

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2022

FISCAL YEAR 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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending January 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	\$ 1,685,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,685,407
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	-	604,736	348,673	230,008	346,025	227,938	509,629	-	-	-	-	2,267,009
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	27,517	18,069	34,300	-	79,887
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	17,374	8,245	6,966	11,280	7,659	16,609	-	-	-	-	68,133
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	11,226	-	-	-	-	-	-	-	-	-	-	11,226
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,833,049	3,833,049
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,616,951	24,616,951
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 2,169,052	\$ 1,161,110	\$ 603,105	\$ 400,358	\$ 531,839	\$ 353,972	\$ 782,664	\$ 27,517	\$ 18,069	\$ 34,300	\$ 28,450,000	\$ 34,531,988

**Flow Way Community Development District
Balance Sheet
for the Period Ending January 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	68,133	-	-	-	-	-	-	-	-	-	-	-	68,133
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	-	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ 540,552</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 28,990,552</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	353,972	653,990	25,623	16,785	34,296	-	-	3,387,972
Results from Current Operations	-	163,993	76,966	62,561	89,585	-	128,675	1,894	1,284	5	-	-	524,963
Unassigned													
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,693,645	-	-	-	-	-	-	-	-	-	-	-	1,693,645
Total Fund Equity and Other Credits	<u>\$ 1,628,500</u>	<u>\$ 1,161,110</u>	<u>\$ 603,105</u>	<u>\$ 400,358</u>	<u>\$ 531,839</u>	<u>\$ 353,972</u>	<u>\$ 782,664</u>	<u>\$ 27,517</u>	<u>\$ 18,069</u>	<u>\$ 34,300</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,541,435</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 2,169,052</u>	<u>\$ 1,161,110</u>	<u>\$ 603,105</u>	<u>\$ 400,358</u>	<u>\$ 531,839</u>	<u>\$ 353,972</u>	<u>\$ 782,664</u>	<u>\$ 27,517</u>	<u>\$ 18,069</u>	<u>\$ 34,300</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 34,531,988</u>

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	1,455,925	1,594,494	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	500,000				500,000	500,000	N/A
Contributions Private Sources	-				-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 512,295	\$ 407,003	\$ 985,271	\$ 51,356	1,955,925	\$ 2,009,241	97%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	2,000	800	-	2,800	12,000	23%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	5,600	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	500	1,500	2,000	3,000	67%
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	550	3,500	16%
Trustee Services	-	3,950	-	8,573	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	5,500	0%
Property Appraiser Fees	2,750	-	-	296	3,046	10,000	30%
Bank Services	15	11	-	-	26	300	9%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	229	-	-	229	250	92%
Rentals & Leases							
Meeting Room Rental	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	2,000	0%
Insurance	-	11,196	-	-	11,196	15,000	75%
Printing & Binding	-	-	-	-	-	250	0%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	1,967	4,659	1,845	8,470	20,000	42%
Boundary Expansion	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	35,667	4,005	22,705	62,377	175,000	36%
Truist Loan Fees	20,000	-	-	-	20,000	19,000	105%
Other General Government Services							
Engineering Services - General Fund	-	3,045	2,388	2,150	7,583	55,000	14%
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							
Professional Services							
Asset Management	-	938	938	938	2,813	-	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 January 31, 2023**

Description	October	November	December	January	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	572	-	1,137	-	N/A
Recharge Pumps	-	-	-	932	932	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Stormwater Management Services							
Preserve Area Maintenance							
Environmental Engineering Consultant							
Task 1 - Bid Documents	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	13,350	0%
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
Repairs and Maintenance							
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 January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Installation - No Trespassing Signs	-	-	-	-	-	-	N/A
Capital Outlay							
Internal and External	-	-	-	-	-	55,000	0%
Lake, Lake Bank and Littortal Shelf Maintenance							
Professional Services							
Asset Management	-	1,800	1,800	1,800	5,400	21,600	25%
Repairs & Maintenance							
Aquatic Weed Control	-	5,100	5,100	7,500	17,700	104,000	17%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	10,100	66,000	15%
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%
Capital Outlay							
Fountain Installations	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	4,040	183,128	2%
Water Control Structures	-	-	-	-	-	31,000	0%
Contingencies	-	-	-	450	450	-	N/A
Community Wide Irrigation System							
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 January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Pump Station and Wells	-	-	-	410	410	30,000	1%
Recharge Pumps	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	5,957	0%
Capital Outlay							
New Meter and Backup Pump/Motor	-	-	-	150	150	28,000	1%
Landscaping Services							
Professional Services							
Asset Management	-	771	771	771	2,312	9,250	25%
Utility Services							
Electric - Landscape Lighting	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	2,400	0%
Community Entrance (Landscaping)							
Repairs and Maintenance							
Landscaping Maintenance	-	7,930	7,930	-	15,860	95,000	17%
Tree Trimming	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,000	0%
Mulch Installation	-	-	8,686	-	8,686	12,500	69%
Annuals	-	-	-	15,200	15,200	32,000	N/A
Annual Holiday Decorations	-	5,650	5,650	-	11,300	18,000	N/A
Landscape Lighting	-	-	-	-	-	3,600	N/A
Landscape Monuments	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	2,090	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	13,500	0%
Miscellaneous Repairs	-	-	-	-	-	3,000	N/A
Contingencies	-	-	-	-	-	15,491	0%
Debt Service							
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 January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Reserves and Overall Contingencies							
District Asset Restoration	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	68,800	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	N/A
Sub-Total:	29,176	96,329	54,856	81,919	262,280	2,009,241	13%
Total Expenditures and Other Uses:	\$ 29,176	\$ 96,329	\$ 54,856	\$ 81,919	\$ 262,280	\$ 2,009,241	13%
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	930,415	(30,563)	1,693,645	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,659,063	(65,145)	-	
Fund Balance - Ending	\$ 417,974	\$ 728,648	\$ 1,659,063	\$ 1,628,500	1,628,500	\$ -	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	#DIV/0!
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	5,846	11,000	53%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	5	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	492,535	539,344	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,006	\$ 137,690	\$ 333,315	\$ 17,375	498,386	\$ 550,344	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	930.45	-	-	-	930	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2013 Bonds	-	130,000	-	-	130,000	\$ 130,000	100%
Principal Debt Service - Early Redemptions							
Series 2013 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2013 Bonds	-	203,463	-	-	203,463	410,525	50%
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$930	\$333,463	\$0	\$0	\$334,393	\$540,525	N/A
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	163,993	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	997,116		
Fund Balance - Ending	\$ 1,006,192	\$ 810,420	\$ 1,143,735	\$ 1,161,110	1,161,110	\$ 9,819	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	2,670	5,300	50%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	1	3	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	233,734	255,873	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	N/A
Intragovernmental Transfers In							
Debt Proceeds	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,645	\$ 65,342	\$ 158,176	\$ 8,245	236,408	\$ 261,173	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	442	-	-	-	442	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 3)	-	75,000	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds (Phase 3)	-	84,000	-	-	84,000	166,406	50%
Operating Transfers Out (To Other Funds)							
Total Expenditures and Other Uses:	\$442	\$159,000	\$0	\$0	\$159,442	\$241,406	N/A
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	76,966	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	526,139	-	
Fund Balance - Ending	\$ 530,342	\$ 436,684	\$ 594,859	\$ 603,105	603,105	\$ 19,767	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	1,756	3,500	50%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	8	22%
General Redemption Account	0	0	0	0	0	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	197,488	216,342	91%
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:	\$ 3,424	\$ 55,209	\$ 133,647	\$ 6,966	199,246	\$ 219,850	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	373.07	-	-	-	373	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 4)	-	60,000	-	-	60,000	\$ 60,000	100%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds (Phase 4)	-	76,313	-	-	76,313	151,356	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$373	\$136,313	\$0	\$0	\$136,686	\$211,356	N/A
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	62,561	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	337,797		
Fund Balance - Ending	\$ 340,849	\$ 259,745	\$ 393,392	\$ 400,358	400,358	\$ 8,494	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	12	21%
Special Assessment Revenue							
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	319,775	350,060	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Debt Proceeds							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,595	\$ 89,394	\$ 216,402	\$ 11,280	321,671	\$ 353,772	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	604.09	-	-	-	604	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2016 Bonds (Phase 5)	-	110,000	-	-	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2016 Bonds (Phase 5)	-	119,589	-	-	119,589	236,785	51%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	1,894	-	N/A
Total Expenditures and Other Uses:	\$604	\$231,482	\$0	\$0	\$232,087	\$346,785	N/A
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	89,585	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	442,254		
Fund Balance - Ending	\$ 446,245	\$ 304,157	\$ 520,559	\$ 531,839	531,839	\$ 6,987	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	0	-	-	0	-	N/A
Sinking Fund	-	0	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	2	8	19%
Special Assessment Revenue							
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	217,135	237,599	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Debt Proceeds							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,118	\$ 60,701	\$ 146,943	\$ 7,659	218,421	\$ 239,807	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	410.19	-	-	-	410	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2017 Bonds (Phase 6)	-	70,000	-	-	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2017 Bonds (Phase 6)	-	81,488	-	-	81,488	161,750	50%
Debt Service-Other Costs							
Operating Transfers Out (To Other Funds)	0	1,284	0	0	1,284	-	N/A
Total Expenditures and Other Uses:	\$410	\$152,771	\$0	\$0	\$153,182	\$231,750	N/A
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	65,239	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	288,733		
Fund Balance - Ending	\$ 291,441	\$ 199,370	\$ 346,313	\$ 353,972	353,972	\$ 8,057	

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 January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	4	15	29%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	4	15	25%
Special Assessment Revenue							
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	470,855	515,479	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Debt Proceeds							
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,979	\$ 131,630	\$ 318,644	\$ 16,610	470,863	\$ 515,509	N/A
Expenditures and Other Uses							
Property Appraiser & Tax Collection Fees	889.49	-	-	-	889	\$ -	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	170,000	\$ 170,000	100%
Principal Debt Service - Early Redemptions							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	171,295	339,743	50%
Debt Service-Other Costs							
Operating Transfers Out (To Other Funds)	1	1	1	1	4	-	N/A
Total Expenditures and Other Uses:	\$891	\$341,296	\$1	\$1	\$342,189	\$509,743	N/A
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	128,675	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	653,990		
Fund Balance - Ending	\$ 657,078	\$ 447,412	\$ 766,055	\$ 782,664	782,664	\$ 5,766	

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

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

Prepared by:

JWARD and Associates, LLC

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

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

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 January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
Debt Proceeds						
Contributions from Private Sources						
Operating Transfers In (From Other Funds)	1	1	1	1	4	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	\$ -
Expenditures and Other Uses						
Executive						
Professional Management	-	-	-	-	\$ -	\$ -
Other Contractual Services						
Trustee Services	-	-	-	-	\$ -	\$ -
Printing & Binding						
Legal Services						
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	\$ -	\$ -
Capital Outlay						
Water-Sewer Combination-Construction	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	\$ -	\$ -
Construction in Progress						
Cost of Issuance						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -
Underwriter's Discount						
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,296	-
Fund Balance - Ending	\$ 34,297	\$ 34,298	\$ 34,299	\$ 34,300	\$ 34,300	\$ -