
Flow Way Community Development District

Financial Statements

January 31, 2017



Prepared by:

JPWARD AND ASSOCIATES LLC

2041 NORTHEAST 6TH TERRACE

WILTON MANORS, FLORIDA 33305

Flow Way Community Development District

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JPWard & Associates, LLC
2041 NE 6th Terrace
Fort Lauderdale, Florida 33305

**Flowway Community Development District
Balance Sheet
for the Period Ending January 31, 2017**

	Governmental Funds									Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund			Account Groups			
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	General Long Term Debt	
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 63,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,211
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	264,494	161,930	174,604	-	-	-	-	1,140,028
Revenue	-	354,304	168,809	129,019	-	-	-	-	-	652,131
Prepayment Account	-	-	17,500	-	-	-	-	-	-	17,500
Construction	-	-	-	-	-	276	2,001	898,861	-	901,139
Cost of Issuance	-	-	-	-	-	0	-	13,101	-	13,101
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments										
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	893,304	893,304
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	10,021,696	10,021,696
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 63,211	\$ 893,304	\$ 450,803	\$ 290,948	\$ 174,604	\$ 276	\$ 2,001	\$ 911,963	\$ 10,915,000	\$ 13,702,110

**Flowway Community Development District
Balance Sheet
for the Period Ending January 31, 2017**

	Governmental Funds									Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund			Account Groups			
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	General Long Term Debt	
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	0	-	-	-	-	111	81	-	-	192
Capital Projects Fund(s)	-	-	-	-	-	22	-	-	-	22
Bonds Payable										
Current Portion	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	10,915,000	10,915,000
Total Liabilities	<u>\$ 0</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 132</u>	<u>\$ 81</u>	<u>\$ -</u>	<u>\$ 10,915,000</u>	<u>\$ 10,915,213</u>
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-
Fund Balance										
Restricted										
Beginning: October 1, 2016 (Unaudited)	-	885,745	441,624	244,326	-	144	1,920	-	-	1,573,759
Results from Current Operations	-	-	-	-	-	-	-	-	-	-
Unassigned										
Beginning: October 1, 2016 (Unaudited)	38,274	-	-	-	-	-	-	-	-	38,274
Results from Current Operations	24,937	7,559	9,179	46,622	174,604	0	0	911,963	-	1,174,865
Total Fund Equity and Other Credits	<u>\$ 63,211</u>	<u>\$ 893,304</u>	<u>\$ 450,803</u>	<u>\$ 290,948</u>	<u>\$ 174,604</u>	<u>\$ 144</u>	<u>\$ 1,920</u>	<u>\$ 911,963</u>	<u>\$ -</u>	<u>\$ 2,786,897</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 63,211</u>	<u>\$ 893,304</u>	<u>\$ 450,803</u>	<u>\$ 290,948</u>	<u>\$ 174,604</u>	<u>\$ 276</u>	<u>\$ 2,001</u>	<u>\$ 911,963</u>	<u>\$ 10,915,000</u>	<u>\$ 13,702,111</u>

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-		
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	1,161	-	53,585	31,851	86,597	144,075	60%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Contributions Private Sources	1,500				1,500		N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,661	\$ -	\$ 53,585	\$ 31,851	88,097	\$ 144,075	61%
Expenditures and Other Uses							
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,100	0%
Accounting Services	1,000	1,000	1,000	1,000	4,000	16,000	25%
Assessment Roll Services	667	667	667	667	2,667	16,000	17%
Arbitrage Rebate Services	-	-	-	-	-	1,500	0%
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	1,070	-	943	-	2,012	2,000	101%
Trustee Services	-	-	-	-	-	8,600	0%
Dissemination Agent Services	667	667	667	5,667	7,667	15,000	51%
Property Appraiser Fees	-	-	-	15,063	15,063	5,000	301%
Bank Services	21	23	25	-	69	300	23%
Travel and Per Diem	-	-	-	-	-	-	N/A

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services							
Postage, Freight & Messenger	40	-	6	-	47	500	9%
Computer Services - Website Development	-	-	-	-	-	2,400	0%
Insurance	6,042	-	-	-	6,042	6,000	101%
Printing & Binding	-	343	-	-	343	500	69%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	8,710	-	8,710	20,000	44%
Legal - Series 2013 Bonds	-	-	748	-	748	-	N/A
Legal - Series 2015(Phase 3)	-	-	-	-	-	-	N/A
Legal - Series 2015(Phase 4)	-	-	-	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	-	2,285	2,285	-	N/A
Other General Government Services							
Engineering Services - General Fund	-	-	-	-	-	1,000	0%
Contingencies	-	-	-	-	-	5,000	0%
Other Current Charges	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	N/A
Sub-Total:	13,015	6,033	16,098	28,015	63,160	144,075	44%
 Total Expenditures and Other Uses:	 \$ 13,015	 \$ 6,033	 \$ 16,098	 \$ 28,015	 \$ 63,160	 \$ 144,075	 44%
 Net Increase/ (Decrease) in Fund Balance	 (10,354)	 (6,033)	 37,487	 3,836	 24,937	 -	
Fund Balance - Beginning	38,274	27,920	21,887	59,375	38,274	-	
Fund Balance - Ending	\$ 27,920	\$ 21,887	\$ 59,375	\$ 63,211	63,211	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Reserve Account	44	46	44	46	180	40	449%
Prepayment Account	-	-	-	-	-	8	0%
Revenue Account	28	29	3	3	64	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	4,288	-	240,515	75,025	319,828	532,277	60%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,361	\$ 75	\$ 240,562	\$ 75,074	320,071	\$ 532,325	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2013 Bonds	\$ -	\$ 90,000	\$ -	\$ -	90,000	\$ 90,000	100%
Principal Debt Service - Early Redemptions							
Series 2013 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2013 Bonds	-	222,513	-	-	222,513	442,325	50%
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 312,513	\$ -	\$ -	312,513	\$ 532,325	N/A
Net Increase/ (Decrease) in Fund Balance	4,361	(312,437)	240,562	75,074	7,559	-	
Fund Balance - Beginning	885,745	890,106	577,668	818,230	885,745		
Fund Balance - Ending	\$ 890,106	\$ 577,668	\$ 818,230	\$ 893,304	893,304	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Reserve Account	22	22	22	22	88	-	N/A
Prepayment Account	-	-	-	0	0	-	N/A
Revenue Account	15	15	1	1	32	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	2,096	-	117,553	36,669	156,317	260,063	60%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	17,500	-	17,500	-	N/A
Debt Proceeds							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,132	\$ 37	\$ 135,075	\$ 36,692	173,937	\$ 260,063	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 3)	\$ -	\$ 65,000	\$ -	\$ -	65,000	\$ 65,000	N/A
Principal Debt Service - Early Redemptions							
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds (Phase 3)	-	99,603	-	-	99,603	195,063	51%
Operating Transfers Out (To Other Funds)							
	88	22	22	22	155	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 164,626	\$ 22	\$ 22	164,758	\$ 260,063	N/A
Net Increase/ (Decrease) in Fund Balance	2,132	(164,588)	135,054	36,670	9,179	-	
Fund Balance - Beginning	441,624	443,756	279,168	414,221	441,624	-	
Fund Balance - Ending	\$ 443,756	\$ 279,168	\$ 414,221	\$ 450,891	450,803	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	7	7	-	-	14	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	13	14	13	14	54	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	0	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	1,729	-	96,955	30,243	128,927	214,556	60%
Special Assessments - Off-Roll	-	-	-	-	-	50,000	0%
Debt Proceeds							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,749	\$ 21	\$ 96,968	\$ 30,257	128,995	\$ 264,556	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds (Phase 4)	\$ -	\$ -	\$ -	\$ -	-	\$ 50,000	N/A
Principal Debt Service - Early Redemptions							
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds (Phase 4)	-	82,278	-	-	82,278	164,556	50%
Operating Transfers Out (To Other Funds)							
	54	14	13	14	95	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 82,292	\$ 13	\$ 14	82,373	\$ 214,556	N/A
Net Increase/ (Decrease) in Fund Balance	1,749	(82,271)	96,955	30,244	46,622	50,000	
Fund Balance - Beginning	244,326	246,075	163,804	260,759	244,326		
Fund Balance - Ending	\$ 246,075	\$ 163,804	\$ 260,759	\$ 291,002	290,948	\$ 50,000	

Prepared by:
JPWARD and Associates, LLC

Flowway Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	N/A
Reserve Account	-	1	15	16	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Debt Proceeds	174,589	-	-	174,589	-	N/A
Total Revenue and Other Sources:	\$ 174,589	\$ 1	\$ 15	174,604	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2016 Bonds (Phase 5)	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	N/A
Interest Expense						
Series 2016 Bonds (Phase 5)	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	174,589	1	15	174,604	-	
Fund Balance - Beginning	-	174,589	174,590	-	-	
Fund Balance - Ending	\$ 174,589	\$ 174,590	\$ 174,604	174,604	\$ -	

Prepared by:
JPWARD and Associates, LLC

**Flowway Community Development District
 Capital Project Fund - Series 2015 (Phase 3)
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through January 31, 2017**

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	0	0	0	0	-
Cost of Issuance	-	-	-	-	-
Debt Proceeds					
Operating Transfers In (From Other Funds)	-	-	-	-	-
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	0	\$ -
Expenditures and Other Uses					
Capital Outlay					
Construction in Progress	-	-	-	-	-
Cost of Issuance					
Series 2015 Bonds (Phase 3)	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	-	\$ -
Net Increase/ (Decrease) in Fund Balance	0	0	0	0	-
Fund Balance - Beginning	144	144	144	144	-
Fund Balance - Ending	\$ 144	\$ 144	\$ 144	\$ 144	\$ -

**Flowway Community Development District
Capital Project Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017**

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	0	0	0	0	-
Cost of Issuance	-	-	-	-	-
Debt Proceeds	-	-	\$ -	\$ -	-
Operating Transfers In (From Other Funds)	-	-	-	-	-
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	-	-	\$ -	\$ -	\$ -
Other Contractual Services					
Trustee Services	-	-	\$ -	\$ -	\$ -
Printing & Binding	-	-	\$ -	\$ -	\$ -
Legal Services					
Legal - Series 2015 Bonds (Phase 4)	-	-	\$ -	\$ -	-
Other General Government Services					
Engineering Services - Capital Projects Fund	-	-	\$ -	\$ -	\$ -
Capital Outlay					
Construction in Progress					
Cost of Issuance					
Series 201 Bonds (Phase 3)	-	-	-	-	\$ -
Underwriter's Discount	-	-	\$ -	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	0	\$ 0	\$ 0	-
Fund Balance - Beginning	1,920	1,920	\$ 1,920	1,920	-
Fund Balance - Ending	\$ 1,920	\$ 1,920	\$ 1,920	\$ 1,920	\$ -

Prepared by:

JPWARD and Associates, LLC

**Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017**

Description	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	-	5	76	81	-
Cost of Issuance	-	0	1	1	-
Debt Proceeds	5,141,911	\$ -	-	\$ 5,141,911	-
Operating Transfers In (From Other Funds)	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5,141,911	\$ 5	\$ 77	\$ 5,141,994	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	45,000	\$ -	-	\$ 45,000	\$ -
Other Contractual Services					
Trustee Services	5,350	\$ -	-	\$ 5,350	\$ -
Printing & Binding	1,250	\$ -	-	\$ 1,250	\$ -
Legal Services					
Legal - Series 2016 Bonds (Phase 5)	118,250	\$ -	-	\$ 118,250	-
Other General Government Services					
Engineering Services - Capital Projects Fund	4,060,181	\$ -	-	\$ 4,060,181	\$ -
Capital Outlay					
Construction in Progress					
Cost of Issuance					
Series 2016 Bonds (Phase 5)	-	-	-	-	\$ -
Underwriter's Discount					
Underwriter's Discount	-	\$ -	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 4,230,031	\$ -
Net Increase/ (Decrease) in Fund Balance	5,141,911	\$ 5	\$ 77	\$ 911,963	-
Fund Balance - Beginning	-	\$ 5,141,911	\$ 5,141,916	-	-
Fund Balance - Ending	\$ 5,141,911	\$ 5,141,916	\$ 5,141,994	\$ 911,963	\$ -

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JPWARD and Associates, LLC