

Flow Way
Community Development District

Quarterly Continuing Disclosure Report
Period Ending March 31, 2015



JPWard and Associates, LLC

2041 NE 6TH TERRACE
WILTON MANORS,
FLORIDA 33305

The Developer's Information has been provided the Taylor Morrison of Esplanade, LLC. It should be noted that the recently platted 90' lots are all owned by Stock Development and the information provided for those 90' product has been provided by Stock Development

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

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

JPWard and Associates, LLC

2041 Northeast 6th Terrace
Wilton Manors, Florida 33305

Attention: James P. Ward

Phone: (954) 658-4900

E-Mail: Ward9490@comcast.net



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

Fiscal Year 2015 - October 1, 2014 through September 30, 2015			
	ANNUAL INFORMATION	QUARTER 1 December 31st	QUARTER 2 March 31st
SPECIAL ASSESSMENT BOND OVERVIEW			
Par Amount of Bonds Outstanding	N/A	\$ 7,050,000.00	\$ 7,050,000.00
Combined Trust Estate Assets			
Revenue Account	N/A	\$ 6,799.06	\$ 215,191.56
Reserve Account	N/A	\$ 539,052.29	\$ 539,009.21
Prepayment Account	N/A	\$ -	\$ -
Construction Account	N/A	\$ 47,082.99	\$ 44,311.82
Capitalized Interest Account	N/A	\$ 26.77	\$ 26.77
Costs of Issuance Account *	N/A	\$ -	\$ -
Total:	N/A	\$ 592,961.11	\$ 798,539.36
* Balance remaining in Costs of Issuance was transferred to Construction, pursuant to Indenture.			
Funds Required for Upcoming Distribution:			
Principal Due: 05/01/2015	N/A	\$ -	\$ -
Interest Due: 11/01/2014	N/A	\$ 225,062.50	\$ 225,062.50
Total:	N/A	\$ 225,062.50	\$ 225,062.50
Special Assessments:			
Gross Amount Levied		\$ 225,019.00	\$ 225,019.00
Net Amount Levied: (Net of Discounts/Collection Costs)		\$ 225,019.00	\$ 225,019.00
Net Amount Collected:		\$ -	\$ 215,191.52
Delinquencies over 150 Days or more than 10% of Assessments due:		N/A	N/A
Tax Certificates (If available)			
Certificates Sold:		N/A	N/A
Certificates Available for Sale:		N/A	N/A
Materially Adverse Changes or determinations to permits/approvals which necessitate changes to the land use plan:		None	None

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SPECIAL ASSESSMENT BOND OVERVIEW			
STATUS OF PROPERTY PLANNED TO SECURE THE DEBT (Information provided by Taylor Morrison of Esplanade)			
Total Number of Lots subject to Special Assessments	322	322	322
Total Number of Lots fully developed subject to the Special Assessments	N/A	266	316
Total Number of Lots Platted subject to the Special Assessments	N/A	226	316
Total Number of Lots owned in the Development by the Primary Developer	N/A	312	264
Changes in the Number of Lots planned (See Note 1)	N/A	0	(6)
Total Number of Lots under contract with a homebuilder	N/A	0	0
Total number of lots in the Development owned by a homebuilder	N/A	0	7
Total Number of units under contract and construction	N/A	52	31
Total number of units under construction but not under contract	N/A	31	25
Total number of units under contract but not under construction:	N/A	9	18
Total number of unit occupied (sold and closed)	N/A	32	45
Estimated date of build out of residential units:	N/A		August 1, 2017
SINGLE FAMILY DEVELOPMENT STATUS			
Single Family - 52' Lots			
Total number of single family homes planned:	69	69	69
Total number of units under contract and construction:	N/A	21	11
Total number of units under construction but not under contract:	N/A	7	6
Total number of units under contract but not under construction:	N/A	5	2
Total number of units occupied (sold and closed)	N/A	16	19
Single Family - 57' Lots			
Total number of single family homes planned:	41	41	0
Total number of units under contract and construction:	N/A	0	0
Total number of units under construction but not under contract:	N/A	1	0
Total number of units under contract but not under construction:	N/A	0	0
Total number of units occupied (sold and closed)	N/A	0	0
Single Family - 62' Lots			
Total number of single family homes planned: (See Note 2)	54	54	82
Total number of units under contract and construction:	N/A	19	10
Total number of units under construction but not under contract:	N/A	5	4
Total number of units under contract but not under construction:	N/A	3	9
Total number of units occupied (sold and closed)	N/A	10	18
Single Family - 76' Lots			
Total number of single family homes planned:	62	62	62
Total number of units under contract and construction:	N/A	10	5
Total number of units under construction but not under contract:	N/A	4	4
Total number of units under contract but not under construction:	N/A	1	4
Total number of units occupied (sold and closed)	N/A	6	8
Single Family - 90' Lots (Owned by Stock Development)			
Total number of single family homes planned:	7	0	7
Total number of units under contract and construction:	N/A	0	0
Total number of units under construction but not under contract:	N/A	0	0
Total number of units under contract but not under construction:	N/A	0	0
Total number of units occupied (sold and closed)	N/A	0	0
MULTI FAMILY DEVELOPMENT STATUS			
Total number of single family homes planned:	96	96	96
Total number of units under contract and construction:	N/A	2	5
Total number of units under construction but not under contract:	N/A	14	11
Total number of units under contract but not under construction:	N/A	0	3
Total number of units occupied (sold and closed)	N/A	0	0

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

Note 1 - 03/31/2015 Reporting Period

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

Note 2 - 03/31/2015 Reporting Period

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

Note 3 - 03/31/2015 Reporting Period

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