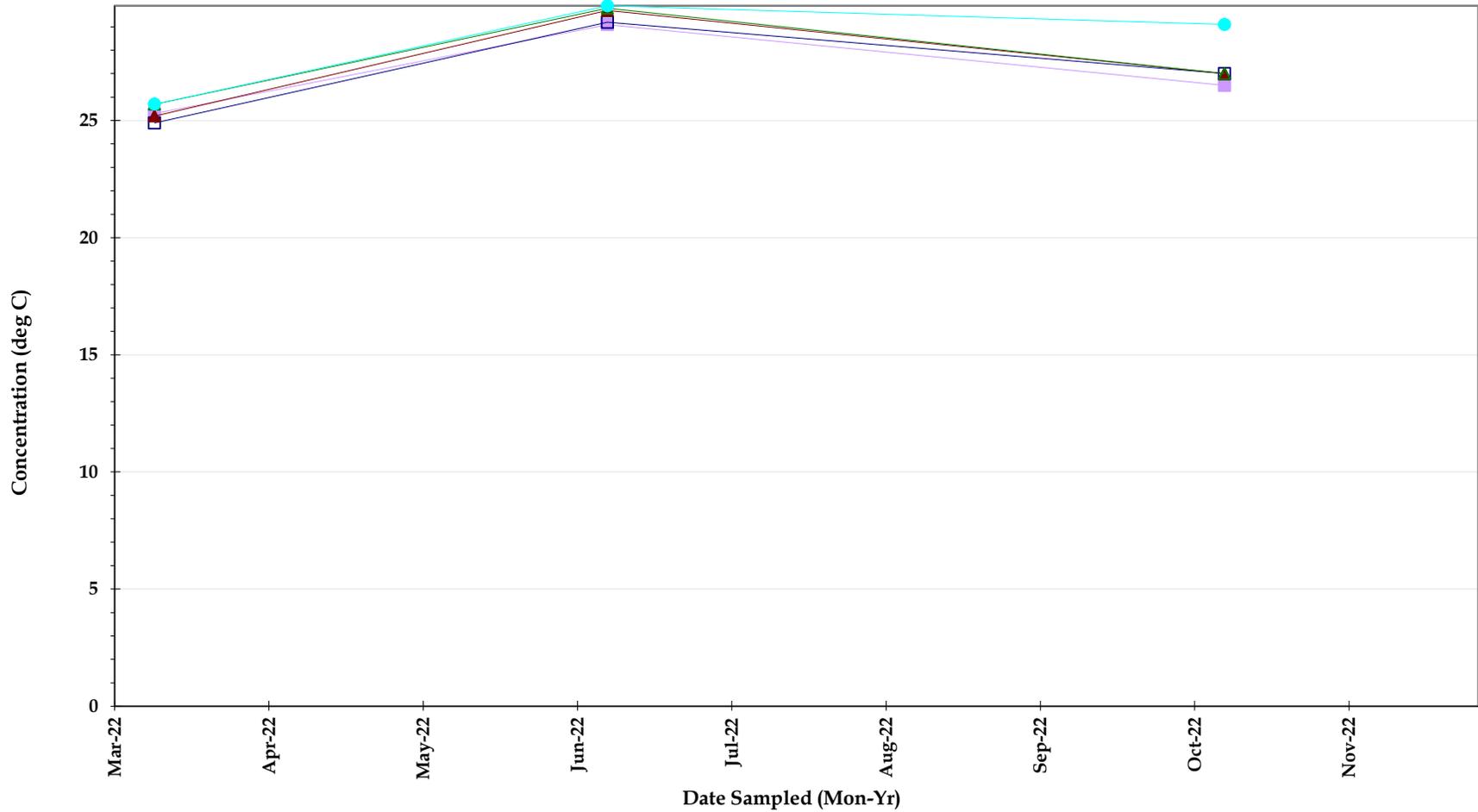
**Turbidity**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



**Conductivity**

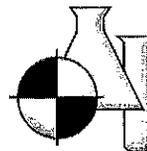
*Flow Way*  
*Water Quality Surface Water Sample results*  
**OCTOBER 2022**



Temperature, sample

Flow Way  
 Water Quality Surface Water Sample results  
 OCTOBER 2022

# Laboratory Analytical Report



## ANALYTICAL TEST REPORT

### THESE RESULTS MEET NELAC STANDARDS

Submission Number : 22100829

G H D Services, Inc.  
2675 Winkler Ave., Ste.180  
Fort Myers, FL 33901

Project Name : FLOW WAY CDD WQM

Date Received : 10/11/2022

Time Received : 14:15

Submission Number: 22100829  
Sample Number: 001  
Sample Description: FW - Flow Way

Sample Date: 10/10/2022  
Sample Time: 09:50  
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.088	MG/L	0.008	0.032	350.1	10/18/2022 13:05	EO
TOTAL KJELDAHL NITROGEN	1.14	MG/L	0.05	0.20	351.2	10/13/2022 10:07	EO
ORTHO PHOSPHORUS AS P	0.016	MG/L	0.002	0.008	365.3	10/12/2022 09:43	YQ
TOTAL PHOSPHORUS AS P	0.039	MG/L	0.008	0.032	365.3	10/13/2022 12:38	YQ
CHLOROPHYLL A	34.6	MG/M3	0.25	1.00	445.0	10/20/2022 15:32	PN/CH
TOTAL SUSPENDED SOLIDS	1.20	MG/L	0.570	2.280	SM2540D	10/12/2022 17:27	MN/TG
BIOCHEMICAL OXYGEN DEMAND	1.08	MG/L	1	4	SM5210B	10/11/2022 17:07	EJ/LD
NITRATE+NITRITE AS N	0.010	MG/L	0.006	0.024	SYSTEAS EASY	10/23/2022 15:02	MV
TOTAL NITROGEN	1.15	MG/L	0.05	0.20	SYSTEAS+351	10/23/2022 15:02	EO/MV

Submission Number: 22100829  
Sample Number: 002  
Sample Description: FW - Lake 9

Sample Date: 10/10/2022  
Sample Time: 10:05  
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.013	MG/L	0.008	0.032	350.1	10/18/2022 16:20	EO
TOTAL KJELDAHL NITROGEN	0.599	MG/L	0.05	0.20	351.2	10/13/2022 10:08	EO
ORTHO PHOSPHORUS AS P	0.007	MG/L	0.002	0.008	365.3	10/12/2022 09:49	YQ
TOTAL PHOSPHORUS AS P	0.013	MG/L	0.008	0.032	365.3	10/13/2022 10:49	YQ
CHLOROPHYLL A	7.06	MG/M3	0.25	1.00	445.0	10/20/2022 15:32	PN/CH
TOTAL SUSPENDED SOLIDS	5.20	MG/L	0.570	2.280	SM2540D	10/12/2022 17:27	MN/TG
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	10/11/2022 17:07	EJ/LD
NITRATE+NITRITE AS N	0.011	MG/L	0.006	0.024	SYSTEAS EASY	10/23/2022 15:03	MV
TOTAL NITROGEN	0.610	MG/L	0.05	0.20	SYSTEAS+351	10/23/2022 15:03	EO/MV

**Submission Number:** 22100829  
**Sample Number:** 003  
**Sample Description:** FW - Lake 7

**Sample Date:** 10/10/2022  
**Sample Time:** 10:20  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.014	MG/L	0.008	0.032	350.1	10/18/2022 16:22	EO
TOTAL KJELDAHL NITROGEN	0.838	MG/L	0.05	0.20	351.2	10/13/2022 10:10	EO
ORTHO PHOSPHORUS AS P	0.016	MG/L	0.002	0.008	365.3	10/12/2022 09:50	YQ
TOTAL PHOSPHORUS AS P	0.041	MG/L	0.008	0.032	365.3	10/13/2022 12:39	YQ
CHLOROPHYLL A	7.65	MG/M3	0.25	1.00	445.0	10/20/2022 15:32	PN/CH
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	10/12/2022 17:27	MN/TG
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	10/11/2022 17:07	EJ/LD
NITRATE+NITRITE AS N	0.009	MG/L	0.006	0.024	SYSTEAS EASY	10/23/2022 15:04	MV
TOTAL NITROGEN	0.847	MG/L	0.05	0.20	SYSTEAS+351	10/23/2022 15:04	EO/MV

**Submission Number:** 22100829  
**Sample Number:** 004  
**Sample Description:** FW - Lake 12

**Sample Date:** 10/10/2022  
**Sample Time:** 10:30  
**Sample Method:** Grab

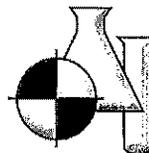
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.046	MG/L	0.008	0.032	350.1	10/18/2022 16:24	EO
TOTAL KJELDAHL NITROGEN	0.761	MG/L	0.05	0.20	351.2	10/13/2022 10:11	EO
ORTHO PHOSPHORUS AS P	0.013	MG/L	0.002	0.008	365.3	10/12/2022 09:51	YQ
TOTAL PHOSPHORUS AS P	0.044	MG/L	0.008	0.032	365.3	10/13/2022 12:40	YQ
CHLOROPHYLL A	10.4	MG/M3	0.25	1.00	445.0	10/20/2022 15:32	PN/CH
TOTAL SUSPENDED SOLIDS	3.20	MG/L	0.570	2.280	SM2540D	10/12/2022 17:27	MN/TG
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	10/11/2022 17:07	EJ/LD
NITRATE+NITRITE AS N	0.196	MG/L	0.006	0.024	SYSTEAS EASY	10/23/2022 15:07	MV
TOTAL NITROGEN	0.957	MG/L	0.05	0.20	SYSTEAS+351	10/23/2022 15:07	EO/MV

**Submission Number:** 22100829  
**Sample Number:** 005  
**Sample Description:** FW - Lake 18/19

**Sample Date:** 10/10/2022  
**Sample Time:** 10:50  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.181	MG/L	0.008	0.032	350.1	10/18/2022 16:26	EO
TOTAL KJELDAHL NITROGEN	0.988	MG/L	0.05	0.20	351.2	10/13/2022 10:13	EO
ORTHO PHOSPHORUS AS P	0.014	MG/L	0.002	0.008	365.3	10/12/2022 09:53	YQ
TOTAL PHOSPHORUS AS P	0.038	MG/L	0.008	0.032	365.3	10/13/2022 12:41	YQ
CHLOROPHYLL A	5.39	MG/M3	0.25	1.00	445.0	10/20/2022 15:32	PN/CH
TOTAL SUSPENDED SOLIDS	2.40	MG/L	0.570	2.280	SM2540D	10/12/2022 17:27	MN/TG
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	10/11/2022 17:07	EJ/LD

# BENCHMARK



FDOH Certification #E84167

EnviroAnalytical, Inc.

NITRATE+NITRITE AS N	0.014 I	MG/L	0.006	0.024	SYSTEAS EASY	10/23/2022 15:09	MV
TOTAL NITROGEN	1.00	MG/L	0.05	0.20	SYSTEAS+351	10/23/2022 15:09	EO/MV

*Haley Rin*

Dale D. Dixon Laboratory Director

10/27/2022

Date

Tulay Tarrisever - Technical Director/QC Officer

Haley Richardson - QA Officer

## DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.  
B = Results based upon colony counts outside the ideal range.  
H = Value based on field kit determination. Results may not be accurate.  
I = Reported value is between the laboratory MDL and the PQL.  
J1 = Estimated value. Surrogate recovery limits exceeded.  
J2 = Estimated value. No quality control criteria exists for component.  
J3 = Estimated value. Quality control criteria for precision or accuracy not met.  
J4 = Estimated value. Sample matrix interference suspected.  
J5 = Estimated value. Data questionable due to improper lab or field protocols.  
K = Off-scale low. Value is known to be < the value reported.  
L = Off-scale high. Value is known to be > the value reported.  
N = Presumptive evidence of presence of material.  
O = Sampled, but analysis lost or not performed.  
Q = Sample held beyond accepted hold time.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.

U = Analyte analyzed but not detected at the value indicated.

V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.

Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.

Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.

I = Data deviate from historically established concentration ranges.

? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.

\* = Not reported due to interference.

Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

## NOTES:

MBAS calculated as LAS; molecular weight = 340.

PQL = 4xMDL

ND = Not detected at or above the adjusted reporting limit.

G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.

G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

## COMMENTS:

Chlorophyll a was filtered at E85086 10/11/22 0855

For questions or comments regarding these results, please contact us at (941) 723-9986.

Results relate only to the samples.

**Benchmark EA South**  
 1001 Corporate Avenue, Suite 102  
 North Port, FL 34289  
 (941) 625-3137 / (800) 736-9986  
 (941) 423-7336 fax  
 Sample Temperature checked upon receipt at  
 BEAS with Temperature Gun ID #7

**Benchmark EA, Inc.**  
 1711 12<sup>th</sup> St. East  
 Palmetto, FL 34221  
 (941) 723-9986 / (800) 736-9986  
 (941) 723-6061-fax  
 Sample Temperature checked upon receipt at  
 BEA with Temperature Gun ID #258

**Client: GHD Services, Inc. (HSA ENG)**  
 2675 Winkler Ave. Suite 180  
 Ft. Myers FL 33901  
 Shannon Tucker 239-210-8653  
 Erik Isern (239) 215-3914  
 Email EDD & PDF Reports to: Connor.Haydon@ghd.com  
 2022 PO# 340-004533

Kit Shipped to client via UPS Standard in 1 large cooler

**Chain of Custody Form: Flow Way CDD WQM**  
 Project Number: 11225022-03

Profile: 840, QC Report

Laboratory Submission #: *22100829*

Station ID	Sample Type <sup>1</sup>	Sample Matrix <sup>2</sup>	Parameters, Preservative <sup>3</sup> , Container Type <sup>3</sup> / Total # of Containers = 25				Laboratory Submission #
			Unique bottle ID 1A	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID 1E	
<i>FW - Flow Way</i>	Grab	SW	NO <sub>3</sub> -NO <sub>2</sub> (533.2) TKN (51.2) NH <sub>3</sub> (550.1) TP (565.3) F-N (Calc.)	BOD5 (5652.103)	Ortho-Phos (Lab Filtered) (565.3)	TSS (562540D)	Chlorophyll a (445.0) <i>Filtered @ BEAS</i> <i>10/11/22 0855</i>
			1.1mL 1:4 H <sub>2</sub> SO <sub>4</sub> pH<2 □ Lot # 22-16	Plain	Plain	Plain	Plain
			1 x 1/2 Pint Plastic	1 x 1 Quart Plastic	1 x 1/2 Pint Plastic	1 x 1 Quart Plastic	1 x 500ml. Opaque Plastic
<i>FW - Flow Way</i>	Grab	SW	<i>10/10/22 0950</i>				<i>1</i>
<i>FW - Lake 9</i>	Grab	SW	<i>10/10/22 1005</i>				<i>2</i>
<i>FW - Lake 7</i>	Grab	SW	<i>10/10/22 1020</i>				<i>3</i>
<i>FW - Lake 12</i>	Grab	SW	<i>10/10/22 1030</i>				<i>4</i>
<i>FW - Lake 18/19</i>	Grab	SW	<i>10/10/22 1050</i>				<i>5</i>

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative" list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaFho, H<sub>2</sub>SO<sub>4</sub>, and ENO, do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.
- 2 Quart plastic bottles are not certified.

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles unless otherwise noted.

Laboratory Sample Acceptability:  
 pH < 2 : U(BEA Temperature: 0.9°C)  
 BEAS Temperature: 3.2°C

Collector & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
<i>Jessica Watson</i> Brookline Watermill BEAS	<i>10/10/22</i>	<i>10:44</i>	<i>Brookline Watermill</i> BEAS	<i>10/10/22</i>	<i>1344</i>
<i>Brookline Watermill</i> BEAS	<i>10/11/22</i>	<i>1145</i>	<i>Brookline Watermill</i> BEAS	<i>10/11/22</i>	<i>1445</i>
<i>Brookline Watermill</i> BEAS	<i>10/11/22</i>	<i>1415</i>	<i>Brookline Watermill</i> BEAS	<i>10/11/22</i>	<i>1415</i>

*PSC 4004*



*EnviroAnalytical, Inc.*

NELAP Certification #E84167

Submission Number: 22100829

Project Name: FLOW WAY CDD WQM

**QC REPORT**

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
22100915 - 003	662650	350.1	AMMONIA NITROGEN	10/18/2022 18:54	LR	0.638	0.621	1.88			
		350.1	AMMONIA NITROGEN	10/18/2022 08:30	MB	0.00					
22101012 - 010	662758	350.1	AMMONIA NITROGEN	10/18/2022 18:51	SPK	1.00	1.180			1.160	97.7
		350.1	AMMONIA NITROGEN	10/18/2022 11:25	STD	1.00	0.956				95.6
22100911 - 003	662636	351.2	TOTAL KJELDAHL NITROGEN	10/13/2022 16:16	LR	1.150	1.080	3.99			
		351.2	TOTAL KJELDAHL NITROGEN	10/13/2022 09:35	MB	0.00					
22100904 - 011	662613	351.2	TOTAL KJELDAHL NITROGEN	10/13/2022 16:14	SPK	2.00	4.430			4.560	107.0
		351.2	TOTAL KJELDAHL NITROGEN	10/13/2022 09:38	STD	2.50	2.510				100.0
		351.2	TOTAL KJELDAHL NITROGEN	10/13/2022 09:40	STD	2.00	2.150				108.0
22100532 - 001		365.3	ORTHO PHOSPHORUS AS P	10/11/2022 09:10	LR	0.731	0.742	1.03			
		365.3	ORTHO PHOSPHORUS AS P	10/11/2022 17:08	MB	0.00					
22100827 - 007		365.3	ORTHO PHOSPHORUS AS P	10/11/2022 17:18	SPK	0.20	0.002			0.191	99.0
		365.3	ORTHO PHOSPHORUS AS P	10/11/2022 12:57	STD	0.20	0.194				
22100829 - 001		365.3	TOTAL PHOSPHORUS AS P	10/13/2022 12:38	LR	0.039	0.041	3.53			
		365.3	TOTAL PHOSPHORUS AS P	10/13/2022 10:09	MB	0.00					
22100835 - 002		365.3	TOTAL PHOSPHORUS AS P	10/13/2022 12:34	SPK	0.20	0.520			0.730	105.0
		365.3	TOTAL PHOSPHORUS AS P	10/13/2022 10:12	STD	0.20	0.182				91.0
22100770 - 001	662420	445.0	CHLOROPHYLL A	10/20/2022 15:32	LR	1.151	1.080	4.43			
22101038 - 001	662806	SM2540D	TOTAL SUSPENDED SOLIDS	10/12/2022 17:27	LR	1573.333	1586.670	0.60			
		SM2540D	TOTAL SUSPENDED SOLIDS	10/12/2022 17:27	MB	0.00					
		SM2540D	TOTAL SUSPENDED SOLIDS	10/12/2022 17:27	STD	951.00	924.000				97.2
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	10/11/2022 17:07	MB	0.00					
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	10/11/2022 17:07	STD	196.00	200.450				101.2
22101113 - 010	662878	SYSTEAS EASY	NITRATE+NITRITE AS N	10/23/2022 18:30	LR	0.198	0.201	0.78			
		SYSTEAS EASY	NITRATE+NITRITE AS N	10/23/2022 14:26	MB	0.00					

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
22101113 - 010	662878	SYSTEAS EASY	NITRATE+NITRITE AS N	10/23/2022 18:29	SPK	0.20	0.211			0.198	93.8
		SYSTEAS EASY	NITRATE+NITRITE AS N	10/23/2022 14:27	STD	0.25	0.240				96.1

Comments:

# **Surface Water Field Sheets**

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	<u>FW - Flow Way</u>
LOCATION:	<u>Downstream of Bridge</u>
DATE/TIME:	<u>10/10/22 950</u>
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input checked="" type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>NM</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	<input type="radio"/> No Flow	<input checked="" type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper <input type="radio"/> Other _____

Field Measurements		Meter ID#		Field Measurements Read By: (initials) <u>J.L</u>			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>0950</u>	<u>1.5</u>	<u>6.95</u>	<u>4.75</u>	<u>57.5</u>	<u>26.5</u>	<u>442.5</u>	<u>1.66</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O. (mg/L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes     No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy, cloudy

PERSONNEL ON SITE: Justin LeBlanc, Connor Playdon, Jessie Walsh

REMARKS: Overcast clouds

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	FW-Lake 9
LOCATION:	OFF OF east bank 1005
DATE/TIME:	10/10/22 1005
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input checked="" type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements) (Circle One if applicable)	nm	(feet)	Sample Depth:	1.5	(feet)
STREAM FLOW:	<input checked="" type="radio"/> No Flow	<input type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions		
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High		
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper	<input type="radio"/> Other	

Field Measurements		Meter ID#			Field Measurements Read By: (initials)		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1005	1.5	7.94	4.11	52.3	27.04	492	1.78
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes  No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy cloudy

PERSONNEL ON SITE: JL, JW, CH

REMARKS: Overcast clouds

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	Flu-Lake 7
LOCATION:	OFF OF east bank 1020
DATE/TIME:	10/10/22 1020
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE:	<input type="radio"/> Small Lake (>4 and <10HA) (Circle One) (collect samples in middle of open water)	<input checked="" type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements)	NUM (feet)	Sample Depth:	1.5 (feet)
STREAM FLOW:	<input type="radio"/> applicable (Circle One if)	<input checked="" type="radio"/> No Flow	<input type="radio"/> Flow within Banks
WATER LEVEL:	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper Other _____

Field Measurements		Meter ID#		Field Measurements			
				Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1020	1.5	8.38	6.45	84.0	27.0	518	3.28
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: \_\_\_\_\_  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy cloudy  
 PERSONNEL ON SITE: JL, JW, LP

REMARKS: overcast

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	FW-Lake 12
LOCATION:	OFF OF west bank
DATE/TIME:	10/10/22 1030
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input checked="" type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements) (Circle One if applicable)	<u>NUM</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW:	<input checked="" type="radio"/> No Flow	<input type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL:	(Circle One) <input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE: (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper <input type="radio"/> Other _____

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1030	1.5	8.05	5.06	62.6	27.0	600	2.87
Time (24 hr.)	Bottom Depth Collected (feet)	pH*(SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy Overcast

PERSONNEL ON SITE: JL, JW, GP

REMARKS: overcast

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	Flw-Lake 18/19
LOCATION:	From bank
DATE/TIME:	10/10/22 1050
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input checked="" type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>NUM</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	<input checked="" type="radio"/> No Flow	<input type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper <input type="radio"/> Other _____

**Field Measurements**  
Read By: (initials) JL

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH*(SU)	D.O.(mg./L.)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1050	1.5	8.08	4.54	57.5	29.1	570	1.81
Time (24 hr.)	Bottom Depth Collected (feet)	pH(SU)	D.O.(mg./L.)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: \_\_\_\_\_  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy cloudy

PERSONNEL ON SITE: JL, JW, CH

REMARKS: overcast

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - NOVEMBER 2022**

FISCAL YEAR 2023

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PREPARED BY:

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

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

*Flow Way Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>9</i>
<i>Series 2015 Bonds (Phase 3)</i>	<i>10</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>11</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>12</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>13</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>14</i>
<i>Capital Project Fund</i>	
<i>Series 2016 Bonds (Phase 5)</i>	<i>15</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>16</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>17</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending November 30, 2022**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 1,282,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,282,950
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,534	118,375	256,422	-	-	-	-	1,494,278
Revenue	-	127,211	122,061	38,538	35,996	17,422	53,125	-	-	-	-	394,352
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	27,517	18,069	34,298	-	79,883
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	144,209	68,435	57,823	93,626	63,574	137,861	-	-	-	-	565,528
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,258,417	2,258,417
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	(2,283,417)	(2,283,417)
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,755,370</b>	<b>\$ 810,420</b>	<b>\$ 436,684</b>	<b>\$ 259,745</b>	<b>\$ 304,157</b>	<b>\$ 199,370</b>	<b>\$ 447,412</b>	<b>\$ 27,517</b>	<b>\$ 18,069</b>	<b>\$ 34,298</b>	<b>\$ (25,000)</b>	<b>\$ 4,268,041</b>

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending November 30, 2022**

	Governmental Funds		Debt Service Funds					Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
<b>Liabilities</b>													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	565,528	-	-	-	-	-	-	-	-	-	-	-	565,528
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	590,000	590,000
Long Term	-	-	-	-	-	-	-	-	-	-	-	(615,000)	(615,000)
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ 565,528</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (25,000)</u>	<u>\$ 540,528</u>
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2021 (Unaudited)	-	997,116	526,139	337,797	442,254	199,370	653,990	25,623	16,785	34,296	-	-	3,233,371
Results from Current Operations	-	(186,697)	(89,455)	(78,053)	(138,097)	-	(206,578)	1,894	1,284	2	-	-	(695,700)
<b>Unassigned</b>													
Beginning: October 1, 2021 (Unaudited)	396,049	-	-	-	-	-	-	-	-	-	-	-	396,049
Results from Current Operations	793,792	-	-	-	-	-	-	-	-	-	-	-	793,792
<b>Total Fund Equity and Other Credits</b>	<u>\$ 1,189,841</u>	<u>\$ 810,420</u>	<u>\$ 436,684</u>	<u>\$ 259,745</u>	<u>\$ 304,157</u>	<u>\$ 199,370</u>	<u>\$ 447,412</u>	<u>\$ 27,516</u>	<u>\$ 18,069</u>	<u>\$ 34,298</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,727,512</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 1,755,370</u>	<u>\$ 810,420</u>	<u>\$ 436,684</u>	<u>\$ 259,745</u>	<u>\$ 304,157</u>	<u>\$ 199,370</u>	<u>\$ 447,412</u>	<u>\$ 27,516</u>	<u>\$ 18,069</u>	<u>\$ 34,298</u>	<u>\$ (25,000)</u>	<u>\$ -</u>	<u>\$ 4,268,041</u>

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -		-	\$ (85,253)	0%
<b>Interest</b>						
Interest - General Checking	-	-		-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	12,295	407,003		419,298	1,594,494	26%
Special Assessments - Off-Roll	-	-		-	-	N/A
<b>Other Financing Sources-Truist Loan Proceeds</b>	500,000			500,000	500,000	N/A
<b>Contributions Private Sources</b>	-			-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-		-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 512,295</b>	<b>\$ 407,003</b>		<b>919,298</b>	<b>\$ 2,009,241</b>	<b>46%</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	-	2,000		2,000	12,000	17%
<b>Executive</b>						
Professional Management	3,333	3,333		6,667	40,000	17%
<b>Financial and Administrative</b>						
Audit Services	-	-		-	5,700	0%
Accounting Services	1,333	1,333		2,667	16,000	17%
Assessment Roll Services	1,333	1,333		2,667	16,000	17%
Arbitrage Rebate Services	-	-		-	3,000	0%
<b>Other Contractual Services</b>						
Recording and Transcription	-	-		-	-	N/A
Legal Advertising	-	277		277	3,500	8%
Trustee Services	-	3,950		3,950	26,665	15%
Dissemination Agent Services	-	-		-	5,500	0%
Property Appraiser Fees	2,750	-		2,750	10,000	28%
Bank Services	15	11		26	300	9%

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-		-	-	N/A
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	-	229		229	250	92%
<b>Rentals &amp; Leases</b>						
Meeting Room Rental	-	-		-	-	N/A
<b>Computer Services - Website Development</b>	-	-		-	2,000	0%
<b>Insurance</b>	-	11,196		11,196	15,000	75%
<b>Printing &amp; Binding</b>	-	-		-	250	0%
<b>Office Supplies</b>	-	-		-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175		175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	1,967		1,967	20,000	10%
Boundary Expansion	-	-		-	-	N/A
Special Counsel - SFWMD	-	-		-	-	N/A
Special Counsel - Litigation	-	35,667		35,667	175,000	20%
Truist Loan Fees	20,000	-		20,000	19,000	105%
<b>Other General Government Services</b>						
Engineering Services - General Fund	-	3,045		3,045	55,000	6%
Miscellaneous Services	-	-		-	-	N/A
Boardwalk & Golf Cart Review	-	-		-	-	N/A
Asset Evaluation	-	-		-	-	N/A
Stormwater Needs Analysis	-	-		-	-	N/A
Strategic Operations Plan	-	-		-	-	N/A
Capital Outlay	-	-		-	-	N/A
<b>Community Wide Irrigation System</b>						
Professional Services						
Asset Management	-	938		938	-	N/A
Consumptive Use Permit Monitor	-	-		-	-	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
Utility Services						
Electric - Pump Station	-	3,014		3,014	-	N/A
Electric - Recharge Pumps	-	112		112	-	N/A
Repairs and Maintenance						
Pump Station and Wells	410	155		565	-	N/A
Recharge Pumps	-	-		-	-	N/A
Main Line Irrigation System	-	-		-	-	N/A
Contingencies	-	-		-	-	N/A
<b>Stormwater Management Services</b>						
<b>Preserve Area Maintenance</b>						
<b>Environmental Engineering Consultant</b>						
Task 1 - Bid Documents	-	-		-	-	N/A
Task 2 - Monthly site visits	-	-		-	13,350	0%
Task 3 - Reporting to Regulatory Agencies	-	-		-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-		-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-		-	1,000	0%
Clearing Downed Trees/Cleanup	-	-		-	1,000	0%
Code Enforcement for Incursion into Preserve	-	-		-	-	N/A
Contingencies	-	-		-	-	N/A
<b>Repairs and Maintenance</b>						
Wading Bird Foraging Areas	-	-		-	1,523	0%
Internal Preserves	-	-		-	6,598	0%
Western Preserve	-	-		-	3,333	0%
Northern Preserve Area 1	-	-		-	3,333	0%
Northern Preserve Area 2	-	-		-	3,334	0%
Northern Preserve Areas 1&2	-	-		-	-	N/A
Clearing Downed Trees/Cleanup	-	-		-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-		-	-	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
Installation - No Trespassing Signs	-	-		-	-	N/A
<b>Capital Outlay</b>						
Internal and External	-	-		-	55,000	0%
<b>Lake, Lake Bank and Littortal Shelf Maintenance</b>						
Professional Services						
Asset Management	-	1,800		1,800	21,600	8%
Repairs & Maintenance						
Aquatic Weed Control	-	5,100		5,100	104,000	5%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800		2,800	66,000	4%
Lake Bank Maintenance	-	-		-	15,000	0%
Water Quality Testing	-	-		-	14,500	0%
Littortal Shelf Planting	-	-		-	10,000	0%
Aeration System	-	-		-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-		-	12,000	0%
Contingencies	-	-		-	15,505	0%
<b>Capital Outlay</b>						
Fountain Installations	-	-		-	-	N/A
Littortal Shelf Planting	-	-		-	4,000	0%
Lake Bank Restorations	-	2,740		2,740	183,128	1%
Water Control Structures	-	-		-	31,000	0%
Contingencies	-	-		-	-	N/A
<b>Community Wide Irrigation System</b>						
Professional Services						
Asset Management	-	-		-	11,250	0%
Consumptive Use Permit Monitoring	-	-		-	16,000	0%
Utility Services						
Electric - Pump Station	-	-		-	32,000	0%
Electric - Recharge Pumps	-	-		-	8,000	0%
Repairs and Maintenance						

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
Pump Station and Wells	-	-		-	30,000	0%
Recharge Pumps	-	-		-	8,500	0%
Main Line Irrigation System	-	-		-	6,600	0%
Contingencies	-	-		-	5,957	0%
<b>Capital Outlay</b>						
New Meter and Backup Pump/Motor	-	-		-	28,000	0%
<b>Landscaping Services</b>						
Professional Services						
Asset Management	-	771		771	9,250	8%
Utility Services						
Electric - Landscape Lighting	-	-		-	19,600	0%
Potable Water - Fountains	-	-		-	2,400	0%
<b>Community Entrance (Landscaping)</b>						
Repairs and Maintenance						
Landscaping Maintenance	-	7,930		7,930	95,000	8%
Tree Trimming	-	-		-	8,000	0%
Landscape Replacements	-	-		-	10,000	0%
Mulch Installation	-	-		-	12,500	0%
Annuals	-	-		-	32,000	N/A
Annual Holiday Decorations	-	5,650		5,650	18,000	N/A
Landscape Lighting	-	-		-	3,600	N/A
Landscape Monuments	-	-		-	7,200	N/A
Fountains	-	805		805	18,500	N/A
Bridge & Roadway - Main Entrance	-	-		-	13,500	0%
Miscellaneous Repairs	-	-		-	3,000	N/A
Contingencies	-	-		-	15,491	0%
<b>Debt Service</b>						
Principal	-	-		-	500,000	N/A
Interest	-	-		-	12,200	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
<b>Reserves and Overall Contingencies</b>						
District Asset Restoration	-	-		-	-	N/A
Contingencies	-	-		-	68,800	N/A
<b>Intragovernmental Transfer Out</b>						
	-	-		-	-	N/A
<b>Sub-Total:</b>	<b>29,176</b>	<b>96,329</b>		<b>125,505</b>	<b>2,009,241</b>	<b>6%</b>
<b>Total Expenditures and Other Uses:</b>						
	<b>\$ 29,176</b>	<b>\$ 96,329</b>		<b>\$ 125,505</b>	<b>\$ 2,009,241</b>	<b>6%</b>
Net Increase/ (Decrease) in Fund Balance	483,119	310,674		793,792	-	
Fund Balance - Beginning	396,049	879,168		396,049	-	
<b>Fund Balance - Ending</b>	<b>\$ 879,168</b>	<b>\$ 1,189,841</b>		<b>1,189,841</b>	<b>\$ -</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	0	0	-	#DIV/0!
Sinking Fund	-	0	0	-	N/A
Reserve Account	5,845	0	5,845	11,000	53%
Prepayment Account	-	-	-	-	N/A
Revenue Account	2	2	4	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	4,159	137,688	141,847	539,344	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,006</b>	<b>\$ 137,690</b>	<b>147,696</b>	<b>\$ 550,344</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	930.45	-	930	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2013 Bonds	-	130,000	130,000	\$ 130,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2013 Bonds	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2013 Bonds	-	203,463	203,463	410,525	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$930</b>	<b>\$333,463</b>	<b>\$334,393</b>	<b>\$540,525</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	(186,697)	9,819	
Fund Balance - Beginning	997,116	1,006,192	997,116		
<b>Fund Balance - Ending</b>	<b>\$ 1,006,192</b>	<b>\$ 810,420</b>	<b>810,420</b>	<b>\$ 9,819</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	0	0	-	N/A
Sinking Fund	-	0	0	-	N/A
Reserve Account	2,670	0	2,670	5,300	50%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	1,974	65,340	67,314	255,873	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>					
Debt Proceeds	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,645</b>	<b>\$ 65,342</b>	<b>69,986</b>	<b>\$ 261,173</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	442	-	442	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2015 Bonds (Phase 3)	-	75,000	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2015 Bonds (Phase 3)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2015 Bonds (Phase 3)	-	84,000	84,000	166,406	50%
<b>Operating Transfers Out (To Other Funds)</b>					
<b>Total Expenditures and Other Uses:</b>	<b>\$442</b>	<b>\$159,000</b>	<b>\$159,442</b>	<b>\$241,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	(89,455)	19,767	
Fund Balance - Beginning	526,139	530,342	526,139	-	
<b>Fund Balance - Ending</b>	<b>\$ 530,342</b>	<b>\$ 436,684</b>	<b>436,684</b>	<b>\$ 19,767</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	0	0	-	N/A
Sinking Fund	-	0	0	-	N/A
Reserve Account	1,756	0	1,756	3,500	50%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	1	8	18%
General Redemption Account	0	-	0	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	1,668	55,208	56,875	216,342	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,424</b>	<b>\$ 55,209</b>	<b>58,633</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	373.07	-	373	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2015 Bonds (Phase 4)	-	60,000	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2015 Bonds (Phase 4)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2015 Bonds (Phase 4)	-	76,313	76,313	151,356	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$373</b>	<b>\$136,313</b>	<b>\$136,686</b>	<b>\$211,356</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	(78,053)	8,494	
Fund Balance - Beginning	337,797	340,849	337,797		
<b>Fund Balance - Ending</b>	<b>\$ 340,849</b>	<b>\$ 259,745</b>	<b>259,745</b>	<b>\$ 8,494</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	0	0	-	N/A
Sinking Fund	-	0	0	-	N/A
Reserve Account	1,893	0	1,893	3,700	51%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	12	18%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	2,700	89,393	92,093	350,060	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Debt Proceeds</b>					
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,595</b>	<b>\$ 89,394</b>	<b>93,989</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	604.09	-	604	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2016 Bonds (Phase 5)	-	110,000	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2016 Bonds (Phase 5)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2016 Bonds (Phase 5)	-	119,589	119,589	236,785	51%
Operating Transfers Out (To Other Funds)	0	1,893	1,893	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$604</b>	<b>\$231,482</b>	<b>\$232,086</b>	<b>\$346,785</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	(138,097)	6,987	
Fund Balance - Beginning	442,254	446,245	442,254		
<b>Fund Balance - Ending</b>	<b>\$ 446,245</b>	<b>\$ 304,157</b>	<b>304,157</b>	<b>\$ 6,987</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	0	0	-	N/A
Sinking Fund	-	0	0	-	N/A
Reserve Account	1,284	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	1	8	17%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	1,834	60,700	62,534	237,599	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Debt Proceeds</b>					
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,118</b>	<b>\$ 60,701</b>	<b>63,819</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	410.19	-	410	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2017 Bonds (Phase 6)	-	70,000	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2017 Bonds (Phase 6)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2017 Bonds (Phase 6)	-	81,488	81,488	161,750	50%
<b>Debt Service-Other Costs</b>					
Operating Transfers Out (To Other Funds)	0	1,284	1,284	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$410</b>	<b>\$152,771</b>	<b>\$153,181</b>	<b>\$231,750</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	(89,363)	8,057	
Fund Balance - Beginning	288,733	291,441	288,733		
<b>Fund Balance - Ending</b>	<b>\$ 291,441</b>	<b>\$ 199,370</b>	<b>199,370</b>	<b>\$ 8,057</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward - Capitalized Interest	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Sinking Account	-	-	-	-	N/A
Reserve Account	1	1	2	15	14%
Prepayment Account	-	-	-	-	N/A
Revenue Account	2	2	3	15	22%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	3,976	131,627	135,603	515,479	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Debt Proceeds</b>					
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,979</b>	<b>\$ 131,630</b>	<b>135,609</b>	<b>\$ 515,509</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	889.49	-	889	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	171,295	339,743	50%
<b>Debt Service-Other Costs</b>					
Operating Transfers Out (To Other Funds)	1	1	2	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$891</b>	<b>\$341,296</b>	<b>\$342,187</b>	<b>\$509,743</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	(206,578)	5,766	
Fund Balance - Beginning	653,990	657,078	653,990		
<b>Fund Balance - Ending</b>	<b>\$ 657,078</b>	<b>\$ 447,412</b>	<b>447,412</b>	<b>\$ 5,766</b>	

**Flow Way Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Construction Account	0	0	0	-
Cost of Issuance	-	-	-	-
<b>Debt Proceeds</b>				
-	-	-	-	-
Operating Transfers In (From Other Funds)	0	1,893	1,893	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 1,894</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	\$ -	\$ -
<b>Legal Services</b>				
Legal - Series 2016 Bonds (Phase 5)	-	-	\$ -	-
<b>Other General Government Services</b>				
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
<b>Capital Outlay</b>				
<b>Construction in Progress</b>				
-	-	-	\$ -	-
<b>Cost of Issuance</b>				
Series 2016 Bonds (Phase 5)	-	-	-	\$ -
<b>Underwriter's Discount</b>				
-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 0	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 1,894	-
Fund Balance - Beginning	25,623	25,623	25,623	-
<b>Fund Balance - Ending</b>	<b>\$ 25,623</b>	<b>\$ 27,517</b>	<b>\$ 27,516</b>	<b>\$ -</b>

Prepared by:

**JPWARD 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 November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	\$ -
<b>Interest Income</b>				
Construction Account	0	0	0	-
Cost of Issuance	-	-	-	-
<b>Debt Proceeds</b>				
		-	-	-
<b>Operating Transfers In (From Other Funds)</b>	0	1,284	1,284	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 1,284</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>				
	-	-	\$ -	\$ -
<b>Legal Services</b>				
Legal - Series 2016 Bonds (Phase 5)	-	-	\$ -	-
<b>Capital Outlay</b>				
Water-Sewer Combination-Construction	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	\$ -	\$ -
<b>Construction in Progress</b>				
	-	-	\$ -	-
<b>Cost of Issuance</b>				
Series 2017 Bonds (Phase 6)	-	-	-	\$ -
<b>Underwriter's Discount</b>				
	-	-	\$ -	-
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 1,284	-
Fund Balance - Beginning	16,785	16,785	16,785	-
<b>Fund Balance - Ending</b>	<b>\$ 16,785</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**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 November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	\$ -
<b>Interest Income</b>				
Construction Account	0	0	0	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
<b>Debt Proceeds</b>		-	-	-
<b>Contributions from Private Sources</b>		-	-	-
<b>Operating Transfers In (From Other Funds)</b>	1	1	2	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 2</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	\$ -	\$ -
<b>Legal Services</b>				
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	\$ -	-
<b>Capital Outlay</b>				
Water-Sewer Combination-Construction	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	\$ -	\$ -
<b>Construction in Progress</b>	-	-	\$ -	-
<b>Cost of Issuance</b>				
Series 2016 Bonds (Phase 5)	-	-	-	\$ -
<b>Underwriter's Discount</b>	-	-	\$ -	-
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 2	-
Fund Balance - Beginning	34,296	34,297	34,296	-
<b>Fund Balance - Ending</b>	<b>\$ 34,297</b>	<b>\$ 34,298</b>	<b>\$ 34,298</b>	<b>\$ -</b>