

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

NOVEMBER 16, 2023

PREPARED BY:

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

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

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

November 9, 2023

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, November 16, 2023**, 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=m84f8a0eaf80b7b102e4f680de0b0ef52>

Phone: **408-418-9388** and enter the access code **232 113 1700**, password **Jpward (579274** from phones) to join the meeting.

Agenda

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 not included in the agenda.
3. Consideration of Minutes:
 - I. October 19, 2023 – Regular Meeting. [Page 5]
4. Consideration of **Resolution 2024-1**, a Resolution of the Board of Supervisors of the Flow Way Community Development District authorizing the execution of and accepting the Drainage, Detention, Flowage, and Irrigation Easement on, over, under and across numerous parcels owned by the Esplanade Golf & Country Club of Naples, Inc.; Accepting the Fee Simple Interest of Tract P1, Esplanade Golf And Country Club of Naples Hatcher Parcel; Authorizing the Chairman or Vice Chairman to Execute any documents on behalf of the District in Order to Effectuate the Conveyances described herein; Providing for Severability; And Providing For An Effective Date. [Page 12]
5. Staff Items.
 - I. District General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 - a. Drainage, Detention, Flowage and Irrigation Easement and Track P1, Hatcher Parcel (included in Item 4, Resolution 2024-1)
 - b. Access Easement Request.
 - II. District Engineer – Calvin, Giordano & Associates.

- a. Engineer’s Report. [Page 26]
 - 1. Strategic Operational Plan.
 - 2. Prior Board Inquiries.
 - 3. SFWMD Permit Compliance Status.
 - 4. Access Easement Request.
 - 5. Front Entrance Bridge Painting.
 - III. District Manager – JPWard & Associates, LLC.
 - a. Financial Statements for period ending October 31, 2023 (unaudited). [Page 42]
6. Supervisors Requests.
7. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and 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.
8. Announcement of Next Meeting – Regular Meeting on December 6, 2023.
- Quorum Call for December 6, 2023.
- Zack Stamp
 - Ronald Miller
 - Tom Kleck
 - Martinn Winters
 - Bart Bhatla
9. Adjournment

Staff Review

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

The second order of business is Public Comments for non-agenda items. The Public is provided three opportunities to speak during the meeting. This is the first time for the Public to speak on non-agenda items.

Each member of the Public will also be provided an opportunity to speak on each agenda item, and at the end of the Agenda, a final time to speak on any other matter will be provided.

The third order of business is the consideration of the September 21, 2023 Regular Meeting Minutes.

The fourth order of business is the consideration of **Resolution 2024-1**, a resolution of the Board of Supervisors of the Flow Way Community Development District, which accomplishes the following. The easement from the Master HOA to the CDD, provides the rights to the CDD for to access land owned by the HOA, but which has assets, such as the irrigation system and landscaping at the front entrance. This easement will also allow the CDD to move forward with the process of transferring the SFWMD permit for the irrigation system from the developer to the District which insures continued ability by the District to operate and maintain the entire irrigation system for the Community.

As a part of staff review of the document, there is a portion of the water management system, which is owned by Taylor Morrison and is included in the District's SFWMD permit for operations. The deed is intended to transfer ownership to the CDD, which we already have the permit responsibility for operations.

The fifth order of business are staff reports, including the District Attorney, District Engineer, and District Manager.

The sixth order of business are any items that the Board of Supervisors would like to bring up for the Board that are not scheduled agenda items.

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

Yours sincerely,

Flow Way Community Development District



James P. Ward
District Manager

The Meetings for Fiscal Year 2024 are as follows:

October 19, 2023	November 16, 2023
December 6, 2023	January 18, 2024
February 15, 2024	March 21, 2024
April 18, 2024	May 16, 2024
June 20, 2024	July 18, 2024
August 15, 2024	September 19, 2024

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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, October 19, 2023, 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:

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Ron Miller	Vice Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary

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Absent:

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Zack Stamp	Chairperson
Martinn Winters	Assistant Secretary

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Also present were:

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James P. Ward	District Manager
James Messick	District Engineer
Michael Pawelczyk	District Counsel

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Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Vice Chair Ron Miller called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, with the exception of Zack Stamp and Martinn Winters, 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.

Vice Chair Miller reviewed public comment protocols.

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THIRD ORDER OF BUSINESS **Consideration of Minutes**

September 21, 2023 – Regular Meeting Minutes

Vice Chair Miller asked if there were any additions, deletions, or corrections for the Minutes; there were none.

On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the September 21, 2023, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS **Staff Items**

I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Mr. Michael Pawelczyk: We are working on an easement with the HOA. We sent them a draft easement some time ago and I received an email after inquiry today that they have some revisions to that easement. This deals with irrigation, stormwater, that kind of stuff. I received an email from their Counsel today that we should receive a redline showing some proposed changes sometime next week. This is important as we move forward with the renewal of our irrigation permit, water use permit, with South Florida Water Management District. Jim can explain a little further if needed.

II. District Engineer – Calvin, Giordano & Associates

- a. Engineer’s Report**
 - 1. Strategic Operational Plan**
 - 2. Prior Board Inquiries**
 - 3. SFWMD Permit Compliance Status**

Mr. Jimmy Messick: Current assets we’re maintaining are the same: landscaping, lake, irrigation, and entrance. We’ve done some landscape replacements at the front. The zoysia grass was replaced due to some mole crickets we observed. The fakahatchee grass was trimmed along the Immokalee canal bank to neaten up the canal. We’ve also coordinated with South Florida this month, which will be reflected in next month’s engineer’s report, to clean up some of the grasses growing in the canal. We terminated the vendor contract in September for aquatic lake and wetland plant preserves and the new vendor is commencing this new fiscal year. We reviewed the lake system and the current conditions with the approved services approach for spraying and what priorities we have based on the last report we got for water quality. The aqua range was sprayed on the north bank of lake 7 so that the golf course staff could retrieve the range balls as requested from the HOA. For irrigation pump station, we replaced the recharge well pump at hole #11. We replaced it with a 15 horsepower motor to match the other motors we have and that will meet consistency and permit conditions. There were two main breaks which were repaired along the front entrance on both the east and west sides of the bridge on Immokalee. We added electrical outlets in the center median to expand the holiday lighting. The holiday lighting is expected to be completed before November and the lights will be on after November 17. There was also a larger electrical breaker installed to address the

96 ongoing west fountain service tripping condition that we noted at the panel. For the capital
97 projects, the inspector is still walking the lake with the vendor to confirm slope conditions. They
98 anticipate starting new projects in March 2024 and there are some future items I have noted,
99 three of the five we already done, the front entrance tree trimming is complete, that was
100 scheduled for the week of October 9. Pine straw was installed this week, and the stop sign was
101 replaced by the sign vendor. The lake drainage system annual inspection will start in January.
102 The pressure cleaning still needs to be scheduled. The only other item on my agenda is the South
103 Florida Water Management District permit compliance status. We did receive on September 25,
104 the overdue monitoring report letter from the District and we were anticipating that letter.
105 We've got an environmentalist, Hugh Dinkler, on staff under contract and he is going to start
106 working on the minor modification requests per that first notice of noncompliance letter.
107 Basically, his minor modification submittal to the ERP which is due by October 25 will include
108 several items per Rule 62-330-315 FAC, and that is general information about the permittee,
109 contact, clear explanation of the proposed modification and a drawing if applicable. There are a
110 couple of other things per our meeting with the District we will include in that letter. He is going
111 to use the South Florida water use consumption use plan and guidelines from 2018 as his basis
112 for his minor modifications. That is under control and currently being worked on. From what I
113 understand he is going to do a site visit shortly and then submit it to the District before October
114 25.

115
116 Mr. Tom Kleck: I know your guys are doing a great job of cleaning up the lakes. I actually saw
117 their boat going into Lake 8 and they did a pretty good job cleaning things up. I heard you
118 mention we are going to work on the canal on the west side of the neighborhood. Make sure
119 they include those lily pads. The lily pads have taken over the center section of that Flow Way
120 Canal all the way down to Immokalee.

121
122 Mr. Messick: It's easier for them to treat internally. The external is influenced by the public
123 canal system in Immokalee, so that's going to be the location where the lily pads start popping
124 up first, and that's our point of emphasis when we start treating, so I've made a note, and I will
125 talk to our vendors about that to make sure that's a point of emphasis for their spraying. It's a
126 good time to make that point as it's a new contract.

127
128 Mr. Kleck: The other canal that runs parallel to Immokalee, is that a public canal?

129
130 Mr. Messick: Yes.

131
132 Mr. Kleck: Who's responsible for that?

133
134 Mr. Messick: South Florida.

135
136 Mr. Kleck: Okay, because there is litter and paper and grass buildup in that canal too.

137
138 Mr. Miller: Jimmy, can we issue South Florida a noncompliance letter?

139
140 Mr. Ward: That actually was cleaned the day before yesterday.

141

142 *Mr. Bart Bhatla: Jimmy, I don't know if you have influence. I was interested in the flower*
143 *planting at the entrance. How many times do we plant flowers at the entrance? It seems like*
144 *they are going to do it for the third time. Is that normal? Is this an exceptional thing?*

145
146 *Mr. Ward: I don't remember.*

147
148 *Mr. Bhatla: I just saw it was being done for the third time and I thought it was done only two*
149 *times. Obviously, it has some bearing on cost. I would like to know if this is the exception or the*
150 *rule. They do it two times a year or do they do it three times a year?*

151
152 *Mr. Ward: We do it definitely twice, but I think it's three times. I just sent a text, and I should*
153 *know soon.*

154
155 *Mr. Bhatla: Yes, please check, because I think we spend about \$30,000 dollars each planting.*
156 *The other thing I was interested in, who is the new vendor for the lakes?*

157
158 *Mr. Ward: Solitude.*

159
160 *Mr. Bhatla: Are they out of Naples?*

161
162 *Mr. Ward: They are all over southwest Florida, but I know they work all the way up into the*
163 *Bradenton area. Solitude has been in business longer than I have.*

164
165 *Mr. Kleck: How long have they been working for us?*

166
167 *Mr. Ward: Just these past few weeks.*

168
169 *Mr. Messick: They have been doing the water management report three times a year which we*
170 *use as a basis for our vendor.*

171
172 *Mr. Bhatla: Are they doing this on a time and material basis or are they a lump sum price?*

173
174 *Mr. Ward: The water management vendor Solitude is on an annual contract with us. We issue a*
175 *purchase order for that work for one year. We pay them on a monthly basis. We can terminate*
176 *on 30 days' notice. Anytime during the purchase order period, they have the same right of*
177 *termination. We have a specific scope of how often they are supposed to be in the system and*
178 *spraying. We did increase the level of service this year from the prior year because of lilies and*
179 *other assorted issues we are having problems with. That's the general scope.*

180
181 *Mr. Bhatla: What is the cost of the contract?*

182
183 *Mr. Ward: I don't recall, but I can provide that to you. We plant the annuals four times a year.*

184
185 **III. District Manager – JPWard & Associates, LLC**

186 **a. Financial Statements for the period ending September 30, 2023 (unaudited)**

187
188 *Mr. Ward: It was our year end a couple of weeks ago, on September 30. We came in with a fund*
189 *balance of probably \$800,000 dollars. Of that amount, we owe Truist bank a little over \$500,000*

190 *dollars. We have about \$200,000 dollars in outstanding payables, so we are going to end the year*
191 *at roughly \$300,000 dollars, so it came in a little bit better than anticipated during the year. We*
192 *will pay the bank in January or February, whenever we agreed to pay them.*

193
194 *Mr. Bhatla: And then are we starting another cycle?*

195
196 *Mr. Ward: No, I will evaluate that in the next budget year process to see how much cash we have*
197 *available, and if we can float our first three months of October, November, December of next year,*
198 *we will not need another bank loan.*

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201 **FIFTH ORDER OF BUSINESS**

201 **Supervisor's Requests**

202 203 **Chairman Zack Stamp – Copy Settlement Agreement**

204
205 *Vice Chair Miller: Our Chairman included in the Agenda materials a copy of the Settlement with Taylor*
206 *Morrison that the Board approved in the last meeting. It's a settled amount. This is just a comment that*
207 *it's in there for anyone who would like to look at it.*

208
209 *Mr. Bhatla: Was it executed?*

210
211 *Mr. Ward: Yes.*

212
213 *Mr. Bhatla: So, it's done.*

214
215 *Mr. Miller: Finalized.*

216
217 *Mr. Bhatla: What is our status with our outside law firm who was involved in the litigation. Is their*
218 *involvement over?*

219
220 *Mr. Ward: Their involvement is over. I'm just cleaning up a few public records that they need to send to*
221 *us for inclusion in the record and that's it.*

222
223 *Mr. Bhatla: So, we may terminate that contract?*

224
225 *Mr. Ward: As soon as we finish with the public records, we will make sure it's terminated.*

226
227 *Mr. Bhatla: What about our contract with the environmental attorney?*

228
229 *Mr. Ward: Susan is still on retainer with us, and I am using her to help us with the permitting with South*
230 *Florida.*

231
232 *Mr. Bhatla: So, that's going to cost –*

233
234 *Mr. Ward: It's not going to be a lot. I just need her for some issues that may arise that her expertise*
235 *may be needed on. It will be relatively minimal.*

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237

238 **SIXTH ORDER OF BUSINESS** **Public Comments**

239

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

244

245 There were no public comments. There were no members of the public present.

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247

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

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250 **Announcement of Next Meeting – Regular Meeting November 16, 2023**

251

252 Discussion ensued regarding the meeting in November.

253

254 Mr. Ward indicated he did not have anything to present in November, but the meeting could be held.
255 He indicated he would like to cancel the meeting in December.

256

257 The Board discussed the November and December meetings and decided to hold the November
258 meeting but cancel the December meeting; if necessary, the Board can rediscuss whether to hold the
259 December meeting during the November meeting.

260

261 Mr. Ward noted the Solitude contract was \$142,000 dollars for the year which included the increased
262 treatments to deal with the lilies.

263

264 *Mr. Bhatla: When will we have an outline of expenditures for the environmental –*

265

266 *Mr. Ward: I'm guessing not until we get into the January time schedule.*

267

268 *Mr. Bhatla: We were trying to come up with some agreement with the HOA which was under discussion.*
269 *Any status on that?*

270

271 *Mr. Ward: They have indicated verbally what they would do. I am waiting for a response from the*
272 *Chairman or President of the HOA Board on whether they will agree to it or not. The offer was 50% split*
273 *between each party. Verbally they said yes, but they need to sign an agreement to do that.*

274

275 *Mr. Pawelczyk: We circulated an agreement through the HOA, so they have it in hand.*

276

277 *Mr. Bhatla: The agreement released to the counsel, instead of a detailed agreement on the level of*
278 *(indecipherable) on this subject, we will split the cost?*

279

280 *Mr. Ward: Pretty much that is exactly what it says.*

281

282 *Mr. Bhatla: Is that appropriate? Because it's official business.*

283

284 *Mr. Ward: Mike did it in the form of a two page agreement that says exactly that. It's just we are*
285 *splitting the cost. That's all we are doing. We are taking the lead on all the work effort. I do want to*

286 *address the cost because I want to update what I said. The thought is, at this level, that we would*
287 *probably spend around a quarter of a million dollars this current fiscal year, the same amount in fiscal*
288 *year 2025, and hopefully we will be finished with the major part of that work so that by fiscal year 2026*
289 *we have a very minimal amount of work to do on an ongoing basis.*

290
291 *Mr. Bhatla: As soon as we have some information on our noncompliance, really our greatest interest is*
292 *to know where we stand on the mediation. (Indecipherable). The remedial part is what we have*
293 *assumed and that can end.*

294
295 *Mr. Ward: Yes, and that's what I'm saying. The thought is, if we spend about a quarter of a million*
296 *dollars each year for two years we should be finished with the remediation and should hit the success*
297 *criteria. After that there will be some reporting and minimal work done on the preserves. Hopefully that*
298 *number will go down into the \$20,000 dollar range. That's the concept.*

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301 **EIGHTH ORDER OF BUSINESS**

Adjournment

302
303 The meeting was adjourned at approximately 1:27 p.m.

304
305 **On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all**
306 **in favor, the Meeting was adjourned.**

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309 Flow Way Community Development District

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314 _____
315 James P. Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION NO. 2024-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE EXECUTION OF AND ACCEPTING THE DRAINAGE, DETENTION, FLOWAGE, AND IRRIGATION EASEMENT ON, OVER, UNDER AND ACROSS NUMEROUS PARCELS OWNED BY THE ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC.; ACCEPTING THE FEE SIMPLE INTEREST OF TRACT P1, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL; AUTHORIZING THE CHAIRMAN OR VICE CHAIRMAN TO EXECUTE ANY DOCUMENTS ON BEHALF OF THE DISTRICT IN ORDER TO EFFECTUATE THE CONVEYANCES DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District has determined that there are two conveyances that need to be addressed in order for the District to maintain and operate its public infrastructure, including (1) the acceptance of an Drainage, Detention, Flowage, and Irrigation Easement (the “Easement”) on, over, under and across several parcels owned by the Esplanade Golf & Country Club of Naples, Inc. (the “Association”), and (2) the acceptance of a fee simple conveyance of Tract P1, Esplanade Golf and Country Club of Naples Hatcher Parcel, as recorded in Plat Book 68, Page 61 of the Public Records of Collier County, Florida (Parcel ID No. 31347520102) (the “Developer Parcel”); and

WHEREAS, the District Board of Supervisors has determined that it is necessary and in the best interests of the District, its residents and landowners to accept the Easement from the Association and to accept the fee simple interest of the Developer Parcel (collectively, the “Conveyances”).

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

SECTION 1. The foregoing recitals are true and correct and are hereby ratified and confirmed by the Board.

SECTION 2. The Chairman of the District Board of Supervisors, or in his absence, the Vice Chairman of the District Board of Supervisors, is hereby authorized to execute the Easement, provided such Easement is in a form substantially similar to that which is attached hereto and made a part hereof as Exhibit A.

SECTION 3. The District will accept the conveyance of the Developer Parcel, provided any unacceptable title exceptions noted on the title report ordered by District Counsel are satisfied to the satisfaction of the District Manager of the District, and the conveyance of the Developer Parcel to the

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE EXECUTION OF AND ACCEPTING THE DRAINAGE, DETENTION, FLOWAGE, AND IRRIGATION EASEMENT ON, OVER, UNDER AND ACROSS NUMEROUS PARCELS OWNED BY THE ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC.; ACCEPTING THE FEE SIMPLE INTEREST OF TRACT P1, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL; AUTHORIZING THE CHAIRMAN OR VICE CHAIRMAN TO EXECUTE ANY DOCUMENTS ON BEHALF OF THE DISTRICT IN ORDER TO EFFECTUATE THE CONVEYANCES DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

District is effectuated utilizing the Quit Claim Deed in a form substantially similar to that which is attached hereto and made a part hereof as Exhibit B (the “Quit Claim Deed”).

SECTION 4. After the Easement has been executed by the District and the Association and after the Quit Claim Deed has been executed by the owner of the Developer Parcel, the District Counsel is hereby directed to record the Easement and the Quit Claim Deed in the Public Records of Collier County, Florida.

SECTION 5. The Chairman of the District Board of Supervisors, or in his absence, the Vice Chairman of the District Board of Supervisors, is hereby authorized to execute those additional documents necessary to finalize the two conveyances contemplated in this Resolution, provided that any such document(s) have been reviewed by the District Manager and the District Counsel of the District.

SECTION 6. The District Manager and the Chairman of the Board of Supervisors, and in the Chairman’s absence, the Vice Chairman, are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 9. That this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District this 16th day of November 2023.

ATTEST:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ronald Miller, Vice Chairman

Exhibit A

Easement

This instrument prepared by:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

[Space Above This Line for Recording Data]

DRAINAGE, DETENTION, FLOWAGE, AND IRRIGATION EASEMENT

THIS DRAINAGE, DETENTION, FLOWAGE, AND IRRIGATION EASEMENT (“Easement”) is made this ___ day of _____, 2023 by **ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC.**, a Florida not-for-profit corporation, with an address of 8910 Torre Vista Lane, Naples, Florida 34119 (the “Grantor”), to **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with an address of c/o JP Ward & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308 (the “Grantee”).

WITNESSETH:

Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual, non-exclusive easement on, over, under, and across that certain real property located in Collier County, Florida, which is owned by Grantor and is more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Easement Area”), solely for the purposes of: (a) stormwater drainage, detention, retention, and flowage, including the constructing and reconstructing, installing, repairing, replacing, operating and maintaining of lakes, water bodies, and all stormwater management and drainage facilities, structures, and improvements therein, including, but not limited to, stormwater lines, pipes, swales, inlets, lake banks, and retention areas; (b) irrigation, including irrigation recharging and withdrawal, the constructing and reconstructing, installing, repairing, replacing, operating and maintaining of irrigation pumps, irrigation wells, pipes, heads, and all other appurtenant irrigation facilities and equipment associated therewith; (c) landscaping, including the constructing and reconstructing, installing, repairing, replacing, operating and maintaining of landscaping improvements and external preserves, including, but not limited to, trees, bushes, flowers, sod, ground cover, and appurtenant improvements; (d) entrance monuments and fountains, hardscaping, signage, lighting, electrical, and appurtenant improvements and facilities, including the constructing and reconstructing, installing, repairing, replacing, operating and maintaining of the same; as all such improvements and facilities are or may be located upon or within that certain Easement Area, together with an easement for access, ingress and egress over, in, upon, and across the Easement Area as may be reasonably necessary to effectively utilize the easement rights granted herein. Any and all activities undertaken by Grantee and related to this Easement shall be at the sole cost and expense of Grantee.

As material consideration for Grantor’s granting of this Easement, Grantee hereby agrees for itself and its successors and assigns: (i) any use of or related to the Easement by Grantee and/or Grantee’s successors, assigns, employees, or agents (collectively, the “Grantee Parties”) shall at all

times be in accordance with all laws, codes, ordinances, permits, licenses, restrictions, and regulations applicable to the Easement Area and/or Grantee from time to time, and Grantee shall not allow liens to attach to the Easement Area or any other portion of Grantor's real property as a result of the acts or omissions of any Grantee Party; (ii) Grantee shall at its sole cost and expense promptly repair, replace, and/or restore (as may be applicable), to its preexisting condition, any damage to or destruction of any real or personal property caused by any Grantee Party which arises from or is otherwise related to this Easement and/or the activities of Grantee contemplated hereunder; (iii) Grantee's use of the Easement shall at all times be conducted in a diligent and commercially-reasonable manner, and in no event shall such use overburden any portion of the Easement Area so as to prevent or materially burden or restrict the use or enjoyment thereof by Grantor and other third parties; (iv) Grantee shall at all times keep and maintain in full force and effect a broad-form auto and commercial general liability insurance policy, with per-occurrence limits of not less than Two Million Dollars (\$2,000,000), covering property damage and/or bodily injury, naming Grantor as an additional, non-contributory insured; and (v) Grantee, to the extent permitted by Florida law and in an amount not to exceed the monetary limits on liability as set forth in Section 768.28, Florida Statutes, shall and hereby agrees to indemnify, defend (with counsel acceptable to Grantor, as such statute may be amended from time to time, and hold Grantor and Grantor's members, employees, agents, successors, and assigns (collectively, the "**Grantor Parties**") harmless from and against any and all claims, demands, causes of action, damages, costs and expenses (including, without limitation, attorneys' fees and costs), and other liabilities sustained by any Grantor Party and which arise from or otherwise relate to the Grantee Parties' use of this Easement and/or the activities contemplated hereunder. The provisions and limitations of Section 768.28, Florida Statutes, as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

All rights, benefits and burdens created by this Easement shall run with title to the Easement Area and shall be binding upon Grantor and its successors and assigns.

Grantor warrants that it is lawfully seized in fee simple of the land defined herein as the Easement Area upon which this Easement is situated and it has good and lawful authority to convey this Easement.

Signatures appear on the following page.

IN WITNESS WHEREOF, Grantor and Grantee have hereto set their hands and seals the day and year first above written.

Witnesses:

GRANTOR:
ESPLANADE GOLF & COUNTRY CLUB OF NAPLES, INC., a Florida not-for-profit corporation

Print Name: _____

By: _____

Print name: _____

Print Name: _____

Title: _____

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by _____, President of Esplanade Golf & Country Club of Naples, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

Notary Public – State of Florida

Notary Stamp/Seal: _____

Signatures continue on the following page.

EXHIBIT "A"
Easement Area

Tract L30 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 2, as recorded in Plat Book 55, Page 45 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES , as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida (Parcel No. 31346500408); and

Tract R of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 2, as recorded in Plat Book 55, Page 45 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BLOCKS "E" AND "G2", as recorded in Plat Book 57, Page 60 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BENVENUTO COURT REPLAT, as recorded in Plat Book 62, Page 31 (Parcel No. 31346500741); and

Tracts L11 and L12 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida (Parcel No. 31347550046); and

Tracts R1, R2, R3, and R4 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida (Parcel Nos. 31347511988, 31347512000, 31347512026, 31347512042); and

Tract O1 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES DILILLO PARCEL, as recorded in Plat Book 61, Page 73 in the Public Records of Collier County, Florida, LESS

ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL, as recorded in Plat Book 68, Page 61 in the Public Records of Collier County, Florida (Parcel No. 31347511603); and

Tract O12 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida (Parcel No. 31347511784); and

Tract F1 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 2, as recorded in Plat Book 55, Page 45 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BLOCKS "E" AND "G2", as recorded in Plat Book 57, Page 60 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 3 BLOCKS "K1", "K2" AND "H3", as recorded in Plat Book 62, Page 64 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 4 PARCEL "L", as recorded in Plat Book 63, Page 3 in the Public Records of Collier County, Florida, LESS that portion NKA COACH HOMES I ON MONTELANICO AT ESPLANADE CONDO, as described in Official Records Book 5513, Page 1052 (Ph 13), LESS Official Records Book 5526, Page 3661 (Ph 16), LESS Official Records Book 5526, Page 3670 (Ph 14 & 17), LESS Official Records Book 5571, Page 1038 (Ph 15), LESS Official Records Book 5572, Page 601 (Ph 18), LESS Official Records Book 5668, Page 2261 (Ph C1 & C2) (Parcel No. 31347500067); and

Tract S of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, as recorded in Plat Book 57, Page 64 in the Public Records of Collier County, Florida (Parcel No. 31347512068); and

Tracts L16 and L17 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BLOCKS “D”, “F” AND “H”, as recorded in Plat Book 59, Page 31 in the Public Records of Collier County, Florida (Parcel No. 31347556626); and

Tract R of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BENVENUTO COURT REPLAT, as recorded in Plat Book 62, Page 31 in the Public Records of Collier County, Florida (Parcel No. 31347552743); and

Tract R of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BLOCKS “D”, “F” AND “H”, as recorded in Plat Book 59, Page 31 in the Public Records of Collier County, Florida, LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BENVENUTO COURT REPLAT, as recorded in Plat Book 62, Page 31 in the Public Records of Collier County, Florida (Parcel No. 31347556985); and

Tracts R and R-1 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES BLOCKS “E” AND “G2”, as recorded in Plat Book 57, Page 60 in the Public Records of Collier County, Florida (Parcel Nos. 31347550127, 31347550143); and

Tracts R and R1 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES DILILLO PARCEL, as recorded in Plat Book 61, Page 73 in the Public Records of Collier County, Florida (Parcel Nos. 31347562144, 31347562160); and

Tract R of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL, as recorded in Plat Book 68, Page 61 in the Public Records of Collier County, Florida (Parcel No. 31347520128); and

Tract R of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 3 BLOCKS “K1”, “K2” AND “H3”, as recorded in Plat Book 62, Page 64 in the Public Records of Collier County, Florida (Parcel No. 31347700430); and

Tract R1 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 3 BLOCKS “K1”, “K2” AND “H3”, as recorded in Plat Book 62, Page 64 in the Public Records of Collier County, Florida LESS ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 5 PARCELS “I”, “J”, “K1”, “K2”, “K3” AND “K4”, as recorded in Plat Book 66, Page 3 in the Public Records of Collier County, Florida (Parcel No. 31347700443); and

Tract R of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 4 PARCEL “L”, as recorded in Plat Book 63, Page 3 in the Public Records of Collier County, Florida (Parcel No. 31347530066); and

Tract R1, R2, R3, and R4 of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PHASE 5 PARCELS “I”, “J”, “K1”, “K2”, “K3” AND “K4”, as recorded in Plat Book 66, Page 3 in the Public Records of Collier County, Florida (Parcel Nos. 31347540742, 31347540768, 31347540784, 31347540807).

Exhibit B

Quit Claim Deed

**Parcel Number 313475202102 –
Owner – Taylor Morrison Esplanade of Naples, Inc.**

Collier County Property Appraiser

The screenshot displays the Collier County Property Appraiser interface. On the left is an aerial map with a red outline around the property. A toolbar on the right of the map includes buttons for Zoom In, Zoom Out, Identify, Pan, Measure, Full County View, Previous View, Zoom To Selected, Clear Map Graphics, and Overview. Below the map are controls for Aerial Year (set to 2023) and Sales Year (set to OFF). A scale bar indicates 0 to 40 feet.

The property detail window on the right shows the following information:

- Parcel No:** 313475202102
- Site Address:** *Disclaimer
- Site City:** NAPLES
- Site Zone:** *Note 34119
- Name / Address:** TAYLOR MORRISON ESPLANADE OF NAPLES INC, 28100 BONITA GRANDE DRIVE, STE 203
- City:** BONITA SPRINGS
- State:** FL
- Zip:** 34135

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
3B22	281718 P1 13B22	22	48	26		0.8

Legal: ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL TRACT P1

Millage: 222 Millage Rates *Calculations

This is a part of the overall water management system, and included in the SFWMD permits that are the responsibility of the Flow Way Community Development District.

This instrument prepared by and when recorded return to:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard
Suite 600
Fort Lauderdale, Florida 33301

Parcel No. 31347520102

(Space Reserved for Recorder's Use)

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made as of the _____ day of _____, 2023, between **TAYLOR MORRISON ESPLANADE NAPLES, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251, and **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes ("**Grantee**"), with an address at c/o JPWard and Associates, LLC, 2301 Northeast 37 Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of entities.)

WITNESSETH:

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto Grantee and Grantee's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described parcels of land, situate, lying, and being in Collier County, Florida, to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the proper use and benefit of Grantee forever.

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

WITNESSES:

**TAYLOR MORRISON ESPLANADE
NAPLES, LLC**, a Florida limited liability
company

By: **TAYLOR MORRISON OF FLORIDA,
INC.**, a Florida corporation, as Managing
Member

Print Name: _____

By: _____

Print Name: _____

Name: _____

Title: _____

STATE OF FLORIDA)

) SS:

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2023, by _____, as _____ of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, as Managing Member of TAYLOR MORRISON ESPLANADE NAPLES, LLC, a Florida limited liability company, on behalf of the corporation, who is personally known to me or who has produced _____ as identification on behalf of the company.

My commission expires:

NOTARY PUBLIC, State of Florida

Print Name: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Tract P1, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES HATCHER PARCEL, according to the Plat thereof, recorded Plat Book 68, Page 41, of the Public Records of Collier County, Florida.

Parcel No. 31347520102

DRAFT

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
November 2023**

**Board Meeting
November 16th, 2023**

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
November 16th, 2023

**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	ASSET IMPROVEMENTS PICTURES

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. Prior Board Meeting Inquiries
3. SFWMD Env. Resources Permit No. 11-02031-P Compliance Status
4. Colosi Access Easement Request
5. Front Entrance Bridge Painting

1. Strategic Operational Plan

Current Assets

- Landscape Maintenance
 - Irrigation wet check completed last week of October, and some of the entrance irrigation heads adjusted to prevent over spraying.
 - Landscape vendor performing touch-up pruning to maintain a clean look during rainy season.
 - Fertilizer applied in October with a second round scheduled in early November. Insect and fungi treatment are anticipated soon (dependent on weather).
- Lake Maintenance
 - Aquatic vendor treated lakes, 12-14, 15B-17, 20, 21, 22, 25, I, 5B, 7, flow way canal, 24, 23 and 22 for grasses, weeds, and vines.
 - Aquatic vendor treated 1, 2, 3, 4, 5A, 6, 8, 9, 10, 23, 24 and 27 for sonar for lily pad and submerged vegetation. Flow Way canal noticeable improvements following lily pad sonar treatment.
 - 2nd sonar treatment scheduled for the first week of November.
- Irrigation Pump Station
 - Painted to match new community color scheme.
- Entrance Features
 - 3800 Annual begonias were installed at the front entrance, along with 10 Japanese blueberries plants and pine bark mulch.
 - 1800 bales of pine straw mulch were spread throughout the front entrance and berm areas.
 - South Florida Water Management District maintenance division contacted regarding Immokalee Canal and cleaned it in the last week of October. We will endeavor to develop a relationship with SFWMD operational team for maintenance.

Capital Projects

- n/a

Future Items

- Front Entrance to guard house pressure cleaning date/time TBD.
- Lakes / drainage system annual inspection/cleaning of storm system start in 1st quarter.

2. Prior Board Meeting Inquiries

None

3. SFWMD Env. Resources Permit No. 11-02031-P Compliance Status

The District received an email from South Florida Water Management District (SFWMD) on 8/15/23 notifying the District of the wetland monitoring reports required for the offsite northern preserves (areas 4 & 5) being past due. This permit is jointly in both the CDD and HOA's name and covers the external preserve maintenance, monitoring, and reporting.

The staff has re-engaged our environmental consultant Hugh Dinkler, along with Susan Martin to begin discussions with SFWMD on the next steps to bring the permit back into compliance, and to discuss with SFWMD the CDD's request to prevent the permit from being placed in a non-compliance state. As of now, SFWMD has not signed off/certified completion of areas 4 & 5 and our team is scheduled to discuss with SFWMD a proposed monitoring schedule and timing on a plan to bring the permit into compliance. The meeting is scheduled for September 15th, and staff will provide an update during our Board Meeting on the results of that discussion.

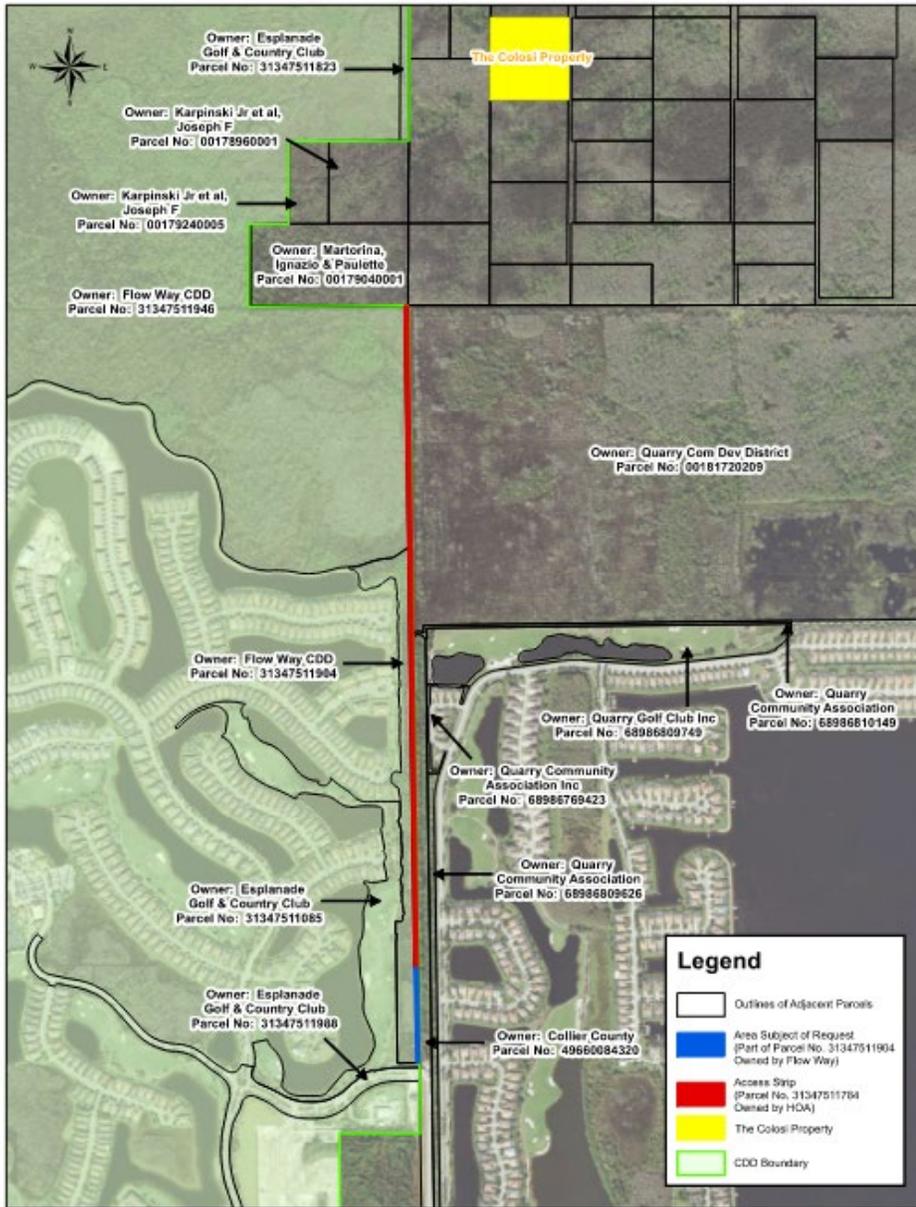
Once we have an agreed upon plan for maintenance, monitoring and reporting external preserves to keep the permit in compliance, we can develop a multi-year budget that will be presented to the Board.

Oct. update – 'Overdue Monitoring Report' letter received from SFWMD on 9/25/23. Environmental consultant completing preserves compliance evaluation with permit minor modification submittal before 10/25/23 deadline.

UPDATE – 'Overdue Monitoring Report' letter received from SFWMD on 9/25/23. Environmental consultant completing preserves compliance evaluation with permit minor modification submittal before 10/25/23 deadline.

4. Colosi Access Easement Request

The District Manager/District Attorney received an email from the Law Office of Tony Lawhon regarding a Request for Statutory Easement for Access to private property on behalf of Michael Colosi. Mr. Colosi recently purchased property east of the CDD's external preserves and has identified in this request an easement with the CDD's external preserves. See attached map below showing the Area Subject of Request and Owner's property locations. It is in the District's Engineer's opinion that sufficient access is already provided through the existing Collier Boulevard right-of-way property, and that an additional easement request was not warranted.



5. Front Entrance Bridge Painting

The Esplanade Golf and Country Club of Naples (HOA) president David Kupstas emailed the Community Development District with the selected paint colors for the entrance bridge. They selected Moderate White (SW 6140) for the body and Prairie Grass (SW 7546) for the trim of the bridge. Sherwin Williams Bronzestone paint will be used for the decorative light poles and should complement the HOA color pallet selected for the bridge. Capital Improvements Plan (CIP) Bridge painting was scheduled for 2026 (\$31k), but to stay in-line with the master building painting schedule, we are including in this year’s capital projects.



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 G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	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

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
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
Esplanade Golf & Country Club – Driving Range Improvements	PL20230001832	02/02/2023		ESPLANADE GOLF & COUNTRY CLUB OF NAPLES INC	Complete – Add Application Type
Esplanade Golf and Country Club of Naples – Hatcher Parcel (UTCP)(UTCF)	PL20200002660	12/30/2020		TAYLOR MORRISON ESPLANADE NAPLES LLC	Hearing Process - Open for Uploads

*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 ASSET IMPROVEMENT PICTURES



New annuals at front entrance.



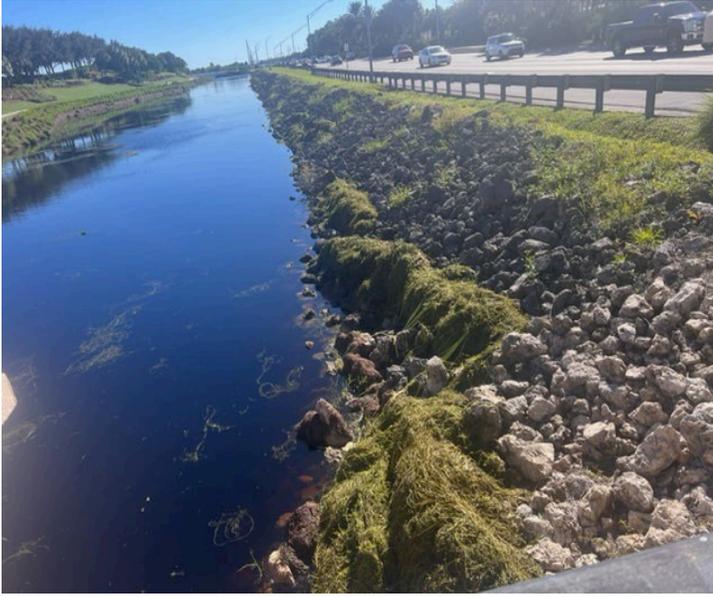
New annuals at front entrance.



Before South Florida Water Management cleaned the canal system.



Before South Florida Water Management cleaned the canal system.



After South Florida Water Management cleaned the canal system.



New pine straw mulch at the front entrance.



New pine straw mulch at the front entrance.



The new well pump installed near hole 11.

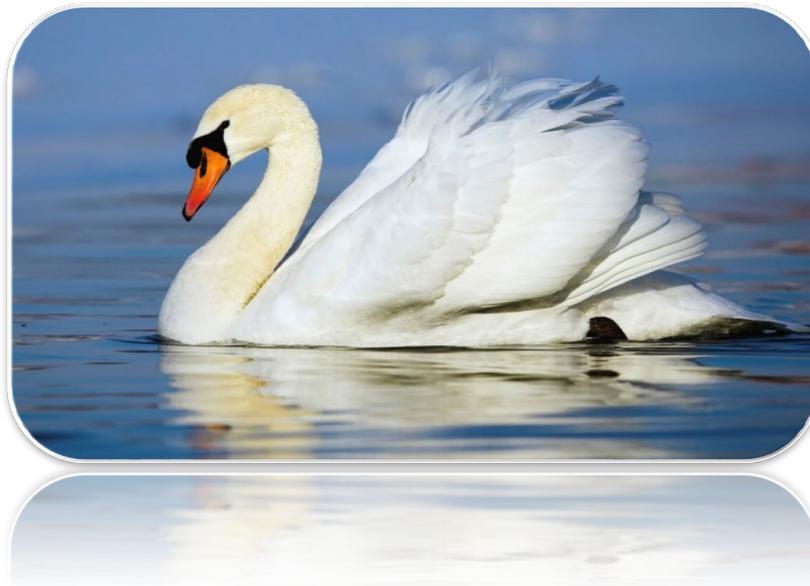


Stop sign being realigned at the front entrance.



Recently trimmed grasses along the canal bank at the front entrance.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2023

FISCAL YEAR 2024

PREPARED BY:

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

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

Flow Way Community Development District

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 October 31, 2023**

	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)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 564,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564,056
Debt Service Fund												
Interest Account	-	199,563	82,272	74,647	117,196	80,263	167,798	-	-	-	-	721,738
Sinking Account	-	135,000	80,000	60,000	110,000	75,000	175,000	-	-	-	-	635,000
Reserve Account	-	544,845	247,551	162,204	176,428	119,659	255,031	-	-	-	-	1,505,717
Revenue	-	157,412	142,699	49,579	52,262	26,593	72,514	-	-	-	-	501,058
Prepayment Account	-	-	437	192	-	-	1,525	-	-	-	-	2,155
General Redemption Account	-	-	-	2,537	-	-	-	-	-	-	-	2,537
Construction	-	-	-	-	-	-	-	317	213	3,301	-	3,831
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	7,277	3,452	2,917	4,721	3,203	6,952	-	-	-	-	28,523
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable												
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,396,727	3,396,727
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,668,273	25,668,273
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 1,046,552	\$ 1,044,095	\$ 556,410	\$ 352,076	\$ 460,608	\$ 304,718	\$ 678,820	\$ 317	\$ 213	\$ 3,301	\$ 29,065,000	\$ 33,512,110

**Flow Way Community Development District
Balance Sheet
for the Period Ending October 31, 2023**

	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		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	28,523	-	-	-	-	-	-	-	-	-	-	28,523	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420	
Note Payable	500,000	-	-	-	-	-	-	-	-	-	-	500,000.00	
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	615,000	615,000	
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ 1,001,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,065,000	\$ 30,066,542	
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance													
Restricted													
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	304,718	670,044	239	160	2,171	-	3,354,060	
Results from Current Operations	-	15,510	7,560	5,555	7,837	-	8,776	78	53	1,130	-	46,499	
Unassigned													
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	211,538	
Results from Current Operations	(166,528)	-	-	-	-	-	-	-	-	-	-	(166,528)	
Total Fund Equity and Other Credits	\$ 45,009	\$ 1,044,095	\$ 556,410	\$ 352,076	\$ 460,608	\$ 304,718	\$ 678,820	\$ 317	\$ 213	\$ 3,301	\$ -	\$ 3,445,567	
Total Liabilities, Fund Equity and Other Credits	\$ 1,046,552	\$ 1,044,095	\$ 556,410	\$ 352,076	\$ 460,608	\$ 304,718	\$ 678,820	\$ 317	\$ 213	\$ 3,301	\$ 29,065,000	\$ 33,512,110	

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ (143,755)	0%
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	25,498	25,498	1,988,811	1%
Special Assessments - Off-Roll	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds		-	500,000	N/A
Contributions Private Sources	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 25,498	25,498	\$ 2,345,056	1%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	600	600	12,000	5%
Executive				
Professional Management	3,583	3,583	43,000	8%
Financial and Administrative				
Audit Services	-	-	5,700	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	16,000	8%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	26,665	0%
Dissemination Agent Services	-	-	5,500	0%
Property Appraiser Fees	15,175	15,175	5,000	304%
Bank Services	-	-	300	0%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	-	-	250	0%
Rentals & Leases				
Meeting Room Rental	-	-	-	N/A
Computer Services - Website Development	-	-	2,000	0%
Insurance	97,258	97,258	15,000	648%
Printing & Binding	-	-	250	0%
Office Supplies	-	-	-	N/A
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	25,000	0%
SFWMD - Permit Objection	-	-	-	-
Special Counsel - Litigation	-	-	35,000	0%
Special Counsel - Court Reporter/Arbitrator	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	10,500	0%
Special Counsel - Appellate Court	-	-	75,000	0%
Trust Loan - Legal Fees	-	-	20,000	0%
Other General Government Services				
Engineering Services - General Fund	-	-	50,000	0%
Bonita Springs - Stormwater Discharge	-	-	10,000	0%
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
Community Wide Irrigation System				

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Professional Services				
Asset Management	-	-	15,700	0%
Consumptive Use Permit Monitor	-	-	16,000	0%
Utility Services				
Electric - Pump Station	3,354	3,354	32,000	10%
Electric - Recharge Pumps	1,678	1,678	8,000	21%
Repairs and Maintenance				
Pump Station and Wells	-	-	30,000	0%
Recharge Pumps	-	-	8,500	0%
Main Line Irrigation System	-	-	6,600	0%
Contingencies	-	-	6,808	0%
Capital Outlay				
New Meter and Backup Pump/Motor	-	-	45,000	0%
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 1 - Bid Documents	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	N/A
Contingencies	-	-	-	N/A
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	-	N/A
Internal Preserves	-	-	-	N/A
Western Preserve	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Northern Preserve Area 1	-	-	-	N/A
Northern Preserve Area 2	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	N/A
Capital Outlay				
Capital Outlay - Stormwater Mgmt	-	-		
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	-	27,100	0%
NPDES Monitoring	-	-	-	N/A
Repairs & Maintenance				
Aquatic Weed Control	31,877	31,877	120,000	27%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	35,000	0%
Lake Bank Maintenance	2,963	2,963	15,000	20%
Water Quality Testing	-	-	14,500	0%
Littortal Shelf Planting	-	-	20,000	0%
Aeration System	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	28,000	0%
Contingencies	-	-	18,600	0%
Capital Outlay				
Fountain Installations	-	-	-	N/A
Littortal Shelf Planting	-	-	10,000	0%
Lake Bank Restorations	-	-	172,298	0%
Water Control Structures	-	-	-	N/A
Contingencies	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Landscaping Services				
Professional Services				
Asset Management	-	-	14,000	0%
Utility Services				
Electric - Landscape Lighting	-	-	19,600	0%
Potable Water - Fountains	104	104	2,400	4%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	-	-	101,000	0%
Tree Trimming	-	-	15,500	0%
Landscape Replacements	-	-	27,500	0%
Mulch Installation	-	-	33,000	0%
Annuals	21,686	21,686	50,000	43%
Annual Holiday Decorations	7,650	7,650	18,000	43%
Landscape Lighting	-	-	3,600	0%
Landscape Monuments	-	-	9,000	0%
Fountains	1,966	1,966	22,500	9%
Irrigation System	400	400	-	N/A
Well System	165	165	-	N/A
Bridge & Roadway - Main Entrance	900	900	13,500	7%
Miscellaneous Repairs		-	3,000	0%
Capital Outlay - Landscaping	-	-	82,500	0%
Contingencies	-	-	23,728	0%
Debt Service				
Principal	-	-	500,000	0%
Interest	-	-	12,200	0%
Reserves and Overall Contingencies				
District Asset Restoration	-	-	158,030	0%
Contingencies	-	-	100,000	0%

Flow Way Community Development District
 General Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Intragovernmental Transfer Out	-	-	-	N/A
Sub-Total:	192,026	192,026	2,234,503	9%
Total Expenditures and Other Uses:	\$ 192,026	\$ 192,026	\$ 2,234,503	9%
Net Increase/ (Decrease) in Fund Balance	(166,528)	(166,528)	110,553	
Fund Balance - Beginning	211,538	211,538	-	
Fund Balance - Ending	\$ 45,009	45,009	\$ 110,553	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	6,082	6,082	15,000	41%
Prepayment Account	-	-	-	N/A
Revenue Account	2,151	2,151	9,000	24%
Special Assessment Revenue				
Special Assessments - On-Roll	7,277	7,277	577,069	1%
Special Assessments - Off-Roll	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,510	15,510	\$ 601,069	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds	-	-	\$ 130,000	0%
Principal Debt Service - Early Redemptions				
Series 2013 Bonds	-	-	-	N/A
Interest Expense				
Series 2013 Bonds	-	-	395,075	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$525,075	N/A
Net Increase/ (Decrease) in Fund Balance	15,510	15,510	75,994	
Fund Balance - Beginning	1,028,586	1,028,586		
Fund Balance - Ending	\$ 1,044,095	1,044,095	\$ 75,994	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	2,772	2,772	11,000	25%
Prepayment Account	2	2	-	N/A
Revenue Account	1,334	1,334	7,500	18%
Special Assessment Revenue				
Special Assessments - On-Roll	3,452	3,452	273,784	1%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	N/A
Intragovernmental Transfers In				
Debt Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,560	7,560	\$ 292,284	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	-	\$ 80,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 3)	-	-	-	N/A
Interest Expense				
Series 2015 Bonds (Phase 3)	-	-	162,844	0%
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	\$0	\$0	\$242,844	N/A
Net Increase/ (Decrease) in Fund Balance	7,560	7,560	49,440	
Fund Balance - Beginning	548,851	548,851	-	
Fund Balance - Ending	\$ 556,410	556,410	\$ 49,440	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	1,821	1,821	7,000	26%
Prepayment Account	1	1	-	N/A
Revenue Account	806	806	3,500	23%
General Redemption Account	11	11	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	2,917	2,917	231,388	1%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,555	5,555	\$ 241,888	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	-	\$ 60,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 4)	-	-	-	N/A
Interest Expense				
Series 2015 Bonds (Phase 4)	-	-	147,756	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$207,756	N/A
Net Increase/ (Decrease) in Fund Balance	5,555	5,555	34,132	
Fund Balance - Beginning	346,521	346,521		
Fund Balance - Ending	\$ 352,076	352,076	\$ 34,132	

**Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	1,970	1,970	8,000	25%
Prepayment Account	-	-	-	N/A
Revenue Account	1,223	1,223	6,000	20%
Special Assessment Revenue				
Special Assessments - On-Roll	4,721	4,721	374,564	1%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,914	7,914	\$ 388,564	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	-	\$ 110,000	0%
Principal Debt Service - Early Redemptions				
Series 2016 Bonds (Phase 5)	-	-	-	N/A
Interest Expense				
Series 2016 Bonds (Phase 5)	-	-	232,000	0%
Operating Transfers Out (To Other Funds)	77	77	-	N/A
Total Expenditures and Other Uses:	\$77	\$77	\$342,000	N/A
Net Increase/ (Decrease) in Fund Balance	7,837	7,837	46,564	
Fund Balance - Beginning	452,770	452,770		
Fund Balance - Ending	\$ 460,608	460,608	\$ 46,564	

**Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Reserve Account	1,336	1,336	3,500	38%
Prepayment Account	-	-	-	N/A
Revenue Account	796	796	3,500	23%
Special Assessment Revenue				
Special Assessments - On-Roll	3,203	3,203	254,231	1%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,335	5,335	\$ 261,231	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	-	\$ 75,000	0%
Principal Debt Service - Early Redemptions				
Series 2017 Bonds (Phase 6)	-	-	-	N/A
Interest Expense				
Series 2017 Bonds (Phase 6)	-	-	159,213	0%
Debt Service-Other Costs				
Operating Transfers Out (To Other Funds)	52	52	-	N/A
Total Expenditures and Other Uses:	\$52	\$52	\$234,213	N/A
Net Increase/ (Decrease) in Fund Balance	5,283	5,283	27,018	
Fund Balance - Beginning	299,435	299,435		
Fund Balance - Ending	\$ 304,718	304,718	\$ 27,018	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	1,121	1,121	5,000	22%
Prepayment Account	7	7	-	N/A
Revenue Account	1,817	1,817	8,000	23%
Special Assessment Revenue				
Special Assessments - On-Roll	6,952	6,952	551,562	1%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9,898	9,898	\$ 564,562	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	\$ 175,000	0%
Principal Debt Service - Early Redemptions				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	332,664	0%
Debt Service-Other Costs				
Operating Transfers Out (To Other Funds)	1,121	1,121	-	N/A
Total Expenditures and Other Uses:	\$1,121	\$1,121	\$507,664	N/A
Net Increase/ (Decrease) in Fund Balance	8,776	8,776	56,898	
Fund Balance - Beginning	670,044	670,044		
Fund Balance - Ending	\$ 678,820	678,820	\$ 56,898	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	1	1	-
Cost of Issuance	-	-	-
Debt Proceeds			
		-	-
Operating Transfers In (From Other Funds)	77	77	-
Total Revenue and Other Sources:	\$ 78	\$ 78	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
Printing & Binding	-	\$ -	\$ -
Legal Services			
Legal - Series 2016 Bonds (Phase 5)	-	\$ -	-
Other General Government Services			
Capital Outlay			
Stormwater Mgmt-Construction	-	\$ -	\$ -
Construction in Progress	-	\$ -	-
Cost of Issuance			
Series 2016 Bonds (Phase 5)	-	-	\$ -
Underwriter's Discount	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	77.53	\$ 78	-
Fund Balance - Beginning	239	239	-
Fund Balance - Ending	\$ 317	\$ 317	\$ -

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 October 31, 2023**

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	1	1	-
Cost of Issuance	-	-	-
Debt Proceeds			
Operating Transfers In (From Other Funds)	52	52	-
Total Revenue and Other Sources:	\$ 53	\$ 53	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
Printing & Binding			
	-	\$ -	\$ -
Legal Services			
Legal - Series 2016 Bonds (Phase 5)	-	\$ -	-
Capital Outlay			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	\$ -	\$ -
Construction in Progress			
	-	\$ -	-
Cost of Issuance			
Series 2017 Bonds (Phase 6)	-	-	\$ -
Underwriter's Discount			
	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	53	\$ 53	-
Fund Balance - Beginning	160	160	-
Fund Balance - Ending	\$ 213	\$ 213	\$ -

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 October 31, 2023**

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	9	9	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
		-	-
Contributions from Private Sources			
		-	-
Operating Transfers In (From Other Funds)	1,121	1,121	-
Total Revenue and Other Sources:	\$ 1,130	\$ 1,130	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
Printing & Binding			
	-	\$ -	\$ -
Legal Services			
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	\$ -	-
Capital Outlay			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	\$ -	\$ -
Construction in Progress			
	-	\$ -	-
Cost of Issuance			
Series 2016 Bonds (Phase 5)	-	-	\$ -
Underwriter's Discount			
	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1,130	\$ 1,130	-
Fund Balance - Beginning	2,171	2,171	-
Fund Balance - Ending	\$ 3,301	\$ 3,301	\$ -