

Flow Way
Community Development District

REVISED
Quarterly Continuing Disclosure Report
Period Ending December 31, 2015



JPWard and Associates, LLC
2041 NE 6TH TERRACE
WILTON MANORS,
FLORIDA 33305

The Developer's Information has been provided the Taylor Morrison of Esplanade, LLC.

This is a revised report for the quarter ending December 31, 2015. The REVISION is as follows:

1. It corrects the Fiscal Year start and ending date.
2. Stock Development provided the December 31, 2015 reporting information with the March 31, 2016 reporting period information, and as such, this report updated the information ONLY related to the Stock Development lots for the Series 2013 and Series 2015 lots. Both lot types are shown in the report as owned by Stock Development.

The Issuer's Information has been provided by **JPWard & Associates, LLC.** as the District Manager & (Dissemination Agent) of the District.

For additional information on the District, please contact the District Manager as follows:

JPWard and Associates, LLC

2041 Northeast 6th Terrace
Wilton Manors, Florida 33305

Attention: James P. Ward

Phone: (954) 658-4900

E-Mail: Ward9490@comcast.net



Flow Way Community Development District
 Quarterly Continuing Disclosure Report for the Period Ending; December 31, 2015
 Special Assessment Revenue Bonds, Series 2013 \$7,050,000

Fiscal Year 2016 - October 1, 2015 through September 30, 2016		
SPECIAL ASSESSMENT BOND OVERVIEW	ANNUAL INFORMATION	QUARTER 1 December 31st
Par Amount of Bonds Outstanding	N/A	\$ 6,965,000.00
Combined Trust Estate Assets		
Revenue Account	N/A	\$ 24,252.34
Reserve Account	N/A	\$ 539,000.00
Prepayment Account	N/A	\$ -
Construction Account	N/A	\$ -
Capitalized Interest Account	N/A	\$ -
Costs of Issuance Account *	N/A	\$ -
Total:	N/A	\$ 563,252.34
* Balance remaining in Costs of Issuance was transferred to Construction, pursuant to Indenture.		
Funds Required for Upcoming Distribution:		
Principal Due: 05/01/2016	\$ 85,000.00	\$ -
Interest Due: 11/01/2015 & 05/01/2016	\$ 447,575.00	\$ 225,035.73
Total:	\$ 532,575.00	\$ 225,035.73
Special Assessments:		
Gross Amount Levied	\$ 885,122.00	N/A
Net Amount Levied: (Net of Discounts/Collection Costs)	\$ 532,527.00	N/A
Net Amount Collected:		\$ 312,513.00
Delinquencies over 150 Days or more than 10% of Assessments due:		N/A
Tax Certificates (If available)		
Certificates Sold:		N/A
Certificates Available for Sale:		N/A
Materially Adverse Changes or determinations to permits/approvals which necessitate changes to the land use plan:		None

Flow Way Community Development District
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 Special Assessment Revenue Bonds, Series 2013 \$7,050,000

Fiscal Year 2016 - October 1, 2015 through September 30, 2016

	ANNUAL INFORMATION	QUARTER 1 December 31st
SPECIAL ASSESSMENT BOND OVERVIEW		
STATUS OF PROPERTY PLANNED TO SECURE THE DEBT (Information provided by Taylor Morrison of Esplanade)		
Total Number of Lots subject to Special Assessments	322	322
Total Number of Lots fully developed subject to the Special Assessments	N/A	316
Total Number of Lots Platted subject to the Special Assessments	N/A	316
Total Number of Lots owned in the Development by the Primary Developer	N/A	214
Changes in the Number of Lots planned (See Note 1)	N/A	(6)
Total Number of Lots under contract with a homebuilder	N/A	0
Total number of lots in the Development owned by a homebuilder	N/A	7
Total Number of units under contract and construction	N/A	35
Total number of units under construction but not under contract	N/A	17
Total number of units under contract but not under construction:	N/A	14
Total number of unit occupied (sold and closed)	N/A	126
Estimated date of build out of residential units:	N/A	August 1, 2015
SINGLE FAMILY DEVELOPMENT STATUS		
Single Family - 52' Lots		
Total number of single family homes planned:	69	69
Total number of units under contract and construction:	N/A	9
Total number of units under construction but not under contract:	N/A	2
Total number of units under contract but not under construction:	N/A	4
Total number of units occupied (sold and closed)	N/A	47
Single Family - 57' Lots		
Total number of single family homes planned:	41	0
Total number of units under contract and construction:	N/A	0
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0
Single Family - 62' Lots		
Total number of single family homes planned: (See Note 2)	54	82
Total number of units under contract and construction:	N/A	9
Total number of units under construction but not under contract:	N/A	2
Total number of units under contract but not under construction:	N/A	2
Total number of units occupied (sold and closed)	N/A	43
Single Family - 76' Lots		
Total number of single family homes planned:	62	62
Total number of units under contract and construction:	N/A	6
Total number of units under construction but not under contract:	N/A	3
Total number of units under contract but not under construction:	N/A	5
Total number of units occupied (sold and closed)	N/A	25
Single Family - 90' Lots (Owned by Stock Development)		
Total number of single family homes planned:	7	7
Total number of units under contract and construction:	N/A	1
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0

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Fiscal Year 2016 - October 1, 2015 through September 30, 2016

SPECIAL ASSESSMENT BOND OVERVIEW	ANNUAL INFORMATION	QUARTER 1 December 31st
MULTI FAMILY DEVELOPMENT STATUS		
Total number of single family homes planned:	96	96
Total number of units under contract and construction:	N/A	11
Total number of units under construction but not under contract:	N/A	10
Total number of units under contract but not under construction:	N/A	3
Total number of units occupied (sold and closed)	N/A	11

Flow Way Community Development District
 Quarterly Continuing Disclosure Report for the Period Ending; December 31, 2015
 Special Assessment Revenue Bonds, Series 2013 \$7,050,000

Fiscal Year 2016 - October 1, 2015 through September 30, 2016

SPECIAL ASSESSMENT BOND OVERVIEW	ANNUAL INFORMATION	QUARTER 1 December 31st
SIGNIFICANT EVENTS (IF APPLICABLE)		
Principal and/or Interest Delinquencies	N/A	None
Non-payment related defaults, if material	N/A	None
Unscheduled draws on the Reserve Fund reflecting financial difficulties	N/A	None
Substitution of credit or liquidity providers	N/A	None
Adverse tax opinions	N/A	None
Modifications to Rights of Bond holders, if material	N/A	None
Release, substitution, or sale of property securing repayment of Bonds	N/A	None
Rating Changes	N/A	None
Bankruptcy, insolvency, etc.	N/A	None
Consummation of a merger, consolidation of District or Obligated Person	N/A	None
Appointment of successor Trustee (See Note 3)	N/A	None

Note 1 - 03/31/2015 Reporting Period

Re-plat which changed all of the 57' lots (41 originally) to 62' lots (38 lots as of 03/31/2015) Re-plat which changed ten (10) of the 62' lots to seven (90') lots - (Builder Stock Development) - This reduces the total lot count from 322 to 316.

Note 2 - 03/31/2015 Reporting Period

54-original 62' lots, plus 38-62' lots converted from 57' lots, minus the 10-62' lots sold to stock and replatted into 7-90' lots

Note 3 - 03/31/2015 Reporting Period

Trustee for the Series 2013 Bonds has been changed to U.S. Bank National Association, effective 04/2015.

Flow Way Community Development District
 Quarterly Continuing Disclosure Report for the Period Ending; December 31, 2015
 Special Assessment Revenue Bonds, Series 2015 \$3,950,000

Fiscal Year 2016 - October 1, 2015 through September 30, 2016		
SPECIAL ASSESSMENT BOND OVERVIEW	ANNUAL INFORMATION	QUARTER 1 December 31st
Par Amount of Bonds Outstanding	N/A	\$ 3,950,000.00
Combined Trust Estate Assets		
Revenue Account	N/A	\$ 6,408.54
Reserve Account	N/A	\$ 264,493.76
Prepayment Account	N/A	\$ -
Construction Account	N/A	\$ 29.71
Capitalized Interest Account	N/A	\$ -
Costs of Issuance Account	N/A	\$ -
Total:	N/A	\$ 270,932.01
Funds Required for Upcoming Distribution:		
Principal Due: 05/01/2016	\$ -	\$ -
Interest Due: 11/01/2015 & 05/01/2016	\$ 211,379.97	\$ -
Total:	N/A	\$ -
Special Assessments:		
Gross Amount Levied	\$ 284,093.00	\$ -
Net Amount Levied: (Net of Discounts/Collection Costs)	\$ 264,207.00	\$ -
Net Amount Collected:	N/A	\$ -
Delinquencies over 150 Days or more than 10% of Assessments due:	N/A	N/A
Tax Certificates (If available)		
Certificates Sold:	N/A	N/A
Certificates Available for Sale:	N/A	N/A
Materially Adverse Changes or determinations to permits/approvals which necessitate changes to the land use plan:		None
Occurance of any new or modified mortgage debt on the land owned by the obligated person in the Assessment Areas, including the amount, interest rates and terms of repayment.		None

STATUS OF PROPERTY PLANNED TO SECURE THE DEBT (Information provided by Taylor Morrison of Esplanade)		
Total Number of Lots subject to Special Assessments and Planned in Assessment Area	105	105
Total Number of Lots fully developed subject to the Special Assessments	N/A	90
Total Number of Lots Platted subject to the Special Assessments	N/A	90
Total Number of Lots owned in the Development by the Obligated Person	N/A	55
Changes in the Number of Lots planned	N/A	(15)
Total Number of Lots under contract with a homebuilder	N/A	0
Total number of lots in the Development owned by a homebuilder	N/A	35
Total Number of units under contract and construction	N/A	0
Total number of units under construction but not under contract	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of unit occupied (sold and closed)	N/A	0
Estimated date of build out of residential units:	N/A	August 17, 2015
SINGLE FAMILY DEVELOPMENT STATUS		
Single Family - 52' Lots		
Total number of single family homes planned: (See Note 1)	64	32
Total number of units under contract and construction:	N/A	0
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0
Single Family - 57' Lots		
Total number of single family homes planned:	0	0
Total number of units under contract and construction:	N/A	0
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0

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 Special Assessment Revenue Bonds, Series 2015 \$3,950,000

Fiscal Year 2016 - October 1, 2015 through September 30, 2016		
	ANNUAL INFORMATION	QUARTER 1 December 31st
SPECIAL ASSESSMENT BOND OVERVIEW		
Single Family - 62' Lots		
Total number of single family homes planned:	0	0
Total number of units under contract and construction:	N/A	0
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0
Single Family - 76' Lots		
Total number of single family homes planned:	23	23
Total number of units under contract and construction:	N/A	0
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0
Single Family - 90' Lots (Owned by Stock Development)		
Total number of single family homes planned:	18	18
Total number of units under contract and construction:	N/A	5
Total number of units under construction but not under contract:	N/A	1
Total number of units under contract but not under construction:	N/A	1
Total number of units occupied (sold and closed)	N/A	0
Single Family - 100' Lots (Owned by Stock Development) (See Note 1)		
Total number of single family homes planned:	17	17
Total number of units under contract and construction:	N/A	1
Total number of units under construction but not under contract:	N/A	1
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0
MULTI FAMILY DEVELOPMENT STATUS		
Total number of single family homes planned:	0	0
Total number of units under contract and construction:	N/A	0
Total number of units under construction but not under contract:	N/A	0
Total number of units under contract but not under construction:	N/A	0
Total number of units occupied (sold and closed)	N/A	0
SIGNIFICANT EVENTS (IF APPLICABLE)		
Principal and/or Interest Delinquencies	N/A	None
Non-payment related defaults, if material	N/A	None
Unscheduled draws on the Reserve Fund reflecting financial difficulties	N/A	None
Substitution of credit or liquidity providers	N/A	None
Adverse tax opinions	N/A	None
Modifications to Rights of Bond holders, if material	N/A	None
Release, substitution, or sale of property securing repayment of Bonds	N/A	None
Rating Changes	N/A	None
Bankruptcy, insolvency, etc.	N/A	None
Consummation of a merger, consolidation of District or Obligated Person	N/A	None
Appointment of successor Trustee	N/A	None

Note 1:

Parcel F-32 -52' lots replatted to 17 -100' lots sold to stock on 9/28/2015
 Parcel H-32-52' lots-TM is keeping