

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

June 3, 2021

PREPARED BY:

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

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

May 27, 2021

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Flow Way Community Development District will be held on **Thursday, June 3, 2021 at 9:00 A.M.** in Conference room of the offices of **Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.**

The venue for this meeting is the offices of Woods, Weidenmiller, Michetti, & Rudnick and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/ and Staff only for the meeting. With the limitation for people in the meeting room the District encourages members of the public to join by video or audio using the link below.

Please ensure that all Board Members and Staff in attendance bring and wear masks during the meeting.

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

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e428bf141790c20ed8e5b9d1c2575b13c>

Access Code: **173 048 1405**

Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **173 048 1405** to join the meeting.

The link to the meeting will also be posted on the District's web site: www.Flowwaycdd.org.

Agenda

1. Call to Order & Roll Call.
2. 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.

New Business

3. Consideration of Minutes:
 - I. April 15, 2021 – Regular Meeting
4. Consideration of **Resolution 2021-4** of The Board of Supervisors of Flow Way Community Development District approving a proposed Budget for Fiscal Year 2022 and setting a Public Hearing for Thursday July 15, 2021 at 1:00 p.m. thereon pursuant to Florida Law to be held at the Offices of **Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.**
5. Staff Items
 - 1) District Attorney – Woods, Weidenmiller, Michetti, & Rudnick
 - a. *SFWMD – Appeal to Change of Permittee*
 - 2) District Engineer – Calvin, Giordano & Associates
 - 3) District Manager – JPWard & Associates, LLC
 - a. Report on number of Registered Voters as of April 15, 2021
 - b. Financial Statements for period ending March 31, 2021 (unaudited)
 - c. Financial Statements for period ending April 30, 2021 (unaudited)

Old Business

6. Agreement with Master Homeowner’s Association and District. (***Continuing Item until Final Decision***)
7. Discussion of Future Funding of Preserve Mitigation and Maintenance (***Continuing Item until Final Decision***)
8. Staff Items
 - I. District Attorney
 - a. Complaint regarding Ownership and Maintenance responsibilities for the Main Preserve located within the boundaries of Flow Way CDD.
 - II. District Manager
9. Board Items (None)

Final Board Items

10. Audience Comments
11. Announcement of Next Meeting – ***June 17, 2021***

12. Adjournment

Meetings for Fiscal Year 2021 are as follows:

June 17, 2021	July 15, 2021
August 19, 2021	September 16, 2021

Staff Review of New Items

The Third Order of Business is the consideration of the April 15, 2021 Regular Meeting Minutes.

The Fourth Order of Business is the Consideration of the Consideration of Resolution 2021-4 which approves the proposed budget for Fiscal Year 2022 and set the public hearing date, time, and location.

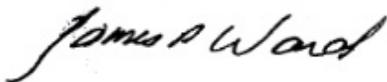
The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the Thursday, July 15, 2021, at the offices of **Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.**

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

The public hearing is scheduled for Thursday, July 15, 2021, at 1:00 P.M., at the offices of Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.

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

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

10 The Regular Meeting of the Board of Directors of the Flow Way Community Development District was
11 held on Thursday, April 15, 2021 at 1:00 P.M. in the conference room of the offices of Woods,
12 Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, 4th floor, Naples, Florida 34109.
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Present and constituting a quorum:

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

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Also present were:

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

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Audience:

Ed Staley

40 All resident's names were not included with the minutes. If a resident did not identify
41 themselves or the audio file did not pick up the name, the name was not recorded in these
42 minutes.
43
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted and all Members of the Board were present constituting a quorum. He stated there would be a period of public comment at the end of the meeting for non-agenda items.

SECOND ORDER OF BUSINESS

Public Comments for NON-Agenda items

Individuals are permitted to speak on items on the Agenda during that item and will be announced by the Chairperson; comments limited to three minutes.

Chairperson Stamp indicated there would be a time for public comments regarding non-agenda items at the end of the meeting; however, he would be happy to recognize speakers for brief comments during regular Agenda Items.

49 NEW BUSINESS

50

51 THIRD ORDER OF BUSINESS**Consideration of Minutes**

52

53 March 18, 2021 Regular Meeting Minutes

54

55 Chairperson Stamp asked if there were any additions or corrections to the Minutes; hearing none, he
56 called for a motion.

57

On MOTION made by Mr. Tom Kleck, seconded by Mr. Martinn Winters, and with all in favor, the March 18, 2021 Regular Meeting Minutes were approved.

61

62 FOURTH ORDER OF BUSINESS**Staff Reports**

63

64 Staff Reports**65 I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

66 No report.

67

68 II. District Engineer - Calvin, Giordano & Associates

69

70 Mr. James Messick introduced himself as a professional licensed engineer in the State of Florida
71 working for Calvin, Giordano & Associates.

72

73 Chairperson Stamp indicated he and Mr. Messick were going to inspect the sidewalks, cart path and
74 bridge following the meeting.

75

76 Mr. Ron Miller asked what was being done with the sidewalks and cart path.

77

78 Chairperson Stamp explained the cart path had been moved away from the lake hopefully into a
79 location where it was permitted to be placed. He indicated he and Mr. Messick were going to check
80 the placement of the cart path today.

81

82 Mr. Ron Miller discussed the construction of the path cart and the grading in the area.

83

84 Chairperson Stamp discussed the construction the cart path, and other construction in the area.

85

86 III. District Manager – JPWard & Associates, LLC

87

88 a) Financial Statements ending March 31, 2021 (Unaudited)

89

90 No report.

91

92 OLD BUSINESS

93

94 FIFTH ORDER OF BUSINESS**Agreement with MHOA and District**

95

96 **Agreement with Master Homeowner’s Association and District (Continuing Item until Final Decision)**

97 This Item was continued.

98

99 **SIXTH ORDER OF BUSINESS**

Discussion of Preserves

100

101 **Discussion of Future Funding of Preserve Mitigation and Maintenance (Continuing Item until Final Decision)**

102

103 This Item was continued.

104

105 **SEVENTH ORDER OF BUSINESS**

Staff Items

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107 **I. District Attorney**

108 **a. Complaint regarding Ownership and Maintenance responsibilities for the Main Preserve located within the boundaries of Flow Way CDD.**

109 **b. Developer relocation of Resident Walkway/Golf cart Pathway**

110 **1. 1st Notice of Trespass to Taylor Morrison – March 9, 2021**

111 **2. Response to 1st Notice of Trespass – March 18, 2021**

112 **3. 2nd Notice of Trespass to Taylor Morrison – March 22, 2021**

113 **4. Response to 2nd Notice of Trespass – March 31, 2021**

114

115 Ms. Jessica Tolin indicated a motion to dismiss was again filed by Taylor Morrison. She noted the arguments were approximately the same as previously raised and responses to the motion were being prepared. She indicated a motion to dismiss was also filed by the HOA again with similar arguments as well. She stated the hearing for this motion was May 20, 2021.

116

117 Mr. Ron Miller asked if Chairperson Stamp had contacted the Army Corps of Engineers. Chairperson Stamp responded in the negative; District Counsel wanted to wait for a bit before contacting the Army Corps of Engineers.

118

119 Chairperson Stamp asked if there was an update on the relocation of the bridges, cart path, and walkways.

120

121 Ms. Tolin responded in the negative; there was no update.

122

123 Mr. Martinn Winters asked about the Hatcher pond. He noted the Hatcher pond was not a CDD property but could be a CDD property. He stated the pond was in terrible condition. He stated Taylor Morrison was turning the pond into a “mud pit.”

124

125 Mr. Tom Kleck stated Taylor Morrison was not informing the CDD of the changes being made and he wondered why no notification was given when these types of changes were being made.

126

127 Mr. Winters indicated the situation was being investigated, but there were no answers yet. *At one time there was water in the pond, and then they were digging a hole and putting a pipe under the street, and then there was no water in the pond, which leads me to believe they poked a hole in the pond somehow, then rather than fix it, they decided to turn it into a mud pit, and they got the county to approve changing the plans from a pond to a mud pit. That’s what I understand.*

128

143 *Mr. Ron Miller: I spent some time on the phone with some Collier County personnel and the original*
144 *plans called for this area to be a pond and to be fully extended with a depth of 9 feet during wet*
145 *season and 6 feet during dry season. I saw those plans and they weren't being followed. The initial*
146 *person I was speaking with expressed concern about this. This was an inspector enforcement guy.*
147 *That kind of led from one thing to another to where I was then told the plans have been changed as*
148 *they are now. While we are on the subject, I think I agree with your statement that the CDD does not*
149 *own that infrastructure. I would further go on to say that I would vote against taking ownership of*
150 *that. I don't know where that leaves us about the property. I suppose it has to be up to Taylor*
151 *Morrison to be looking into putting that with the HOA. I don't know whether the HOA is looking into*
152 *that or not.*

153
154 *Mr. Tom Kleck: Has the HOA been involved at all in this Hatcher property? Do they know what's*
155 *going on there?*

156
157 *Mr. Winters: I do not have any interaction with the HOA, so I don't know. I have recommended that*
158 *our attorneys step up and say whatever they do during this questionable period before actual*
159 *turnover occurs, and whatever decisions they make from March 8 to May 30 be held in abeyance and*
160 *we might have a claim based on the actions that they are taking now. I don't know where the HOA*
161 *counsel has acted on that. I don't have any direct knowledge since Taylor Morrison doesn't act with*
162 *any transparency and we don't know what they are up to and they don't tell anyone what they are*
163 *doing, you'd have to catch them at their game after they do it. After the damage is done. We do*
164 *have Drew Miller on the phone who might enlighten us as to what Taylor Morrison is doing and*
165 *plans to do. Drew, do you have any comments to make on the Hatcher pond?*

166
167 *Mr. Drew Miller: I don't. I didn't know there was an issue with it, but I am happy to look into it and*
168 *find out.*

169
170 *Chairperson Stamp: We would appreciate that.*

171
172 *Mr. Ron Miller: Does anyone know if we have a legal requirement to take the Hatcher property?*

173
174 *Ms. Tolin: Greg, Jim and I have talked about this and we don't think there is a legal obligation to*
175 *accept it. Not accepting it, it would likely shift to the HOA, would be my assumption, at which point*
176 *it could end up being an issue for the CDD anyway.*

177
178 *Mr. Tom Kleck: Does that include the existing lakes in the Flow Way area? The County has not*
179 *allowed them to turn that over yet because they have not fulfilled their finish work. If we elect not to*
180 *accept the ponds and the lakes, will they in fact go to the HOA?*

181
182 *Mr. Ward: The existing lakes are a different story. They are already in easements dedicated to the*
183 *CDD, so they already have that responsibility.*

184
185 *Mr. Winters: I second what Ron Miller said. I would not be in favor of the CDD taking ownership of*
186 *the Hatcher pond.*

187
188 *Chairperson Stamp: But you know what's going to happen. While they are still in control of the*
189 *HOA, they will magnanimously agree to take it over.*

190

191 *Mr. Ron Miller: If I were on the legit HOA Board, I might have a meeting to reject ownership in*
192 *advance of the illegitimate Board conveying that to the HOA.*

193

194 **II. District Manager**

195

196 *Mr. Ward: I have no old business.*

197

198 **EIGHTH ORDER OF BUSINESS**

Board Items

199

200 *Chairperson Stamp: Jim and I have been talking about revamping the Agenda and the whole*
201 *presentation packet and how to make it more manageable. Any suggestions anybody has along those*
202 *lines please get them to us. The other thing is I want to start using the Board Item as a time where we*
203 *can talk, since we can't talk outside of meetings. This will be the time when we can talk about things like*
204 *Hatcher or others and start making that a permanent part where everyone understands we are going to*
205 *get that discussion with the caveat that it will be recorded as part of the meeting and you may want to*
206 *temper some of your adverbs and adjectives. There is a lot of stuff going on. For example, if somebody*
207 *drives off of that new bridge who is responsible? The HOA, the CDD, Taylor Morrison? Because I saw a*
208 *kid just about go over it the other day. A little kid was just about to go over, and his parents caught him*
209 *just before he went over the one-foot railing. If somebody on a bicycle hits that they could easily bounce*
210 *over.*

211

212 *Mr. Ron Miller: Since you are bringing that up, we probably ought to discuss the other bridge which has*
213 *been there for some time on the back nine which also has a small railing.*

214

215 Discussion ensued regarding the bridge for the golf cart path; less risk on the golf cart path bridge; the
216 new bridge along the trail posing a liability; both bridges having 1-foot railings; and all other bridges
217 having 3-foot railings.

218

219 *Mr. Ron Miller: Jim Ward and I have been bouncing some emails back and forth; what happens to non-*
220 *payments, or defaults, on CDD assessments? We are going to have 1,181 units and with that number of*
221 *units there are bound to be a few people along the way who just don't pay. Jim was attempting to put*
222 *me into the picture as to the process of how we don't have an issue with that, and he lost me along the*
223 *way. Jim, how does all that work?*

224

225 *Mr. Ward: In Florida, because we are a governmental agency, we use what's called the uniform method*
226 *of collection for assessments. That simply means that we can put our assessments on the tax bills that*
227 *you receive in November of each year. You know that when you pay your tax bill you have to pay your*
228 *entire tax bill subject to discounts that you pay in November or December, etc. If you do not pay your tax*
229 *bill by the end of March it goes into a delinquent stage. In Florida, the process is that the tax collector*
230 *creates what's called a tax certificate for your property which means that you did not pay your tax bill*
231 *and that is sold in the summer to anyone who wants to bid on that certificate. The bidder bids on an*
232 *interest rate. The higher the interest rate that someone bids on the certificate, the more likely they are*
233 *to take title to that certificate itself. Once they own the certificate, that requires them to pay the tax*
234 *amount, all of the taxes on that tax bill, and what happens then is that money is then remitted to*
235 *whatever government is on there, including the CDD. So, we become whole at that point. Some*
236 *taxpayers, during the year, if you're over 65 and you have certain conditions, you can go on the payment*
237 *plan, etc. That is out there, but you still at the end of the day are whole when they make those*
238 *payments. The only time those certificates are not sold, I have found in all the years I've done this, is for*

239 *generally undeveloped land where the lean devalue ratio, the amount of the tax bill versus the value of*
240 *your property and your home that's on it, is upside down. When that occurs the certificate won't sell,*
241 *but if you have a tax bill \$5,000 dollars or \$10,000 dollars on a home that's \$500,000 dollars, the*
242 *certificate is going to sell. Then that's it, you're done. The District is out of the process. There is another*
243 *process for the certificate holders if they keep hold of that certificate, they can actually take title to that*
244 *property in 3 years, I believe State Law says, but we are basically out of it. At the end of the day, we are*
245 *always whole on all of the assessments that come through subject to that certificate process.*

246

247 *Mr. Tom Kleck: That assessment is then paid through our tax bill? The homeowner does not get a*
248 *separate bill for the CDD assessment each year.*

249

250 *Mr. Ward: Correct.*

251

252 Discussion ensued regarding assessments and the tax bill; the purchase of delinquent tax certificates at
253 18% to 20%; the homeowner being responsible to pay for the delinquent taxes and the 18% to 20%
254 interest rate; the homeowner having three years to redeem the certificate plus interest, following
255 which, if unpaid, the certificate holder would foreclose on the property.

256

257 *Mr. Ward: It is not actually a foreclosure as you understand it. They apply for what we call a tax deed in*
258 *Florida. If they make the application and the certificate is out there, it does go before a judge, but at the*
259 *end of the day, they always issue the tax deed on the property and it is recorded at that point. It is not*
260 *that long of a foreclosure process.*

261

262 Discussion continued regarding purchasing of tax certificates, potential profits, and the length of time it
263 takes to make said profit.

264

265 *Mr. Ron Miller: I'm wanting to get a detailed list of the assets which are on the books of the CDD. We do*
266 *have a monthly statement, but we also have an annual audited financial statement, and if referring to*
267 *the audited statement, there is a discrete number of assets that we own and there is depreciation on*
268 *those assets, but I have no idea what assets we own. That information should be available somewhere.*

269

270 *Mr. Winters: There must be a fixed asset depreciation schedule that the accounting firm has.*

271

272 *Mr. Ward: I just got it. I'm going to email that to you tomorrow. The list is helpful; it tells you the phase*
273 *the asset is in, what it is, whether it's water, sanitary or irrigation, environmental, so it's pretty detailed.*

274

275 *Mr. Ron Miller: I am going north in May, so I won't be able to physically come to these meetings until*
276 *October or November. That puts the quorum down to four. I hope three of the four can continue to*
277 *come.*

278

279 *Mr. Tom Kleck: I am going to be gone in May as well, but I am not sure if it's going to be during – it's*
280 *only for a couple of weeks. I don't know the date, but it will be before the next Board Meeting. I'm going*
281 *to be gone from the 16th through probably the 28th.*

282

283 *Mr. Ward: Okay, so we lose the quorum unless Drew is coming down. Drew, can you make the May 20th*
284 *meeting?*

285

286 *Mr. Drew Miller: I believe I am planning to be there.*

287

288 Mr. Ward noted any who were not local could still call in to the Meeting; at least three individuals were
289 required to be present in person to make quorum.

290

291 *Mr. Ron Miller: I'm hoping that for the 2022 budget we will not need to increase any fees, we can keep it*
292 *the same. For the 2021 I think we agreed the budget, which was \$37 dollar increase per person, and*
293 *going into the next years budget, part of the 2021 budget was we approved monies to take over the HOA*
294 *contract and maybe a few other things, and of course we didn't take that over, so we haven't spent that*
295 *money, and I'm hoping we have enough buffer that we can avoid an increase for the next year. Part of*
296 *the reason I say that is there have been numerous occasions where people were upset, they know I'm on*
297 *the Board, and they were upset because of their horrendous increase in their CDD fees for this year. Of*
298 *course, after the second occasion I started carrying my two previous tax receipts in my pocket so I could*
299 *show people, "look, you didn't have a horrendous increase, it was \$37 dollars." People were really upset,*
300 *but the increase was with respect to the HOA. If we can have a year without an increase, I think that will*
301 *be a plus.*

302

303 *Mr. Winters: We are going to consider whether or not we continue funding maintenance on the external*
304 *preserves, and in the event that we let the authorities know that we don't see that as our responsibility*
305 *and we stop funding them, there very well could be a decrease.*

306

307 *Mr. Ron Miller: I wish to discuss the Environmental Report and specifically the lakes and the lake banks,*
308 *what Tim Hall is responsible for. What goes through my mind is I don't understand any of it, but we have*
309 *the lakes out there. We all know Taylor Morrison has yet to fulfill some responsibilities before the County*
310 *will sign off so they can be turned over. I have no idea what those remaining responsibilities are, but I*
311 *would like to. Then would be post-Taylor Morrison responsibilities which are upon us. Some people think*
312 *the ponds look okay, others think it's awful. Tom calls it swamp grass, I know he doesn't like it, but I*
313 *don't know whether the swamp grass we have out there is proper grass; do we have too much, not*
314 *enough, this whole thing is a mystery to me. I'm hoping we get some information soon.*

315

316 *Mr. Tom Kleck: Jimmy, Is there a direction or an ability by you to give us that information as what*
317 *normally should be there in the lakes and the ponds or is it the way it is supposed to be?*

318

319 *Mr. Messick: I can go back and look at the premises and see if there are specific species of littoral*
320 *plantings or if there is any direction given in the permits that would hold you responsible to that.*

321

322 *Mr. Winters: That's one think we have asked Forge to include in their scope of work, is to evaluate, not*
323 *only the drainage systems, but the condition of the ponds and littorals versus what the County is going to*
324 *require and the performance bonds before they release them. I have the same questions Ron does, I*
325 *don't understand what is supposed to be there.*

326

327 Discussion ensued regarding the ponds; the ponds being pristine years ago; whether the plantings were
328 overgrown; what were the proper plantings; the CDD not wanting to shirk responsibilities, but not
329 wanting to take over Taylor Morrison's responsibilities; and whether the County would force Taylor
330 Morrison to fulfill its responsibilities.

331

332 *Mr. Ward: Wait till we get the Forge Report. If we need to supplement that with Jimmy's work then we*
333 *can do that at that point in time, but I think the Forge will give you a good handle on where it is right*
334 *now in relation to the existing permit requirements.*

335
336 *Mr. Ron Miller: I haven't yet given up on this Code of Ethics violation. To my surprise last month*
337 *Supervisor Winters seemed to jump on that as well. The two of us may be inclined to pursue that matter.*
338 *I don't understand why the Board is reticent or Counsel is reticent in pursuing this. We have litigation*
339 *against Taylor Morrison, and it would seem to me that a Code of Ethics violation would bolster our*
340 *position in front of a judge saying that the State of Florida even agrees the Board Members violated the*
341 *Code of Ethics in their actions in doing something detrimental to the CDD in helping their employer avoid*
342 *the responsibility of paying for the preserves as it should. If a legal analysis of it were to say it is a rather*
343 *iffy thing to get that Code of Ethics accomplished with the State of Florida, then I don't think the Board*
344 *should go down that road, but if a legal analysis shows there might be closer to 75% to 80% likelihood it*
345 *would be approved by the State of Florida, I think it would bolster our legal case. I'm still on Board in*
346 *pursuing this.*

347
348 *Chairperson Stamp: Jessica, correct me if I am wrong, but I don't think it would be admissible.*

349
350 *Ms. Jessica Tolin: To jump in, it is confidential the proceedings of the Code of Ethics violation, unless the*
351 *respondent were to agree to waive confidentiality which I doubt would be the case.*

352
353 *Mr. Kleck: I got that opinion when our counsel talked about that at one of our last meetings. We are*
354 *chasing a rabbit down a rabbit hole at this point. It is not going to get us anywhere. In fact, it might*
355 *work against us in the bigger picture, so I'm willing to go along with what Counsel says and their*
356 *recommendations.*

357
358 *Mr. Winters: I have a different take on that, and that is as witness what they are doing with the Hatcher*
359 *pond, Taylor Morrison continues to act with impunity. No matter what we do, they don't act with*
360 *transparency. They don't vet anything they are doing with us. They don't ask for permission. They don't*
361 *ask for coordination. They just do what they do and then it's our job to catch up with them and try to fix*
362 *the damage that they do. My view is that the Code of Ethics complaint might get the attention of other*
363 *Taylor Morrison employees at headquarters that we are serious about pursuing Taylor Morrison to fix*
364 *the damage that they are causing to our community that they continue to do even as we are sitting here*
365 *speaking. And this is one way to reach out to them and get their attention in headquarters.*

366
367 *Mr. Tom Kleck: Could you make that information know to our Counsel?*

368
369 *Ms. Tolin: I can speak with Greg.*

370
371 Discussion ensued regarding the Code of Ethics violation; the fine going to the County for the Code of
372 Ethics; spending thousands of dollars with no fiscal return for the Code violation; whether the CDD had
373 the right to file an ethics complaint.

374
375 *Ms. Tolin: If it is going to be filed it should be from an individual standpoint as opposed to on behalf of*
376 *the CDD Board, one due to those concerns, and two due to the fact that if there was a finding of no*
377 *violation then there is the potential, they could basically tax attorney's fees against the Board.*

378
379 *Chairman Stamp: And if they did win, I would assume they would waive confidentiality and try to get it*
380 *in.*

381

382 *Mr. Ron Miller: So, you are saying the Code of Ethics is irrelevant in the State of Florida. You can do as*
383 *you wish without consequences. What's the point of having the Code of Ethics?*

384
385 Discussion continued regarding the Code of Ethics; individuals being able to file a Code of Ethics
386 violation complaint; a Code of Ethics violation complaint being a private matter unless both parties
387 agreed to waive confidentiality; and there being no public record of Code of Ethics violations unless
388 confidentiality was waived.

389
390 *Chairperson Stamp: I think if you really want to do something on this, when we get into discovery, we*
391 *are going to find that Taylor Morrison sat around in a room or circulated emails in violation of the*
392 *Sunshine Laws to script these meetings. They are not doing what we do which is not talk to each other.*
393 *In that you might have some meat on the bone then. That's a whole different thing.*

394
395 *Mr. Winters: They all rode down here in a car and voted the same way without talking to each other?*

396
397 *Chairperson Stamp: I'm sure somebody had it in the Agenda and said these are the properties you want*
398 *to accept, and ideals stuck together, and they accepted the property. I think there could be something*
399 *better coming than wasting our time on an ethics complaint.*

400
401 *Mr. Winters: I agree with Supervisor Miller. It's a shame to have this law in the books and have it be a*
402 *complete waste of time and unenforceable.*

403
404
405 **FINAL BOARD ITEMS**

406
407 **NINTH ORDER OF BUSINESS**

Audience Comments

408
409 Chairperson Stamp asked if there were any audience comments; there were no audience comments.

410
411 **TENTH ORDER OF BUSINESS**

Announcement of Next Meeting

412
413 **May 20, 2021**

414
415
416 **ELEVENTH ORDER OF BUSINESS**

Adjournment

417
418 Chairperson Stamp adjourned the meeting at approximately 1:52 p.m.

419
420 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Ron Miller, and**
421 **with all in favor, the Meeting was adjourned.**

422
423 Flow Way Community Development District

424
425
426 _____
427 James P. Ward, Secretary

426 _____
427 Zack Stamp, Chairperson

RESOLUTION 2021-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board"), a proposed Budget for Fiscal Year 2022 and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

Section 1. There is hereby declared a public hearing to be held on **Thursday, July 15, 2021 at 1:00 p.m.**, at the Offices of **Woods, Weidenmiller, Michetti, & Rudnick, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109** for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property.

Affected parties may appear at that hearing subject to the limitation noted above or affected parties are encouraged to submit their comments in writing prior to the meeting and submit same to the office of the District Manager at J.P. Ward & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 or by email to JimWard@JPWardAssociates.com.

Section 2. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

Section 3. The proposed Budget submitted by the District Manager for Fiscal Year 2022 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

Section 4. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 15, 2021
HOUR:	1:00 P.M.
LOCATION:	Woods, Weidenmiller, Michetti, & Rudnick 9045 Strada Stell Court, Suite 400 Naples, Florida 34109

Section 5. The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above.

Section 6. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the

RESOLUTION 2021-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

Section 7. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 8. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

Section 9. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of June 2021.

ATTEST:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Zack Stamp, Chairman

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

Flow Way Community Development District

General Fund - Budget

Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ 100,000	N/A	N/A	\$ 173,900	Cash from prior years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 603,844	\$ 530,332	\$ 603,844	\$ 603,792	Assessment from Owner's
Assessments - Off-Roll		\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 703,844	\$ 530,332	\$ 603,844	\$ 777,692	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ 4,200	\$ 10,200	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,100	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 3,500	\$ 2,111	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ 11,486	\$ 25,450	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 16,000	\$ 9,966	\$ 9,966	\$ 10,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ 400	Fees Required to maintain a Governmental Bank Account
Travel and Per Diem	\$ -			\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 353	\$ 600	\$ 600	Agenda Mailings and other misc mail
Rentals and Leases					
Meeting Room Rental	\$ -	\$ 200	\$ 200	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance					
	\$ 6,300	\$ 6,503	\$ 6,503	\$ 6,700	Genrral Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Printing and Binding					
	\$ 750	\$ 447	\$ 600	\$ 500	Agenda books and copies
Office Supplies					
	\$ -		\$ -	\$ -	
Legal Services					
General Counsel	\$ 10,000	\$ 13,085	\$ 47,977	\$ 50,000	District Attorney
Special Counsel - SFWMD	\$ -	\$ 5,800	\$ 21,265	\$ 10,000	District Attorney
Special Counsel - Litigation	\$ 100,000	\$ 21,212	\$ 77,776	\$ 100,000	District Attorney
Sub-Total:	\$ 252,475	\$ 123,637	\$ 291,512	\$ 306,325	
Other General Government Services					
Engineering Services	\$ 5,000	\$ 1,618	\$ 25,000	\$ 25,000	District Engineer (General Services)
Sub-Total:	\$ 5,000	\$ 1,618	\$ 25,000	\$ 25,000	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	
Task 2 Monthly site vitis	\$ 13,350	\$ -	\$ 13,350	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ -	\$ 10,350	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ -	\$ 750	\$ 1,000	Environmental Consultant

Flow Way Community Development District

**General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget	Notes
Clearing Downed Trees/Cleanup	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ 613	\$ 613	\$ -	Environmental Consultant
Reparis and Maintenance					
Wading Bird Foraging Areas	\$ 1,523	\$ -	\$ 1,523	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ -	\$ 6,598	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ -	\$ 37,960	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ -	\$ 64,560	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ -	\$ 113,120	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ -	\$ -	\$ 2,500	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ 618	\$ 618	\$ -	Preserves Maintenance
Sub-Total:	\$ 260,216	\$ 1,230	\$ 260,940	\$ 260,215	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 15,000	\$ -	\$ -	\$ 15,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 35,000	\$ -	\$ -	\$ 35,000	Periodic Spraying of Lakes
Lake Bank Maintenance	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ -	\$ 5,000	Reporting of water quality in Water Management System
Littoral Shelf Planting	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	- New Installations
Littoral Shelf Replanting	\$ -	\$ -	\$ -	\$ -	- New Installations
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	- New Installations
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Cost Restorations (Multi Year Program Cost)
Contingencies	\$ 1,600	\$ -	\$ -	\$ 1,600	
Sub-Total:	\$ 81,600	\$ -	\$ -	\$ 81,600	
Lanscaping Services					
Professional Services					
Asset Management	\$ 5,000	\$ -	\$ -	\$ 5,000	Field Operations Manager
Utility Services					
Electric	\$ 2,400	\$ -	\$ -	\$ 2,400	Electric for Irrigation system
Irrigation Water	\$ 3,000	\$ -	\$ -	\$ 3,000	Estimated from HOA Budget
Repairs & Maintenance					
Pubic Area Landscaping	\$ 30,000	\$ -	\$ -	\$ 30,000	Estimated from HOA Budget
Irrigaton System	\$ 25,000	\$ -	\$ -	\$ 25,000	Estimated from HOA Budget
Well System	\$ 10,000	\$ -	\$ -	\$ 10,000	Estimated from HOA Budget
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Operating Supplies					
Mulch	\$ 5,000	\$ -	\$ -	\$ 5,000	Estimate ONLY
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 80,400	\$ -	\$ -	\$ 80,400	
Reserves for Future Operations					
Future Operations/Restorations	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts	\$ 24,154	\$ -	\$ 24,154	\$ 24,152	
Total Appropriations	\$ 703,845	\$ 126,485	\$ 601,606	\$ 777,692	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 403,847	\$ 2,238	\$ (173,900)	
Fund Balance - Beginning	\$ 366,305	\$ 366,305	\$ 366,305	\$ 368,543	
Fund Balance - Ending (Projected)	\$ 366,305	\$ 770,152	\$ 368,543	\$ 194,643	
Assessment Rate:	\$ 525.08			\$ 525.04	
CAP Rate - Adopted by Resolutoion 2018-11	\$ 525.10			\$ 525.10	Maximum Rate without sending mailed notices
Total Units Subject to Assessment: (Includes Hatcher)				1150	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 975	\$ -	\$ -	\$ -
Reserve Account	\$ 1,600	\$ 5,832	\$ 11,664	\$ 11,000
Interest Account	\$ 8	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 518,007	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 579,652	\$ 523,839	\$ 588,733	\$ 588,069
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 115,000	\$ 115,000	\$ 115,000	\$ 120,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 417,575	\$ 210,513	\$ 417,575	\$ 417,575
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 570,300	\$ 325,513	\$ 570,300	\$ 575,300
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 198,327	\$ 18,433	\$ 12,770
Fund Balance - Beginning	\$ 960,943	\$ 960,943	\$ 960,943	\$ 979,377
Fund Balance - Ending	\$ 960,943	\$ 1,159,270	\$ 979,377	\$ 992,146

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2022 Principal & Interest Payment	\$ 333,463
Total - Restricted Fund Balance:	\$ 872,463

Assessment Comparison

Description	Number of Units	Fiscal Year 2021	Fiscal Year 2022
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 7,050,000	6.00%		
11/1/2014			\$ 225,062.50	
5/1/2015			\$ 225,062.50	\$ 450,125
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50	
5/1/2016			\$ 222,512.50	\$ 532,575
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50	
5/1/2017			\$ 219,812.50	\$ 532,325
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50	
5/1/2018			\$ 216,962.50	\$ 531,775
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50	
5/1/2019			\$ 213,812.50	\$ 535,775
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50	
5/1/2020			\$ 210,512.50	\$ 534,325
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50	
5/1/2021			\$ 207,062.50	\$ 532,575
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50	
5/1/2022			\$ 203,462.50	\$ 530,525
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50	
5/1/2023			\$ 199,562.50	\$ 533,025
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50	
5/1/2024			\$ 195,512.50	\$ 530,075
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50	
5/1/2025			\$ 191,162.50	\$ 531,675
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50	
5/1/2026			\$ 186,512.50	\$ 532,675
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50	
5/1/2027			\$ 181,562.50	\$ 533,075
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50	
5/1/2028			\$ 176,312.50	\$ 532,875
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50	
5/1/2029			\$ 170,300.00	\$ 531,613
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00	
5/1/2030			\$ 163,962.50	\$ 529,263
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50	
5/1/2031			\$ 157,137.50	\$ 531,100
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50	
5/1/2032			\$ 149,987.50	\$ 527,125
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50	
5/1/2033			\$ 142,350.00	\$ 527,338
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00	
5/1/2034			\$ 134,225.00	\$ 526,575
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00	
5/1/2035			\$ 125,450.00	\$ 529,675
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00	
5/1/2036			\$ 116,187.50	\$ 526,638
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2037			\$ 106,275.00	\$ 527,463
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00	
5/1/2038			\$ 95,712.50	\$ 526,988
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50	
5/1/2039			\$ 84,500.00	\$ 525,213
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00	
5/1/2040			\$ 72,475.00	\$ 526,975
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00	
5/1/2041			\$ 59,800.00	\$ 522,275
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00	
5/1/2042			\$ 46,312.50	\$ 521,113
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50	
5/1/2043			\$ 31,850.00	\$ 523,163
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00	
5/1/2044			\$ 16,412.50	\$ 523,263
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 300	\$ -	\$ -	\$ -
Reserve Account	\$ 550	\$ 2,664	\$ 5,328	\$ 5,000
Interest Account	\$ -	\$ 4	\$ 8	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 245,636	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 274,634	\$ 248,305	\$ 279,120	\$ 278,784
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 172,463	\$ 86,975	\$ 172,463	\$ 169,488
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 260,374	\$ 156,975	\$ 260,374	\$ 257,399
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 91,330	\$ 18,746	\$ 21,385
Fund Balance - Beginning	\$ 486,992	\$ 486,992	\$ 486,992	\$ 505,738
Fund Balance - Ending	\$ 427,716	\$ 578,322	\$ 505,738	\$ 527,123
Restricted Fund Balance:				
Reserve Account Requirement			\$ 246,188	
Restricted for November 1, 2022 Debt Service				
Principal			\$ 75,000	
Interest			\$ 85,488	
Total - Restricted Fund Balance:			\$ 406,675	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2022

Assessment Comparison			
Description	Number of Units	Fiscal Year 2021	Fiscal Year 2022
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	32		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	23		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	90		N/A

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,950,000			
11/1/2015				\$ 111,776.84	
5/1/2016				\$ 99,603.13	\$ 211,380
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13	
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13	
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25	
5/1/2019				\$ 88,462.50	\$ 238,219
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50	
5/1/2020				\$ 86,975.00	\$ 245,438
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00	
5/1/2021				\$ 85,487.50	\$ 242,463
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50	
5/1/2022				\$ 84,000.00	\$ 239,488
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00	
5/1/2023				\$ 82,406.25	\$ 241,406
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25	
5/1/2024				\$ 80,706.25	\$ 243,113
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25	
5/1/2025				\$ 79,006.25	\$ 239,713
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25	
5/1/2026				\$ 77,200.00	\$ 241,206
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00	
5/1/2027				\$ 74,950.00	\$ 242,150
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00	
5/1/2028				\$ 72,575.00	\$ 242,525
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00	
5/1/2029				\$ 70,200.00	\$ 237,775
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00	
5/1/2030				\$ 67,700.00	\$ 237,900
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00	
5/1/2031				\$ 65,075.00	\$ 237,775
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00	
5/1/2032				\$ 62,200.00	\$ 242,275
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00	
5/1/2033				\$ 59,200.00	\$ 241,400
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00	
5/1/2034				\$ 56,075.00	\$ 240,275
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00	
5/1/2035				\$ 52,825.00	\$ 238,900
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00	
5/1/2036				\$ 49,450.00	\$ 237,275
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00	
5/1/2037				\$ 45,553.13	\$ 240,003
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2038				\$ 41,521.88	\$ 237,075
11/1/2038		\$ 160,000	5.375%	\$ 41,521.88	
5/1/2039				\$ 37,221.88	\$ 238,744
11/1/2039		\$ 170,000	5.375%	\$ 37,221.88	
5/1/2040				\$ 32,653.13	\$ 239,875
11/1/2040		\$ 180,000	5.375%	\$ 32,653.13	
5/1/2041				\$ 27,815.63	\$ 240,469
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63	
5/1/2042				\$ 22,843.75	\$ 235,659
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75	
5/1/2043				\$ 17,603.13	\$ 235,447
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13	
5/1/2044				\$ 12,093.75	\$ 234,697
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75	
5/1/2044				\$ 6,181.25	\$ 238,275
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income				
Revenue Account	\$ 400	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 500	\$ 1,752	\$ 3,504	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 206,442	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 232,288	\$ 208,198	\$ 234,900	\$ 234,896
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ 20,000	\$ 20,000	\$ -
Interest Expense				
Series A Bonds	\$ 157,256	\$ 79,178	\$ 156,725	\$ 153,994
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 15,138	\$ -	\$ 15,138	\$ 15,046
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 227,394	\$ 154,178	\$ 246,863	\$ 224,040
Net Increase/(Decrease) in Fund Balance	\$ 4,894	\$ 54,020	\$ (11,963)	\$ 10,856
Fund Balance - Beginning	\$ 346,002	\$ 346,002	\$ 346,002	\$ 334,040
Fund Balance - Ending	\$ 294,468	\$ 400,022	\$ 334,040	\$ 344,896

Restricted Fund Balance:

Reserve Account Requirement	\$ 161,930
Restricted for November 1, 2022 Debt Service	
Principal	\$ 60,000
Interest	\$ 76,447
Total - Restricted Fund Balance:	\$ 298,377

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2021	Fiscal Year 2022
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,190,000			
5/1/2016				\$ 65,365.40	
11/1/2016				\$ 82,278.13	\$ 147,644
5/1/2017			5.375%	\$ 82,278.13	
11/1/2017		\$ 50,000		\$ 82,278.13	\$ 214,556
5/1/2018			5.375%	\$ 81,278.13	
11/1/2018		\$ 50,000		\$ 81,278.13	\$ 212,556
5/1/2019			5.375%	\$ 80,278.13	
11/1/2019		\$ 55,000		\$ 80,278.13	\$ 215,556
5/1/2020			5.375%	\$ 79,178.13	
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021			5.375%	\$ 77,546.88	
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094
5/1/2022			5.375%	\$ 76,446.88	
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894
5/1/2023			5.375%	\$ 74,909.38	
11/1/2023		\$ 60,000		\$ 74,909.38	\$ 209,819
5/1/2024			5.375%	\$ 73,371.88	
11/1/2024		\$ 65,000		\$ 73,371.88	\$ 211,744
5/1/2025			5.375%	\$ 71,706.25	
11/1/2025		\$ 70,000		\$ 71,706.25	\$ 213,413
5/1/2026			5.375%	\$ 69,912.50	
11/1/2026		\$ 70,000		\$ 69,912.50	\$ 209,825
5/1/2027			5.375%	\$ 68,118.75	
11/1/2027		\$ 75,000		\$ 68,118.75	\$ 211,238
5/1/2028			5.375%	\$ 66,196.88	
11/1/2028		\$ 80,000		\$ 66,196.88	\$ 212,394
5/1/2029			5.375%	\$ 64,146.88	
11/1/2029		\$ 85,000		\$ 64,146.88	\$ 213,294
5/1/2030			5.375%	\$ 61,968.75	
11/1/2030		\$ 90,000		\$ 61,968.75	\$ 213,938
5/1/2031			5.375%	\$ 59,662.50	
11/1/2031		\$ 95,000		\$ 59,662.50	\$ 214,325
5/1/2032			5.375%	\$ 57,228.13	
11/1/2032		\$ 100,000		\$ 57,228.13	\$ 214,456
5/1/2033			5.375%	\$ 54,665.63	
11/1/2033		\$ 105,000		\$ 54,665.63	\$ 214,331
5/1/2034			5.375%	\$ 51,975.00	
11/1/2034		\$ 110,000		\$ 51,975.00	\$ 213,950
5/1/2035			5.375%	\$ 49,156.25	
11/1/2035		\$ 115,000		\$ 49,156.25	\$ 213,313
5/1/2036			5.375%	\$ 46,209.38	
11/1/2036		\$ 120,000		\$ 46,209.38	\$ 212,419
5/1/2037			5.375%	\$ 43,134.38	
11/1/2037		\$ 125,000		\$ 43,134.38	\$ 211,269
5/1/2038			5.375%	\$ 39,775.00	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550
5/1/2039			5.375%	\$ 36,146.88	
11/1/2039	\$	140,000		\$ 36,146.88	\$ 212,294
5/1/2040			5.375%	\$ 32,384.38	
11/1/2040	\$	145,000		\$ 32,384.38	\$ 209,769
5/1/2041			5.375%	\$ 28,487.50	
11/1/2041	\$	155,000		\$ 28,487.50	\$ 211,975
5/1/2042			5.375%	\$ 24,321.88	
11/1/2042	\$	165,000		\$ 24,321.88	\$ 213,644
5/1/2043			5.375%	\$ 19,887.50	
11/1/2043	\$	170,000		\$ 19,887.50	\$ 209,775
5/1/2044			5.375%	\$ 15,318.75	
11/1/2044	\$	180,000		\$ 15,318.75	\$ 210,638
5/1/2045			5.375%	\$ 10,481.25	
11/1/2045	\$	190,000		\$ 10,481.25	\$ 210,963
5/1/2046			5.375%	\$ 5,375.00	
11/1/2046	\$	200,000		\$ 5,375.00	\$ 210,750

Flow Way Community Development District

**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 220	\$ 6	\$ 12	\$ 12
Reserve Account	\$ 345	\$ 1,889	\$ 3,778	\$ 3,700
Interest Account	\$ 2	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 376,564	\$ 336,162	\$ 376,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 377,131	\$ 338,057	\$ 380,354	\$ 378,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 95,000	\$ 100,000	\$ 100,000	\$ 105,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 247,763	\$ 123,074	\$ 244,448	\$ 240,963
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ 1,889	\$ 1,889	
Total Expenditures and Other Uses	\$ 367,266	\$ 224,963	\$ 370,841	\$ 370,467
Net Increase/(Decrease) in Fund Balance	\$ 9,865	\$ 113,094	\$ 9,514	\$ 7,810
Fund Balance - Beginning	\$ 434,323	\$ 434,323	\$ 434,323	\$ 443,837
Fund Balance - Ending	\$ 444,188	\$ 547,417	\$ 443,837	\$ 451,646

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2022 Debt Service	
Principal	\$ 105,000
Interest	\$ 119,589
Total - Restricted Fund Balance:	\$ 399,178

Description	Assessment Comparison		Fiscal Year 2022
	Number of Units	Fiscal Year 2021	
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212	N/A	N/A

Flow Way Community Development District

Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 5,425,000			
5/1/2017		3.400%	\$ 108,235.61	
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409
5/1/2018		3.400%	\$ 126,303.75	
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608
5/1/2019		3.400%	\$ 124,688.75	
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378
5/1/2020		3.400%	\$ 123,073.75	
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148
5/1/2021		3.400%	\$ 121,373.75	
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748
5/1/2022		3.400%	\$ 119,588.75	
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178
5/1/2023		4.350%	\$ 117,196.25	
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393
5/1/2024		4.350%	\$ 114,803.75	
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608
5/1/2025		4.350%	\$ 112,302.50	
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605
5/1/2026		4.350%	\$ 109,692.50	
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385
5/1/2027		4.350%	\$ 106,973.75	
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948
5/1/2028		4.350%	\$ 104,037.50	
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075
5/1/2029		4.875%	\$ 100,625.00	
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250
5/1/2030		4.875%	\$ 97,090.63	
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181
5/1/2031		4.875%	\$ 93,434.38	
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869
5/1/2032		4.875%	\$ 89,534.38	
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069
5/1/2033		4.875%	\$ 85,390.63	
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781
5/1/2034		4.875%	\$ 81,125.00	
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250
5/1/2035		4.875%	\$ 76,615.63	
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231
5/1/2036		4.875%	\$ 71,862.50	
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725
5/1/2037		4.875%	\$ 66,865.63	
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731
5/1/2038		4.875%	\$ 61,625.00	
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250
5/1/2039		5.000%	\$ 56,000.00	

Flow Way Community Development District

Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
5/1/2046		5.000%	\$ 8,250.00	
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500

Flow Way Community Development District

**Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 1,100	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,281	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 226,578	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 257,531	\$ 227,863	\$ 256,439	\$ 256,439
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 65,000	\$ 65,000	\$ 65,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 166,563	\$ 83,850	\$ 166,563	\$ 164,200
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ 1,281	\$ 1,281	
Total Expenditures and Other Uses	\$ 248,195	\$ 150,131	\$ 249,475	\$ 250,832
Net Increase/(Decrease) in Fund Balance	\$ 9,336	\$ 77,732	\$ 6,964	\$ 5,607
Fund Balance - Beginning	\$ 282,164	\$ 282,164	\$ 282,164	\$ 289,128
Fund Balance - Ending	\$ 291,500	\$ 359,896	\$ 289,128	\$ 294,735

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2022 Debt Service	
Principal	\$ 70,000
Interest	\$ 81,488
Total - Restricted Fund Balance:	\$ 269,863

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2021	Fiscal Year 2022
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
5/1/2018				\$ 70,069.86		
11/1/2018	\$ 80,000		3.500%	\$ 86,387.50	\$ 236,457	\$ 3,585,000
5/1/2019				\$ 84,987.50		\$ 3,585,000
11/1/2019	\$ 65,000		3.500%	\$ 84,987.50	\$ 234,975	\$ 3,520,000
5/1/2020				\$ 83,850.00		\$ 3,520,000
11/1/2020	\$ 65,000		3.500%	\$ 83,850.00	\$ 232,700	\$ 3,455,000
5/1/2021				\$ 82,712.50		\$ 3,455,000
11/1/2021	\$ 70,000		3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		\$ 3,385,000
11/1/2022	\$ 70,000		3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		\$ 3,315,000
11/1/2023	\$ 75,000		3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		\$ 3,240,000
11/1/2024	\$ 75,000		4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		\$ 3,165,000
11/1/2025	\$ 80,000		4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		\$ 3,085,000
11/1/2026	\$ 80,000		4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		\$ 3,005,000
11/1/2027	\$ 85,000		4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		\$ 2,920,000
11/1/2028	\$ 90,000		4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		\$ 2,830,000
11/1/2029	\$ 95,000		5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		\$ 2,735,000
11/1/2030	\$ 95,000		5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		\$ 2,640,000
11/1/2031	\$ 100,000		5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		\$ 2,540,000
11/1/2032	\$ 105,000		5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		\$ 2,435,000
11/1/2033	\$ 115,000		5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		\$ 2,320,000
11/1/2034	\$ 120,000		5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		\$ 2,200,000
11/1/2035	\$ 125,000		5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		\$ 2,075,000
11/1/2036	\$ 130,000		5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		\$ 1,945,000
11/1/2037	\$ 135,000		5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		\$ 1,810,000
11/1/2038	\$ 145,000		5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		\$ 1,665,000
11/1/2039	\$ 150,000		5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2040				\$ 37,875.00		\$ 1,515,000
11/1/2040	\$ 160,000		5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		\$ 1,355,000
11/1/2041	\$ 165,000		5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		\$ 1,190,000
11/1/2042	\$ 175,000		5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		\$ 1,015,000
11/1/2043	\$ 185,000		5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		\$ 830,000
11/1/2044	\$ 195,000		5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		\$ 635,000
11/1/2045	\$ 200,000		5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		\$ 435,000
11/1/2046	\$ 210,000		5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		\$ 225,000
11/1/2047	\$ 225,000		5.000%	\$ 5,625.00	\$ 236,250	\$ -

Flow Way Community Development District

**Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 1,100	\$ 8	\$ 16	\$ 1,100
Reserve Account	\$ 2,700	\$ 7	\$ 14	\$ 2,700
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 619,288	\$ 555,858	\$ 619,288	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ 1,037,102	\$ 1,037,102	\$ -
Total Revenue & Other Sources	\$ 623,088	\$ 1,592,976	\$ 1,656,420	\$ 555,362
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 180,000	\$ 180,000	\$ 180,000	\$ 170,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ 1,075,000	\$ -
Interest Expense				
Series A Bonds	\$ 395,759	\$ 199,387	\$ 395,759	\$ 345,438
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 40,333	\$ -	\$ 40,333	\$ 36,083
Interfund Transfer Out	\$ -	\$ 70	\$ 70	\$ -
Total Expenditures and Other Uses	\$ 616,092	\$ 379,457	\$ 1,691,161	\$ 551,521
Net Increase/(Decrease) in Fund Balance	\$ 6,996	\$ 1,213,519	\$ (34,741)	\$ 3,841
Fund Balance - Beginning	\$ 671,391	\$ 671,391	\$ 671,391	\$ 636,650
Fund Balance - Ending	\$ 678,387	\$ 1,884,910	\$ 636,650	\$ 640,491

Restricted Fund Balance:

Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2021 Debt Service	
Principal	\$ 170,000
Interest	\$ 174,143
Total - Restricted Fund Balance:	\$ 600,564

Description	Assessment Comparison		Fiscal Year 2022
	Number of Units	Fiscal Year 2021	
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

Flow Way Community Development District

Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	\$ 8,260,000
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023				\$ 168,447.50	\$ 509,743	\$ 8,090,000
11/1/2023		\$ 175,000	3.350%	\$ 168,447.50		\$ 7,915,000
5/1/2024				\$ 165,516.25	\$ 508,964	\$ 7,915,000
11/1/2024		\$ 180,000	3.350%	\$ 165,516.25		\$ 7,735,000
5/1/2025				\$ 162,501.25	\$ 508,018	\$ 7,735,000
11/1/2025		\$ 185,000	3.700%	\$ 162,501.25		\$ 7,550,000
5/1/2026				\$ 159,078.75	\$ 506,580	\$ 7,550,000
11/1/2026		\$ 190,000	3.700%	\$ 159,078.75		\$ 7,360,000
5/1/2027				\$ 155,563.75	\$ 504,643	\$ 7,360,000
11/1/2027		\$ 200,000	3.700%	\$ 155,563.75		\$ 7,160,000
5/1/2028				\$ 151,863.75	\$ 507,428	\$ 7,160,000
11/1/2028		\$ 205,000	3.700%	\$ 151,863.75		\$ 6,955,000
5/1/2029				\$ 148,071.25	\$ 504,935	\$ 6,955,000
11/1/2029		\$ 215,000	3.700%	\$ 148,071.25		\$ 6,740,000
5/1/2030				\$ 144,093.75	\$ 507,165	\$ 6,740,000
11/1/2030		\$ 220,000	4.125%	\$ 144,093.75		\$ 6,520,000
5/1/2031				\$ 139,556.25	\$ 503,650	\$ 6,520,000
11/1/2031		\$ 230,000	4.125%	\$ 139,556.25		\$ 6,290,000
5/1/2032				\$ 134,812.50	\$ 504,369	\$ 6,290,000
11/1/2032		\$ 240,000	4.125%	\$ 134,812.50		\$ 6,050,000
5/1/2033				\$ 129,862.50	\$ 504,675	\$ 6,050,000
11/1/2033		\$ 250,000	4.125%	\$ 129,862.50		\$ 5,800,000
5/1/2034				\$ 124,706.25	\$ 504,569	\$ 5,800,000
11/1/2034		\$ 260,000	4.125%	\$ 124,706.25		\$ 5,540,000
5/1/2035				\$ 119,343.75	\$ 504,050	\$ 5,540,000
11/1/2035		\$ 270,000	4.125%	\$ 119,343.75		\$ 5,270,000
5/1/2036				\$ 113,775.00	\$ 503,119	\$ 5,270,000
11/1/2036		\$ 285,000	4.125%	\$ 113,775.00		\$ 4,985,000
5/1/2037				\$ 107,896.88	\$ 506,672	\$ 4,985,000
11/1/2037		\$ 295,000	4.125%	\$ 107,896.88		\$ 4,690,000
5/1/2038				\$ 101,812.50	\$ 504,709	\$ 4,690,000
11/1/2038		\$ 305,000	4.125%	\$ 101,812.50		\$ 4,385,000
5/1/2039				\$ 95,521.88	\$ 502,334	\$ 4,385,000
11/1/2039		\$ 320,000	4.125%	\$ 95,521.88		\$ 4,065,000
5/1/2040				\$ 88,921.88	\$ 504,444	\$ 4,065,000
11/1/2040		\$ 335,000	4.375%	\$ 88,921.88		\$ 3,730,000
5/1/2041				\$ 81,593.75	\$ 505,516	\$ 3,730,000
11/1/2041		\$ 345,000	4.375%	\$ 81,593.75		\$ 3,385,000
5/1/2042				\$ 74,046.88	\$ 500,641	\$ 3,385,000
11/1/2042		\$ 360,000	4.375%	\$ 74,046.88		\$ 3,025,000
5/1/2043				\$ 66,171.88	\$ 500,219	\$ 3,025,000

Flow Way Community Development District

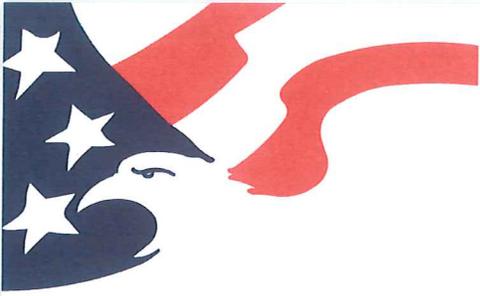
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	\$ 2,250,000
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	\$ 1,840,000
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	\$ 1,410,000
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	\$ 960,000
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	\$ 490,000
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -

Flow Way Community Development District

**Assessment Comparison - Budget
Fiscal Year 2022**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2021	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 525.08	\$ 525.04	\$ 1,229.38	\$ 1,229.38	\$ 1,754.46	\$ 1,754.42
SF - 62'	82	\$ 525.08	\$ 525.04	\$ 1,992.82	\$ 1,992.82	\$ 2,517.90	\$ 2,517.86
SF - 76'	62	\$ 525.08	\$ 525.04	\$ 3,282.90	\$ 3,282.90	\$ 3,807.98	\$ 3,807.94
SF - 90'	7	\$ 525.08	\$ 525.04	\$ 3,198.48	\$ 3,198.48	\$ 3,723.56	\$ 3,723.52
Multi-Family	96	\$ 525.08	\$ 525.04	\$ 1,071.89	\$ 1,071.89	\$ 1,596.97	\$ 1,596.93
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 525.08	\$ 525.04	\$ 1,313.66	\$ 1,313.66	\$ 1,838.74	\$ 1,838.70
Partial Phase buydown	28	\$ 525.08	\$ 525.04	\$ 1,492.80	\$ 1,492.80	\$ 2,017.88	\$ 2,017.84
SF - 76'							
Partial Phase buydown	11	\$ 525.08	\$ 525.04	\$ 3,745.36	\$ 3,745.36	\$ 4,270.44	\$ 4,270.40
Partial Phase buydown	12	\$ 525.08	\$ 525.04	\$ 3,901.42	\$ 3,901.42	\$ 4,426.50	\$ 4,426.46
SF - 90'	18	\$ 525.08	\$ 525.04	\$ 3,866.11	\$ 3,866.11	\$ 4,391.19	\$ 4,391.15
SF - 100'	17	\$ 525.08	\$ 525.04	\$ 4,066.15	\$ 4,066.15	\$ 4,591.23	\$ 4,591.19
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 525.08	\$ 525.04	\$ 1,396.98	\$ 1,398.88	\$ 1,922.06	\$ 1,923.91
SF - 62'	31	\$ 525.08	\$ 525.04	\$ 2,181.28	\$ 2,184.02	\$ 2,706.36	\$ 2,709.06
MF - Esplanade	30	\$ 525.08	\$ 525.04	\$ 1,016.34	\$ 1,178.68	\$ 1,541.42	\$ 1,703.72
MF - Vercelli	56	\$ 525.08	\$ 525.04	\$ 1,017.51	\$ 1,017.51	\$ 1,542.59	\$ 1,542.54
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 525.08	\$ 525.04	\$ 1,440.78	\$ 1,440.78	\$ 1,965.86	\$ 1,965.81
SF - 62'	52	\$ 525.08	\$ 525.04	\$ 2,176.05	\$ 2,176.05	\$ 2,701.13	\$ 2,701.08
SF - 76'	24	\$ 525.08	\$ 525.04	\$ 3,535.95	\$ 3,538.95	\$ 4,061.03	\$ 4,063.99
MF - Vercelli	46	\$ 525.08	\$ 525.04	\$ 1,017.51	\$ 1,017.51	\$ 1,542.59	\$ 1,542.54
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 525.08	\$ 525.04	\$ 1,782.60	\$ 1,782.60	\$ 2,307.68	\$ 2,307.63
SF - 62'	44	\$ 525.08	\$ 525.04	\$ 2,690.48	\$ 2,690.48	\$ 3,215.56	\$ 3,215.52
SF - 76'	25	\$ 525.08	\$ 525.04	\$ 4,425.12	\$ 4,425.12	\$ 4,950.20	\$ 4,950.16
MF - Esplanade	14	\$ 525.08	\$ 525.04	\$ 1,370.23	\$ 1,370.23	\$ 1,895.31	\$ 1,895.27
MF - Vercelli	2	\$ 525.08	\$ 525.04	\$ 1,236.39	\$ 1,236.39	\$ 1,761.47	\$ 1,761.42
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 525.08	\$ 525.04	\$ -	\$ 1,991.94	\$ 525.04	\$ 2,516.98
SF - 62'	29	\$ 525.08	\$ 525.04	\$ -	\$ 2,925.95	\$ 525.04	\$ 3,450.98
SF - 76'	23	\$ 525.08	\$ 525.04	\$ -	\$ 4,673.82	\$ 525.04	\$ 5,198.86
MF - Esplanade (Phase 8)	72	\$ 525.08	\$ 525.04	\$ -	\$ 1,571.81	\$ 525.04	\$ 2,096.84
MF - Vercelli	64	\$ 525.08	\$ 525.04	\$ -	\$ 1,416.74	\$ 525.04	\$ 1,941.78
MF - Esplanade (phase 7)	36	\$ 525.08	\$ 525.04	\$ -	\$ 1,383.23	\$ 525.04	\$ 1,908.27
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						



Jennifer J. Edwards Supervisor of Elections

April 20, 2021

Mr. James Ward
Flow Way CDD
2301 Northeast 37th St
Ft Lauderdale FL 33308

Dear Mr. Ward,

In compliance with 190.06 of the Florida Statutes this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1115 active registered voters residing in the Flow Way CDD as of April 15, 2021.

Should you have any questions regarding election services for this district, please free to contact our office,

Sincerely,

David B. Carpenter
Qualifying Officer
Collier County Supervisor of Elections
(239) 252-8501
Dave.Carpenter@CollierVotes.gov



FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

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 37th Street
Fort Lauderdale, Florida 33308

**Flowway Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	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 Hatcher)	General Long Term Debt	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 797,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 797,681
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	257,378	-	-	-	-	1,497,459
Revenue	-	620,280	332,135	235,621	372,828	241,521	558,484	-	-	-	-	2,360,869
Prepayment Account	-	-	0	-	-	-	1,069,048	-	-	-	-	1,069,048
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	19,948	12,974	33,317	-	66,240
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	4,569,952	4,569,952
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,165,048	26,165,048
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 797,681	\$ 1,159,280	\$ 578,323	\$ 400,022	\$ 547,417	\$ 359,896	\$ 1,884,910	\$ 19,948	\$ 12,974	\$ 33,317	\$ 30,735,000	\$ 36,528,769

**Flowway Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	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 Hatcher)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	605,000	605,000
Long Term	-	-	-	-	-	-	-	-	-	-	-	30,130,000	30,130,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,735,000</u>	<u>\$ 30,735,000</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2020 (Unaudited)	-	960,943	486,992	346,002	434,323	359,896	671,391	18,059	11,693	1,070,321	-	-	4,359,621
Results from Current Operations	-	198,336	91,331	54,020	113,094	-	1,213,519	1,890	1,281	(1,037,003)	-	-	636,467
Unassigned													
Beginning: October 1, 2020 (Unaudited)	366,305	-	-	-	-	-	-	-	-	-	-	-	366,305
Results from Current Operations	431,376	-	-	-	-	-	-	-	-	-	-	-	431,376
Total Fund Equity and Other Credits	<u>\$ 797,681</u>	<u>\$ 1,159,280</u>	<u>\$ 578,323</u>	<u>\$ 400,022</u>	<u>\$ 547,417</u>	<u>\$ 359,896</u>	<u>\$ 1,884,910</u>	<u>\$ 19,948</u>	<u>\$ 12,974</u>	<u>\$ 33,317</u>	<u>\$ -</u>	<u>\$ 5,793,769</u>	<u>\$ 5,793,769</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 797,681</u>	<u>\$ 1,159,280</u>	<u>\$ 578,323</u>	<u>\$ 400,022</u>	<u>\$ 547,417</u>	<u>\$ 359,896</u>	<u>\$ 1,884,910</u>	<u>\$ 19,948</u>	<u>\$ 12,974</u>	<u>\$ 33,317</u>	<u>\$ 30,735,000</u>	<u>\$ 36,528,769</u>	<u>\$ 36,528,769</u>

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Property Appraiser Fees	9,966	-	-	-	-	-	9,966	16,000	62%
Bank Services	-	-	-	-	-	-	-	400	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services									
Postage, Freight & Messenger	19	-	30	7	222	75	353	600	59%
Rentals & Leases									
Meeting Room Rental	-	-	200	-	-	-	200	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	100	2,000	5%
Insurance	6,503	-	-	-	-	-	6,503	6,300	103%
Printing & Binding	-	-	152	-	-	295	447	750	60%
Office Supplies	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	2,135	-	613	683	7,503	2,152	13,085	10,000	131%
Boundary Expansion	-	-	-	-	-	-	-	-	N/A
SFWMD - Permit Objection	-	-	185	-	5,615	-	5,800	-	N/A
Special Counsel - Litigation	-	-	-	-	14,720	6,492	21,212	100,000	21%
Other General Government Services									
Engineering Services - General Fund	150	-	-	1,468	-	-	1,618	5,000	32%
Capital Outlay	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services									
Preserve Area Maintenance									
Environmental Engineering Consultant									
Task 1 - Bid Documents	-	613	-	-	-	-	613	-	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	N/A

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
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	-	-	-	-	-	-	-	1,522	0%
Internal Preserves	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	-	-	-	-	-	64,560	0%
Northern Preserve Area 2	-	-	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	2,500	0%
No Trespassing Signs	-	-	-	618	-	-	618	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Asset Management	-	-	-	-	-	-	-	15,000	0%
Repairs & Maintenance									
Aquatic Weed Control	-	-	-	-	-	-	-	35,000	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	-	5,000	0%
Littortal Shelf Planting	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	N/A
Capital Outlay									
Aeration Systems	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	1,600	0%
Landscaping Services									

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Professional Services									
Asset Management	-	-	-	-	-	-	-	5,000	0%
Utility Services									
Electric	-	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	-	3,000	0%
Repairs & Maintenance									
Public Area Landscaping	-	-	-	-	-	-	-	30,000	0%
Irrigation System	-	-	-	-	-	-	-	25,000	0%
Well System	-	-	-	-	-	-	-	10,000	0%
Plant Replacement	-	-	-	-	-	-	-	-	N/A
Operating Supplies									
Mulch	-	-	-	-	-	-	-	5,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	N/A
Reserves for Future Operations									
Future Operations/Restorations	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	N/A
Sub-Total:	31,098	7,829	8,780	17,533	39,701	21,543	126,485	679,690	19%
Total Expenditures and Other Uses:	\$ 31,098	\$ 7,829	\$ 8,780	\$ 17,533	\$ 39,701	\$ 21,543	\$ 126,485	\$ 679,690	19%
Net Increase/ (Decrease) in Fund Balance	(27,240)	242,612	213,998	7,381	6,191	(11,566)	431,376	-	
Fund Balance - Beginning	366,305	339,065	581,677	795,675	803,056	809,247	366,305	-	
Fund Balance - Ending	\$ 339,065	\$ 581,677	\$ 795,675	\$ 803,056	\$ 809,247	\$ 797,681	797,681	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	8	1%
Sinking Fund	-	0	0	-	-	-	0	-	N/A
Reserve Account	1	5,830	0	0	0	0	5,832	1,600	365%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	10	975	1%
Special Assessment Revenue									
Special Assessments - On-Roll	3,589	232,943	207,214	23,174	41,808	9,280	518,007	539,344	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,591	\$ 238,774	\$ 207,215	\$ 23,176	\$ 41,811	\$ 9,282	523,849	\$ 541,927	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2013 Bonds	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	115,000	\$ 115,000	100%
Principal Debt Service - Early Redemptions									
Series 2013 Bonds	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2013 Bonds	-	210,513	-	-	-	-	210,513	417,575	50%
Operating Transfers Out (To Other Funds)									
	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 325,513	\$ -	\$ -	\$ -	\$ -	325,513	\$ 532,575	N/A
Net Increase/ (Decrease) in Fund Balance	3,591	(86,738)	207,215	23,176	41,811	9,282	198,336	9,352	
Fund Balance - Beginning	960,943	964,535	877,797	1,085,011	1,108,187	1,149,997	960,943		
Fund Balance - Ending	\$ 964,535	\$ 877,797	\$ 1,085,011	\$ 1,108,187	\$ 1,149,997	\$ 1,159,280	1,159,280	\$ 9,352	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	-	N/A
Sinking Fund	-	0	0	-	-	-	0	-	N/A
Reserve Account	0	2,663	0	0	0	0	2,664	550	484%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	5	300	2%
Special Assessment Revenue									
Special Assessments - On-Roll	1,702	110,460	98,260	10,989	19,825	4,400	245,636	255,873	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In									
Debt Proceeds	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,703	\$ 113,124	\$ 98,260	\$ 10,990	\$ 19,827	\$ 4,402	248,306	\$ 256,723	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds (Phase 3)	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2015 Bonds (Phase 3)	-	86,975	-	-	-	-	86,975	172,463	50%
Operating Transfers Out (To Other Funds)									
Total Expenditures and Other Uses:	\$ -	\$ 156,975	\$ -	\$ -	\$ -	\$ -	156,975	\$ 242,463	N/A
Net Increase/ (Decrease) in Fund Balance	1,703	(43,851)	98,260	10,990	19,827	4,402	91,331	14,260	
Fund Balance - Beginning	486,992	488,695	444,844	543,105	554,095	573,921	486,992	-	
Fund Balance - Ending	\$ 488,695	\$ 444,844	\$ 543,105	\$ 554,095	\$ 573,921	\$ 578,323	578,323	\$ 14,260	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	-	N/A
Sinking Fund	-	0	0	-	-	-	0	-	N/A
Reserve Account	0	1,751	0	0	0	0	1,752	500	350%
Prepayment Account	0	0	-	-	-	-	0	-	N/A
Revenue Account	1	1	0	0	1	1	4	400	1%
General Redemption Account	0	0	0	0	0	0	0	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	1,440	93,439	81,776	9,296	16,770	3,722	206,442	216,250	95%
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:	\$ 1,441	\$ 95,191	\$ 81,776	\$ 9,296	\$ 16,771	\$ 3,723	208,198	\$ 217,150	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds (Phase 4)	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	55,000	\$ 55,000	100%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds (Phase 4)	-	20,000	-	-	-	-	20,000	-	N/A
Interest Expense									
Series 2015 Bonds (Phase 4)	-	79,178	-	-	-	-	79,178	157,256	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 154,178	\$ -	\$ -	\$ -	\$ -	154,178	\$ 212,256	N/A
Net Increase/ (Decrease) in Fund Balance	1,441	(58,987)	81,776	9,296	16,771	3,723	54,020	4,894	
Fund Balance - Beginning	346,002	347,443	288,456	370,232	379,528	396,299	346,002		
Fund Balance - Ending	\$ 347,443	\$ 288,456	\$ 370,232	\$ 379,528	\$ 396,299	\$ 400,022	400,022	\$ 4,894	

Flowway Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	2	3%
Sinking Fund	-	0	0	-	-	-	0	-	N/A
Reserve Account	0	1,888	0	0	0	0	1,889	345	548%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	6	220	3%
Special Assessment Revenue									
Special Assessments - On-Roll	2,329	151,169	134,472	15,039	27,131	6,022	336,162	350,060	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,330	\$ 153,058	\$ 134,472	\$ 15,040	\$ 27,133	\$ 6,023	338,057	\$ 350,627	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2016 Bonds (Phase 5)	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000	\$ 95,000	105%
Principal Debt Service - Early Redemptions									
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2016 Bonds (Phase 5)	-	123,074	-	-	-	-	123,074	247,763	50%
Operating Transfers Out (To Other Funds)	0	1,888	0	0	0	0	1,889	-	N/A
Total Expenditures and Other Uses:	\$ 0	\$ 224,962	\$ 0	\$ 0	\$ 0	\$ 0	224,963	\$ 342,763	N/A
Net Increase/ (Decrease) in Fund Balance	2,330	(71,904)	134,472	15,039	27,133	6,023	113,094	7,864	
Fund Balance - Beginning	434,323	436,653	364,749	499,221	514,261	541,393	434,323		
Fund Balance - Ending	\$ 436,653	\$ 364,749	\$ 499,221	\$ 514,261	\$ 541,393	\$ 547,417	547,417	\$ 7,864	

Flowway Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	-	N/A
Sinking Fund	-	0	0	-	-	-	0	-	N/A
Reserve Account	0	1,280	0	0	0	0	1,281	2,200	58%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	4	1,100	0%
Special Assessment Revenue									
Special Assessments - On-Roll	1,570	101,890	90,636	10,136	18,287	4,059	226,578	235,848	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,571	\$ 103,171	\$ 90,636	\$ 10,137	\$ 18,288	\$ 4,060	227,863	\$ 239,148	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	65,000	\$ 65,000	100%
Principal Debt Service - Early Redemptions									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2017 Bonds (Phase 6)	-	83,850	-	-	-	-	83,850	166,563	50%
Debt Service-Other Costs									
Operating Transfers Out (To Other Funds)	0	1,280	0	0	0	0	1,281	-	N/A
Total Expenditures and Other Uses:	\$ 0	\$ 150,130	\$ 0	\$ 0	\$ 0	\$ 0	150,131	\$ 231,563	N/A
Net Increase/ (Decrease) in Fund Balance	1,570	(46,959)	90,636	10,137	18,288	4,060	77,732	7,585	
Fund Balance - Beginning	282,164	283,735	236,776	327,412	337,549	355,837	282,164		
Fund Balance - Ending	\$ 283,735	\$ 236,776	\$ 327,412	\$ 337,549	\$ 355,837	\$ 359,896	359,896	\$ 7,585	

Flowway Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	-	N/A
Sinking Account	-	0	0	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	7	2,700	0%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	8	1,100	1%
Special Assessment Revenue									
Special Assessments - On-Roll	3,851	249,964	222,355	24,867	44,863	9,958	555,858	578,774	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Operating Transfers In (To Other Funds)	-	-	-	-	-	1,037,102	1,037,102	-	N/A
Total Revenue and Other Sources:	\$ 3,854	\$ 249,967	\$ 222,357	\$ 24,869	\$ 44,866	\$ 1,047,063	1,592,976	\$ 582,574	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	180,000	\$ 180,000	100%
Principal Debt Service - Early Redemptions									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	199,387	-	-	-	-	199,387	395,759	50%
Debt Service-Other Costs									
Operating Transfers Out (To Other Funds)	1	1	64	1	1	1	70	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 379,388	\$ 64	\$ 1	\$ 1	\$ 1	379,457	\$ 575,759	N/A
Net Increase/ (Decrease) in Fund Balance	3,853	(129,421)	222,293	24,868	44,865	1,047,062	1,213,519	6,815	
Fund Balance - Beginning	671,391	675,244	545,823	768,116	792,984	837,849	671,391		
Fund Balance - Ending	\$ 675,244	\$ 545,823	\$ 768,116	\$ 792,984	\$ 837,849	\$ 1,884,910	1,884,910	\$ 6,815	

**Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	0	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Proceeds								
Operating Transfers In (From Other Funds)	0	1,888	0	0	0	0	1,889	-
Total Revenue and Other Sources:	\$ 0	\$ 1,888	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,890	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -							
Net Increase/ (Decrease) in Fund Balance	0	1,888	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,890	-
Fund Balance - Beginning	18,059	18,059	\$ 19,947	\$ 19,948	\$ 19,948	\$ 19,948	18,059	-
Fund Balance - Ending	\$ 18,059	\$ 19,947	\$ 19,948	\$ -				

**Flowway Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	0	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Proceeds								
Operating Transfers In (From Other Funds)	0	1,280	0	0	0	0	1,281	-
Total Revenue and Other Sources:	\$ 0	\$ 1,280	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,281	\$ -
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding								
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								
Construction in Progress	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	\$ -
Underwriter's Discount								
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -							
Net Increase/ (Decrease) in Fund Balance	0	1,280	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,281	-
Fund Balance - Beginning	11,693	11,693	\$ 12,974	\$ 12,974	\$ 12,974	\$ 12,974	11,693	-
Fund Balance - Ending	\$ 11,693	\$ 12,974	\$ -					

Flowway Community Development District
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	4	4	4	4	4	6	28	-
Debt Proceeds								
Contributions from Private Sources								
Operating Transfers In (From Other Funds)	1	1	64	1	1	1	70	-
Total Revenue and Other Sources:	\$ 6	\$ 6	\$ 68	\$ 6	\$ 6	\$ 8	\$ 99	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,037,102	\$ 1,037,102	-
Total Expenditures and Other Uses:	\$ -	\$ 1,037,102	\$ 1,037,102	\$ -				
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 6	\$ 68	\$ 6	\$ 6	\$ (1,037,094)	\$ (1,037,003)	-
Fund Balance - Beginning	1,070,321	1,070,326	\$ 1,070,332	\$ 1,070,400	\$ 1,070,406	\$ 1,070,412	1,070,321	-
Fund Balance - Ending	\$ 1,070,326	\$ 1,070,332	\$ 1,070,400	\$ 1,070,406	\$ 1,070,412	\$ 33,317	\$ 33,317	\$ -

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2021

FISCAL YEAR 2021

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 37th Street
Fort Lauderdale, Florida 33308

**Flowway Community Development District
Balance Sheet
for the Period Ending April 30, 2021**

	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 Hatcher)	General Long Term Debt	(Memorandum Only)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 770,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770,460
Debt Service Fund												
Interest Account	-	207,063	85,488	77,547	121,374	82,713	196,372	-	-	-	-	770,555
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	257,378	-	-	-	-	1,497,459
Revenue	-	413,220	246,649	158,076	251,456	158,810	356,164	-	-	-	-	1,584,375
Prepayment Account	-	-	0	-	-	-	1,075,000	-	-	-	-	1,075,000
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	19,948	12,974	33,319	-	66,242
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	8,501	4,031	3,410	5,517	3,718	9,122	-	-	-	-	34,299
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	4,600,543	4,600,543
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,134,457	26,134,457
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 770,460	\$ 1,167,783	\$ 582,356	\$ 403,433	\$ 552,935	\$ 363,616	\$ 1,894,036	\$ 19,948	\$ 12,974	\$ 33,319	\$ 30,735,000	\$ 36,535,860

**Flowway Community Development District
Balance Sheet
for the Period Ending April 30, 2021**

	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 Hatcher)	General Long Term Debt		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	34,299	-	-	-	-	-	-	-	-	-	-	-	34,299
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	30,735,000	-	30,735,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ 34,299</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,735,000</u>	<u>\$ -</u>	<u>\$ 30,769,299</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2020 (Audited)	-	960,943	486,992	346,002	434,323	363,616	671,391	18,059	11,693	1,070,321	-	-	4,363,340
Results from Current Operations	-	206,840	95,363	57,431	118,612	-	1,222,645	1,890	1,281	(1,037,002)	-	-	667,061
Unassigned													
Beginning: October 1, 2020 (Audited)	366,305	-	-	-	-	-	-	-	-	-	-	-	366,305
Results from Current Operations	369,856	-	-	-	-	-	-	-	-	-	-	-	369,856
Total Fund Equity and Other Credits	<u>\$ 736,161</u>	<u>\$ 1,167,783</u>	<u>\$ 582,356</u>	<u>\$ 403,433</u>	<u>\$ 552,935</u>	<u>\$ 363,616</u>	<u>\$ 1,894,036</u>	<u>\$ 19,948</u>	<u>\$ 12,974</u>	<u>\$ 33,319</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,766,561</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 770,460</u>	<u>\$ 1,167,783</u>	<u>\$ 582,356</u>	<u>\$ 403,433</u>	<u>\$ 552,935</u>	<u>\$ 363,616</u>	<u>\$ 1,894,036</u>	<u>\$ 19,948</u>	<u>\$ 12,974</u>	<u>\$ 33,319</u>	<u>\$ 30,735,000</u>	<u>\$ -</u>	<u>\$ 36,535,860</u>

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 100,000	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	3,858	250,441	222,779	24,914	44,948	9,977	9,139	566,056	579,690	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources										
Miscellaneous Revenue	-	-	-	-	944	-	-	944	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,858	\$ 250,441	\$ 222,779	\$ 24,914	\$ 45,892	\$ 9,977	\$ 9,139	567,000	\$ 679,690	83%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	1,600	1,600	-	1,000	-	4,200	2,400	175%
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	4,400	13,800	18,200	4,400	414%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Arbitrage Rebate Services	600	-	-	-	1,000	500	-	2,100	3,000	70%
Other Contractual Services										
Recording and Transcription	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	1,166	-	-	315	630	252	2,363	3,500	68%
Trustee Services	-	-	-	7,159	4,327	-	8,654	20,139.39	25,450	79%
Dissemination Agent Services	5,500	-	-	-	-	-	-	5,500	5,500	100%
Property Appraiser Fees	9,966	-	-	-	-	-	-	9,966	16,000	62%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Bank Services	-	-	-	-	-	-	-	-	400	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services										
Postage, Freight & Messenger	19	-	30	7	222	75	-	353	600	59%
Rentals & Leases										
Meeting Room Rental	-	-	200	-	-	-	-	200	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	-	100	2,000	5%
Insurance	6,503	-	-	-	-	-	-	6,503	6,300	103%
Printing & Binding	-	-	152	-	-	295	-	447	750	60%
Office Supplies	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	2,135	-	613	683	7,503	2,152	2,671	15,756	10,000	158%
Boundary Expansion	-	-	-	-	-	-	-	-	-	N/A
SFWMD - Permit Objection	-	-	185	-	5,615	-	-	5,800	-	N/A
Special Counsel - Litigation	-	-	-	-	14,720	6,492	25,056	46,268	100,000	46%
Other General Government Services										
Engineering Services - General Fund	150	-	-	1,468	-	-	14,226	15,844	5,000	317%
Miscellaneous Services	-	613	-	-	-	-	-	612.50	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	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	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	1,000	0%

Unaudited

Prepared by:
JPWARD and Associates, LLC

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance										
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	1,522	0%
Internal Preserves	-	-	-	-	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	-	-	-	-	-	-	64,560	0%
Northern Preserve Area 2	-	-	-	-	-	-	-	-	113,120	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	2,500	0%
No Trespassing Signs	-	-	-	618	-	-	-	618	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance										
Professional Services										
Asset Management	-	-	-	-	-	-	-	-	15,000	0%
Repairs & Maintenance										
Aquatic Weed Control	-	-	-	-	-	-	-	-	35,000	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	-	-	5,000	0%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	1,600	0%
Landscaping Services										
Professional Services										
Asset Management	-	-	-	-	-	-	-	-	5,000	0%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Utility Services										
Electric	-	-	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	-	-	3,000	0%
Repairs & Maintenance										
Public Area Landscaping	-	-	-	-	-	-	-	-	30,000	0%
Irrigation System	-	-	-	-	-	-	-	-	25,000	0%
Well System	-	-	-	-	-	-	-	-	10,000	0%
Plant Replacement	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies										
Mulch	-	-	-	-	-	-	-	-	5,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	N/A
Reserves for Future Operations										
Future Operations/Restorations	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	31,098	7,829	8,780	17,533	39,701	21,543	70,660	197,144	679,690	29%
Total Expenditures and Other Uses:	\$ 31,098	\$ 7,829	\$ 8,780	\$ 17,533	\$ 39,701	\$ 21,543	\$ 70,660	\$ 197,144	\$ 679,690	29%
Net Increase/ (Decrease) in Fund Balance	(27,240)	242,612	213,998	7,381	6,191	(11,566)	(61,520)	369,856	-	
Fund Balance - Beginning	366,305	339,065	581,677	795,675	803,056	809,247	797,681	366,305	-	
Fund Balance - Ending	\$ 339,065	\$ 581,677	\$ 795,675	\$ 803,056	\$ 809,247	\$ 797,681	\$ 736,161	736,161	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income										
Interest Account	-	0	0	-	-	-	-	0	8	1%
Sinking Fund	-	0	0	-	-	-	-	0	-	N/A
Reserve Account	1	5,830	0	0	0	0	0	5,833	1,600	365%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	2	12	975	1%
Special Assessment Revenue										
Special Assessments - On-Roll	3,589	232,943	207,214	23,174	41,808	9,280	8,501	526,508	539,344	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,591	\$ 238,774	\$ 207,215	\$ 23,176	\$ 41,811	\$ 9,282	\$ 8,504	532,353	\$ 541,927	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2013 Bonds	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -	115,000	\$ 115,000	100%
Principal Debt Service - Early Redemptions										
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2013 Bonds	-	210,513	-	-	-	-	-	210,513	417,575	50%
Operating Transfers Out (To Other Funds)										
	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 325,513	\$ -	325,513	\$ 532,575	N/A				
Net Increase/ (Decrease) in Fund Balance	3,591	(86,738)	207,215	23,176	41,811	9,282	8,504	206,840	9,352	
Fund Balance - Beginning	960,943	964,535	877,797	1,085,011	1,108,187	1,149,997	1,159,280	960,943		
Fund Balance - Ending	\$ 964,535	\$ 877,797	\$ 1,085,011	\$ 1,108,187	\$ 1,149,997	\$ 1,159,280	\$ 1,167,783	1,167,783	\$ 9,352	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income										
Interest Account	-	0	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	0	-	-	-	-	0	-	N/A
Reserve Account	0	2,663	0	0	0	0	0	2,664	550	484%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	7	300	2%
Special Assessment Revenue										
Special Assessments - On-Roll	1,702	110,460	98,260	10,989	19,825	4,400	4,031	249,667	255,873	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In										
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,703	\$ 113,124	\$ 98,260	\$ 10,990	\$ 19,827	\$ 4,402	\$ 4,033	252,338	\$ 256,723	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2015 Bonds (Phase 3)	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions										
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2015 Bonds (Phase 3)	-	86,975	-	-	-	-	-	86,975	172,463	50%
Operating Transfers Out (To Other Funds)										
Total Expenditures and Other Uses:	\$ -	\$ 156,975	\$ -	156,975	\$ 242,463	N/A				
Net Increase/ (Decrease) in Fund Balance	1,703	(43,851)	98,260	10,990	19,827	4,402	4,033	95,363	14,260	
Fund Balance - Beginning	486,992	488,695	444,844	543,105	554,095	573,921	578,323	486,992	-	
Fund Balance - Ending	\$ 488,695	\$ 444,844	\$ 543,105	\$ 554,095	\$ 573,921	\$ 578,323	\$ 582,356	582,356	\$ 14,260	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income										
Interest Account	-	0	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	0	-	-	-	-	0	-	N/A
Reserve Account	0	1,751	0	0	0	0	0	1,752	500	350%
Prepayment Account	0	0	-	-	-	-	-	0	-	N/A
Revenue Account	1	1	0	0	1	1	1	4	400	1%
General Redemption Account	0	0	0	0	0	0	0	0	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	1,440	93,439	81,776	9,296	16,770	3,722	3,410	209,852	216,250	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)										
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,441	\$ 95,191	\$ 81,776	\$ 9,296	\$ 16,771	\$ 3,723	\$ 3,411	211,609	\$ 217,150	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2015 Bonds (Phase 4)	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	55,000	\$ 55,000	100%
Principal Debt Service - Early Redemptions										
Series 2015 Bonds (Phase 4)	-	20,000	-	-	-	-	-	20,000	-	N/A
Interest Expense										
Series 2015 Bonds (Phase 4)	-	79,178	-	-	-	-	-	79,178	157,256	50%
Operating Transfers Out (To Other Funds)										
Total Expenditures and Other Uses:	\$ -	\$ 154,178	\$ -	154,178	\$ 212,256	N/A				
Net Increase/ (Decrease) in Fund Balance	1,441	(58,987)	81,776	9,296	16,771	3,723	3,411	57,431	4,894	
Fund Balance - Beginning	346,002	347,443	288,456	370,232	379,528	396,299	400,022	346,002		
Fund Balance - Ending	\$ 347,443	\$ 288,456	\$ 370,232	\$ 379,528	\$ 396,299	\$ 400,022	\$ 403,433	403,433	\$ 4,894	

Flowway Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income										
Interest Account	-	0	0	-	-	-	-	0	2	3%
Sinking Fund	-	0	0	-	-	-	-	0	-	N/A
Reserve Account	0	1,888	0	0	0	0	0	1,889	345	548%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	7	220	3%
Special Assessment Revenue										
Special Assessments - On-Roll	2,329	151,169	134,472	15,039	27,131	6,022	5,517	341,679	350,060	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,330	\$ 153,058	\$ 134,472	\$ 15,040	\$ 27,133	\$ 6,023	\$ 5,518	343,575	\$ 350,627	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2016 Bonds (Phase 5)	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	100,000	\$ 95,000	105%
Principal Debt Service - Early Redemptions										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2016 Bonds (Phase 5)	-	123,074	-	-	-	-	-	123,074	247,763	50%
Operating Transfers Out (To Other Funds)										
	0	1,888	0	0	0	0	0	1,889	-	N/A
Total Expenditures and Other Uses:	\$ 0	\$ 224,962	\$ 0	224,963	\$ 342,763	N/A				
Net Increase/ (Decrease) in Fund Balance	2,330	(71,904)	134,472	15,039	27,133	6,023	5,518	118,612	7,864	
Fund Balance - Beginning	434,323	436,653	364,749	499,221	514,261	541,393	547,417	434,323		
Fund Balance - Ending	\$ 436,653	\$ 364,749	\$ 499,221	\$ 514,261	\$ 541,393	\$ 547,417	\$ 552,935	552,935	\$ 7,864	

Flowway Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income										
Interest Account	-	0	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	0	-	-	-	-	0	-	N/A
Reserve Account	0	1,280	0	0	0	0	0	1,281	2,200	58%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	4	1,100	0%
Special Assessment Revenue										
Special Assessments - On-Roll	1,570	101,890	90,636	10,136	18,287	4,059	3,718	230,297	235,848	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,571	\$ 103,171	\$ 90,636	\$ 10,137	\$ 18,288	\$ 4,060	\$ 3,719	231,582	\$ 239,148	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2017 Bonds (Phase 6)	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	65,000	\$ 65,000	100%
Principal Debt Service - Early Redemptions										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2017 Bonds (Phase 6)	-	83,850	-	-	-	-	-	83,850	166,563	50%
Debt Service-Other Costs										
Operating Transfers Out (To Other Funds)	0	1,280	0	0	0	0	0	1,281	-	N/A
Total Expenditures and Other Uses:	\$ 0	\$ 150,130	\$ 0	150,131	\$ 231,563	N/A				
Net Increase/ (Decrease) in Fund Balance	1,570	(46,959)	90,636	10,137	18,288	4,060	3,719	81,451	7,585	
Fund Balance - Beginning	282,164	283,735	236,776	327,412	337,549	355,837	359,896	282,164		
Fund Balance - Ending	\$ 283,735	\$ 236,776	\$ 327,412	\$ 337,549	\$ 355,837	\$ 359,896	\$ 363,616	363,616	\$ 7,585	

Flowway Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income										
Interest Account	-	0	0	-	-	-	-	0	-	N/A
Sinking Account	-	0	0	-	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	8	2,700	0%
Prepayment Account	-	-	-	-	-	-	2	2	-	N/A
Revenue Account	2	2	0	1	2	2	2	10	1,100	1%
Special Assessment Revenue										
Special Assessments - On-Roll	3,851	249,964	222,355	24,867	44,863	9,958	9,122	564,980	578,774	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Operating Transfers In (To Other Funds)	-	-	-	-	-	1,037,102	-	1,037,102	-	N/A
Total Revenue and Other Sources:	\$ 3,854	\$ 249,967	\$ 222,357	\$ 24,869	\$ 44,866	\$ 1,047,063	\$ 9,127	1,602,103	\$ 582,574	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2019 Bonds (Phase 7,8,Hatcher)	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	180,000	\$ 180,000	100%
Principal Debt Service - Early Redemptions										
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2019 Bonds (Phase 7,8,Hatcher)	-	199,387	-	-	-	-	-	199,387	395,759	50%
Debt Service-Other Costs										
Operating Transfers Out (To Other Funds)	1	1	64	1	1	1	1	71	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 379,388	\$ 64	\$ 1	\$ 1	\$ 1	\$ 1	379,458	\$ 575,759	N/A
Net Increase/ (Decrease) in Fund Balance	3,853	(129,421)	222,293	24,868	44,865	1,047,062	9,126	1,222,645	6,815	
Fund Balance - Beginning	671,391	675,244	545,823	768,116	792,984	837,849	1,884,910	671,391		
Fund Balance - Ending	\$ 675,244	\$ 545,823	\$ 768,116	\$ 792,984	\$ 837,849	\$ 1,884,910	\$ 1,894,036	1,894,036	\$ 6,815	

**Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Debt Proceeds								\$ -	-
Operating Transfers In (From Other Funds)	0	1,888	0	0	0	0	0	1,889	-
Total Revenue and Other Sources:	\$ 0	\$ 1,888	\$ 0	\$ 1,890	\$ -				
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -								
Net Increase/ (Decrease) in Fund Balance	0	1,888	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,890	-
Fund Balance - Beginning	18,059	18,059	\$ 19,947	\$ 19,948	\$ 19,948	\$ 19,948	\$ 19,948	18,059	-
Fund Balance - Ending	\$ 18,059	\$ 19,947	\$ 19,948	\$ -					

**Flowway Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income									
Construction Account	0	0	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Debt Proceeds									
Operating Transfers In (From Other Funds)	0	1,280	0	0	0	0	0	1,281	-
Total Revenue and Other Sources:	\$ 0	\$ 1,280	\$ 0	\$ 1,281	\$ -				
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding									
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									
Construction in Progress	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount									
Underwriter's Discount	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -								
Net Increase/ (Decrease) in Fund Balance	0	1,280	0	0	0	0	0	1,281	-
Fund Balance - Beginning	11,693	11,693	12,974	12,974	12,974	12,974	12,974	11,693	-
Fund Balance - Ending	\$ 11,693	\$ 12,974	\$ -						

Flowway Community Development District
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income									
Construction Account	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	4	4	4	4	4	6	-	28	-
Debt Proceeds									
Contributions from Private Sources									
Operating Transfers In (From Other Funds)	1	1	64	1	1	1	1	71	-
Total Revenue and Other Sources:	\$ 6	\$ 6	\$ 68	\$ 6	\$ 6	\$ 8	\$ 1	\$ 100	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,037,102	\$ -	\$ 1,037,102	-
Total Expenditures and Other Uses:	\$ -	\$ 1,037,102	\$ -	\$ 1,037,102	\$ -				
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 6	\$ 68	\$ 6	\$ 6	\$ (1,037,094)	\$ 1	\$ (1,037,002)	-
Fund Balance - Beginning	1,070,321	1,070,326	\$ 1,070,332	\$ 1,070,400	\$ 1,070,406	\$ 1,070,412	\$ 33,317	1,070,321	-
Fund Balance - Ending	\$ 1,070,326	\$ 1,070,332	\$ 1,070,400	\$ 1,070,406	\$ 1,070,412	\$ 33,317	\$ 33,319	\$ 33,319	\$ -