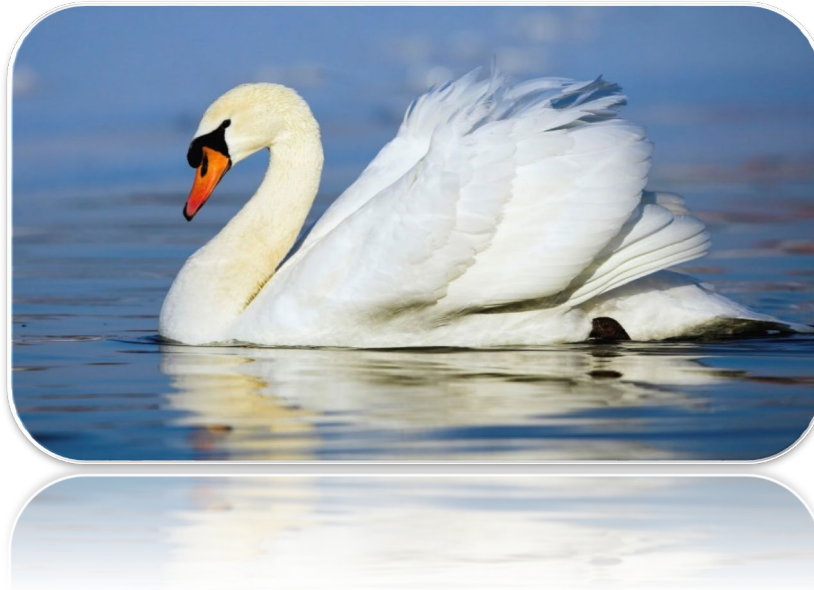


# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - DECEMBER 2023**

FISCAL YEAR 2024

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PREPARED BY:

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

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*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 December 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		
<b>Assets</b>													
<b>Cash and Investments</b>													
General Fund - Invested Cash	\$ 2,005,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,005,729	
<b>Debt Service Fund</b>													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	255,031	-	-	-	-	1,492,270	
Revenue	-	629,540	367,170	238,083	354,081	231,299	516,950	-	-	-	-	2,337,123	
Prepayment Account	-	-	441	192	2,383	1,615	7,162	-	-	-	-	11,794	
General Redemption Account	-	-	-	2,559	-	-	-	-	-	-	-	2,559	
Construction	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Due from Other Funds</b>													
General Fund	-	7,824	3,712	3,137	5,077	3,444	7,475	-	-	-	-	30,668	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Market Valuation Adjustments</b>													
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,874,415	3,874,415	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,190,586	25,190,586	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Assets</b>	<b>\$ 2,015,805</b>	<b>\$ 1,176,364</b>	<b>\$ 616,204</b>	<b>\$ 404,420</b>	<b>\$ 536,075</b>	<b>\$ 354,734</b>	<b>\$ 786,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,065,000</b>	<b>\$ 34,955,219</b>	
<b>Liabilities</b>													
<b>Accounts Payable &amp; Payroll Liabilities</b>													
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	30,668	-	-	-	-	-	-	-	-	-	-	30,668	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Unavailable Revenue</b>													
Note Payable	500,000	-	-	-	-	-	-	-	-	-	-	500,000.00	
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	615,000	615,000	
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Liabilities</b>	<b>\$ 530,668</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,065,000</b>	<b>\$ 29,595,668</b>	
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>													
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	354,734	670,044	239	160	2,171	-	3,404,075	
Results from Current Operations	-	147,778	67,353	57,899	83,305	-	116,575	(239)	(160)	(2,171)	-	470,339	
<b>Unassigned</b>													
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	211,538	
Results from Current Operations	1,273,599	-	-	-	-	-	-	-	-	-	-	1,273,599	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,485,136</b>	<b>\$ 1,176,364</b>	<b>\$ 616,204</b>	<b>\$ 404,420</b>	<b>\$ 536,075</b>	<b>\$ 354,734</b>	<b>\$ 786,618</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 5,359,551</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 2,015,805</b>	<b>\$ 1,176,364</b>	<b>\$ 616,204</b>	<b>\$ 404,420</b>	<b>\$ 536,075</b>	<b>\$ 354,734</b>	<b>\$ 786,618</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ 29,065,000</b>	<b>\$ 34,955,219</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	\$ (143,755)	0%
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	25,498	663,184	960,590	1,649,271	1,988,811	83%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Other Financing Sources-Truist Loan Proceeds</b>					500,000	N/A
<b>Contributions Private Sources</b>	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 25,498</b>	<b>\$ 663,184</b>	<b>\$ 960,590</b>	<b>1,649,271</b>	<b>\$ 2,345,056</b>	<b>70%</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	600	800	-	1,400	12,000	12%
<b>Executive</b>						
Professional Management	3,583	3,583	3,583	10,750	43,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	2,500	2,500	5,700	44%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	1,333	1,333	1,333	4,000	16,000	25%
Arbitrage Rebate Services	-	-	500	500	3,000	17%
<b>Other Contractual Services</b>						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	-	251	-	251	3,500	7%
Trustee Services	-	-	3,950	3,950	26,665	15%
Dissemination Agent Services	-	5,500	-	5,500	5,500	100%
Property Appraiser Fees	15,175	-	325	15,500	5,000	310%
Bank Services	-	-	-	-	300	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	-	13	13	27	250	11%
<b>Rentals &amp; Leases</b>						
Meeting Room Rental	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	-	-	-	-	2,000	0%
<b>Insurance</b>	97,258	-	-	97,258	15,000	648%
<b>Printing &amp; Binding</b>	-	-	-	-	250	0%
<b>Office Supplies</b>	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	3,578	7,228	10,805	25,000	43%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
SFWMD - Permit Objection	-	-	-	-		
Special Counsel - Litigation	-	1,359	356	1,715	35,000	5%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	10,500	0%
Special Counsel - Appellate Court	-	233	-	233	75,000	0%
Truist Loan - Legal Fees	-	-	-	-	20,000	0%
<b>Other General Government Services</b>						
Engineering Services - General Fund	-	2,681	2,075	4,756	50,000	10%
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
<b>Community Wide Irrigation System</b>						
Professional Services						
Asset Management	-	1,308	1,308	2,617	15,700	17%
Consumptive Use Permit Monitor	-	-	-	-	16,000	0%
Utility Services						
Electric - Pump Station	3,241	3,299	-	6,540	32,000	20%
Electric - Recharge Pumps	1,678	2,090	5,078	8,846	8,000	111%
Wireless - Pump Station	113	75	-	188	-	N/A
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	-	150	100	250	45,000	1%
<b>Stormwater Management Services</b>						
<b>Preserve Area Maintenance</b>						
<b>Environmental Engineering Consultant</b>						
Task 1 - Bid Documents	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	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

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	N/A
<b>Repairs and Maintenance</b>						
Wading Bird Foraging Areas	-	-	-	-	-	N/A
Internal Preserves	-	-	-	-	-	N/A
Western Preserve	-	-	-	-	-	N/A
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
<b>Capital Outlay</b>						
Capital Outlay - Stormwater Mgmt	-	-	-	-		
Internal and External	-	-	-	-	9,000	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>						
Professional Services						
Asset Management	-	2,258	2,258	4,517	27,100	17%
NPDES Monitoring	-	-	1,800	1,800	-	N/A
Repairs & Maintenance						
Aquatic Weed Control	31,877	11,342	11,342	54,561	120,000	45%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	-	35,000	0%
Lake Bank Maintenance	2,963	956	850	4,768	15,000	32%
Water Quality Testing	-	-	-	-	14,500	0%
Littortal Shelf Planting	-	-	-	-	20,000	0%
Aeration System	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	3,250	28,000	12%
Contingencies	-	-	-	-	18,600	0%
Capital Outlay						
Fountain Installations	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	10,000	0%
Lake Bank Restorations	-	800	-	800	172,298	0%
Water Control Structures	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
<b>Landscaping Services</b>						
Professional Services						
Asset Management	-	1,167	1,167	2,333	14,000	17%
Utility Services						
Electric - Landscape Lighting	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	576	2,400	24%
<b>Community Entrance (Landscaping)</b>						

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance						
Landscaping Maintenance	-	10,064	-	10,064	101,000	10%
Tree Trimming	-	872	1,747	2,619	15,500	17%
Landscape Replacements	-	-	-	-	27,500	0%
Mulch Installation	-	8,784	4,430	13,214	33,000	40%
Annuals	21,686	-	-	21,686	50,000	43%
Annual Holiday Decorations	7,650	-	7,650	15,300	18,000	85%
Landscape Lighting	-	-	340	340	3,600	9%
Landscape Monuments	-	1,201	-	1,201	9,000	13%
Fountains	1,966	750	750	3,466	22,500	15%
Irrigation System	400	1,336	13,620	15,356	-	N/A
Well System	165	-	1,545	1,710	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	-	11,258	13,500	83%
Miscellaneous Repairs	-	467	473	940	3,000	31%
Capital Outlay - Landscaping	-	11,283	12,870	24,153	82,500	29%
Contingencies	-	-	-	-	23,728	0%
<b>Debt Service</b>						
Principal	-	-	-	-	500,000	0%
Interest	-	-	-	-	12,200	0%
<b>Reserves and Overall Contingencies</b>						
District Asset Restoration	-	-	-	-	158,030	0%
Contingencies	-	-	-	-	100,000	0%
<b>Intragovernmental Transfer Out</b>	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>192,026</b>	<b>92,650</b>	<b>90,997</b>	<b>375,673</b>	<b>2,234,503</b>	<b>17%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 192,026</b>	<b>\$ 92,650</b>	<b>\$ 90,997</b>	<b>\$ 375,673</b>	<b>\$ 2,234,503</b>	<b>17%</b>
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	1,273,599	110,553	
Fund Balance - Beginning	211,538	45,009	615,543	211,538	-	
<b>Fund Balance - Ending</b>	<b>\$ 45,009</b>	<b>\$ 615,543</b>	<b>\$ 1,485,136</b>	<b>1,485,136</b>	<b>\$ 110,553</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	6,082	246	240	6,567	15,000	44%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	5,102	9,000	57%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	7,277	189,260	274,134	470,671	577,069	82%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 15,510</b>	<b>\$ 191,692</b>	<b>\$ 275,139</b>	<b>482,341</b>	<b>\$ 601,069</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Property Appraiser & Tax Collection Fees	-	-	-	-	\$ -	N/A
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2013 Bonds	-	135,000	-	135,000	\$ 130,000	104%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2013 Bonds	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2013 Bonds	-	199,563	-	199,563	395,075	51%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$334,563</b>	<b>\$0</b>	<b>\$334,563</b>	<b>\$525,075</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	147,778	75,994	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,028,586		
<b>Fund Balance - Ending</b>	<b>\$ 1,044,095</b>	<b>\$ 901,225</b>	<b>\$ 1,176,364</b>	<b>1,176,364</b>	<b>\$ 75,994</b>	



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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	2,772	106	104	2,982	11,000	27%
Prepayment Account	2	2	2	6	-	N/A
Revenue Account	1,334	1,362	661	3,356	7,500	45%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	3,452	89,783	130,046	223,281	273,784	82%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>						
Debt Proceeds	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,560</b>	<b>\$ 91,253</b>	<b>\$ 130,813</b>	<b>229,625</b>	<b>\$ 292,284</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Property Appraiser & Tax Collection Fees	-	-	-	-	\$ -	N/A
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2015 Bonds (Phase 3)	-	80,000	-	80,000	\$ 80,000	100%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2015 Bonds (Phase 3)	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2015 Bonds (Phase 3)	-	82,272	-	82,272	162,844	51%
<b>Operating Transfers Out (To Other Funds)</b>						
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$162,272</b>	<b>\$0</b>	<b>\$162,272</b>	<b>\$242,844</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	67,353	49,440	
Fund Balance - Beginning	548,851	556,410	485,391	548,851	-	
<b>Fund Balance - Ending</b>	<b>\$ 556,410</b>	<b>\$ 485,391</b>	<b>\$ 616,204</b>	<b>616,204</b>	<b>\$ 49,440</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	1,821	67	64	1,952	7,000	28%
Prepayment Account	1	1	1	3	-	N/A
Revenue Account	806	817	246	1,869	3,500	53%
General Redemption Account	11	12	11	34	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	2,917	75,873	109,898	188,688	231,388	82%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,555</b>	<b>\$ 76,769</b>	<b>\$ 110,221</b>	<b>192,546</b>	<b>\$ 241,888</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Property Appraiser & Tax Collection Fees	-	-	-	-	\$ -	N/A
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2015 Bonds (Phase 4)	-	60,000	-	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2015 Bonds (Phase 4)	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2015 Bonds (Phase 4)	-	74,647	-	74,647	147,756	51%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$134,647</b>	<b>\$0</b>	<b>\$134,647</b>	<b>\$207,756</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	57,899	34,132	
Fund Balance - Beginning	346,521	352,076	294,199	346,521		
<b>Fund Balance - Ending</b>	<b>\$ 352,076</b>	<b>\$ 294,199</b>	<b>\$ 404,420</b>	<b>404,420</b>	<b>\$ 34,132</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	1,970	79	77	2,126	8,000	27%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1,223	1,236	264	2,723	6,000	45%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	4,721	122,801	177,872	305,395	374,564	82%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
<b>Operating Transfers In (To Other Funds)</b>	-	-	2,383	2,383	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,914</b>	<b>\$ 124,117</b>	<b>\$ 180,596</b>	<b>312,627</b>	<b>\$ 388,564</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Property Appraiser & Tax Collection Fees	-	-	-	-	\$ -	N/A
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2016 Bonds (Phase 5)	-	110,000	-	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2016 Bonds (Phase 5)	-	117,196	-	117,196	232,000	51%
<b>Operating Transfers Out (To Other Funds)</b>	77	1,973	77	2,126	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$77</b>	<b>\$229,169</b>	<b>\$77</b>	<b>\$229,323</b>	<b>\$342,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	83,305	46,564	
Fund Balance - Beginning	452,770	460,608	355,556	452,770		
<b>Fund Balance - Ending</b>	<b>\$ 460,608</b>	<b>\$ 355,556</b>	<b>\$ 536,075</b>	<b>536,075</b>	<b>\$ 46,564</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	1,336	54	52	1,441	3,500	41%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	796	803	140	1,739	3,500	50%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	3,203	83,319	120,684	207,207	254,231	82%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
<b>Operating Transfers In (To Other Funds)</b>	-	-	1,615	1,615	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,335</b>	<b>\$ 84,177</b>	<b>\$ 122,491</b>	<b>212,002</b>	<b>\$ 261,231</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Property Appraiser & Tax Collection Fees	-	-	-	-	\$ -	N/A
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2017 Bonds (Phase 6)	-	75,000	-	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2017 Bonds (Phase 6)	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2017 Bonds (Phase 6)	-	80,263	-	80,263	159,213	50%
<b>Debt Service-Other Costs</b>						
<b>Operating Transfers Out (To Other Funds)</b>	52	1,338	52	1,441	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$52</b>	<b>\$156,600</b>	<b>\$52</b>	<b>\$156,704</b>	<b>\$234,213</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	55,299	27,018	
Fund Balance - Beginning	299,435	304,718	232,294	299,435		
<b>Fund Balance - Ending</b>	<b>\$ 304,718</b>	<b>\$ 232,294</b>	<b>\$ 354,734</b>	<b>354,734</b>	<b>\$ 27,018</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward - Capitalized Interest</b>	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	-	0	-	N/A
Sinking Account	-	0	-	0	-	N/A
Reserve Account	1,121	1,159	1,113	3,394	5,000	68%
Prepayment Account	7	7	7	20	-	N/A
Revenue Account	1,817	1,837	369	4,022	8,000	50%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	6,952	180,830	261,924	449,706	551,562	82%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Debt Proceeds</b>						
<b>Operating Transfers In (To Other Funds)</b>	-	-	5,623	5,623	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 9,898</b>	<b>\$ 183,832</b>	<b>\$ 269,036</b>	<b>462,766</b>	<b>\$ 564,562</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Property Appraiser & Tax Collection Fees	-	-	-	-	\$ -	N/A
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	175,000	-	175,000	\$ 175,000	100%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	167,798	332,664	50%
<b>Debt Service-Other Costs</b>						
<b>Operating Transfers Out (To Other Funds)</b>	1,121	1,159	1,113	3,394	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$1,121</b>	<b>\$343,956</b>	<b>\$1,113</b>	<b>\$346,191</b>	<b>\$507,664</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	116,575	56,898	
Fund Balance - Beginning	670,044	678,820	518,696	670,044		
<b>Fund Balance - Ending</b>	<b>\$ 678,820</b>	<b>\$ 518,696</b>	<b>\$ 786,618</b>	<b>786,618</b>	<b>\$ 56,898</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>					
Construction Account	1	1	15	18	-
Cost of Issuance	-	-	-	-	-
<b>Debt Proceeds</b>					
Operating Transfers In (From Other Funds)	77	1,973	77	2,126	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 78</b>	<b>\$ 1,974</b>	<b>\$ 93</b>	<b>\$ 2,144</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>					
Trustee Services	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	-	\$ -	\$ -
<b>Legal Services</b>					
Legal - Series 2016 Bonds (Phase 5)	-	-	-	\$ -	-
<b>Other General Government Services</b>					
<b>Capital Outlay</b>					
Stormwater Mgmt-Construction	-	-	-	\$ -	\$ -
Construction in Progress	-	-	-	\$ -	-
<b>Cost of Issuance</b>					
Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 2,383	\$ 2,383	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,383</b>	<b>\$ 2,383</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	77.53	1,974	\$ (2,291)	\$ (239)	-
Fund Balance - Beginning	239	317	\$ 2,291	239	-
<b>Fund Balance - Ending</b>	<b>\$ 317</b>	<b>\$ 2,291</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

Description	October	November	December	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>					
Construction Account	1	1	11	13	-
Cost of Issuance	-	-	-	-	-
<b>Debt Proceeds</b>					
Operating Transfers In (From Other Funds)	52	1,338	52	1,441	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 53</b>	<b>\$ 1,339</b>	<b>\$ 63</b>	<b>\$ 1,454</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>					
Trustee Services	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>					
Legal Services	-	-	-	\$ -	-
<b>Capital Outlay</b>					
Water-Sewer Combination-Construction	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>					
Cost of Issuance	-	-	-	\$ -	-
Series 2017 Bonds (Phase 6)	-	-	-	-	\$ -
<b>Underwriter's Discount</b>					
Operating Transfers Out (To Other Funds)	\$ -	\$ -	1,615	\$ 1,615	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,615</b>	<b>\$ 1,615</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	53	1,339	\$ (1,552)	\$ (160)	-
Fund Balance - Beginning	160	213	\$ 1,552	160	-
<b>Fund Balance - Ending</b>	<b>\$ 213</b>	<b>\$ 1,552</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**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 December 31, 2023**

Description	October	November	December	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>					
Construction Account	9	15	35	59	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
<b>Debt Proceeds</b>					
<b>Contributions from Private Sources</b>					
Operating Transfers In (From Other Funds)	1,121	1,159	1,113	3,394	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,130</b>	<b>\$ 1,174</b>	<b>\$ 1,149</b>	<b>\$ 3,453</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>					
Trustee Services	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>					
	-	-	-	\$ -	\$ -
<b>Legal Services</b>					
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	\$ -	-
<b>Capital Outlay</b>					
Water-Sewer Combination-Construction	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>					
	-	-	-	\$ -	-
<b>Cost of Issuance</b>					
Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -
<b>Underwriter's Discount</b>					
	-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 5,623	\$ 5,623	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,623</b>	<b>\$ 5,623</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,130	\$ 1,174	\$ (4,475)	\$ (2,171)	-
Fund Balance - Beginning	2,171	3,301	4,475	2,171	-
<b>Fund Balance - Ending</b>	<b>\$ 3,301</b>	<b>\$ 4,475</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>