
Flow Way Community Development District

Financial Statements

February 28, 2017



Prepared by:

JPWARD AND ASSOCIATES LLC

2041 NORTHEAST 6TH TERRACE

WILTON MANORS, FLORIDA 33305

Flow Way Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>5</i>
<i>Series 2015 Bonds (Phase 3)</i>	<i>6</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>7</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>8</i>
<i>Capital Project Fund</i>	
<i>Series 2015 Bonds (Phase 3)</i>	<i>9</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>10</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>11</i>

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

**Flowway Community Development District
Balance Sheet
for the Period Ending February 28, 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	\$ 97,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,266
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	264,494	161,930	174,626	-	-	-	-	1,140,050
Revenue	-	354,402	168,826	129,032	-	-	-	-	-	652,260
Prepayment Account	-	-	35,002	-	-	-	-	-	-	35,002
Construction	-	-	-	-	-	332	2,035	898,973	-	901,340
Cost of Issuance	-	-	-	-	-	0	-	13,103	-	13,103
Due from Other Funds										
General Fund	-	22,757	11,123	9,174	-	-	-	-	-	43,054
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments										
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	916,159	916,159
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	9,998,841	9,998,841
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 97,266	\$ 916,159	\$ 479,445	\$ 300,135	\$ 174,626	\$ 332	\$ 2,035	\$ 912,076	\$ 10,915,000	\$ 13,797,075

**Flowway Community Development District
Balance Sheet
for the Period Ending February 28, 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)	43,054	-	-	-	-	45	-	-	-	43,099
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	10,915,000	10,915,000
Total Liabilities	\$ 43,054	\$ -	\$ -	\$ -	\$ -	\$ 45	\$ -	\$ -	\$ 10,915,000	\$ 10,958,099
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	15,938	30,414	37,822	\$ 55,809	\$ 174,626	143	116	912,076	-	1,226,944
Total Fund Equity and Other Credits	\$ 54,212	\$ 916,159	\$ 479,445	\$ 300,135	\$ 174,626	\$ 287	\$ 2,035	\$ 912,076	\$ -	\$ 2,838,977
Total Liabilities, Fund Equity and Other Credits	\$ 97,266	\$ 916,159	\$ 479,445	\$ 300,135	\$ 174,626	\$ 332	\$ 2,035	\$ 912,076	\$ 10,915,000	\$ 13,797,076

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017**

Description	October	November	December	January	February	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	6,162	92,759	144,075	64%
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	\$ 6,162	94,259	\$ 144,075	65%
Expenditures and Other Uses								
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,100	0%
Accounting Services	1,000	1,000	1,000	1,000	1,000	5,000	16,000	31%
Assessment Roll Services	667	667	667	667	667	3,333	16,000	21%
Arbitrage Rebate Services	-	-	-	-	-	-	1,500	0%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	1,070	-	943	-	4,207	6,219	2,000	311%
Trustee Services	-	-	-	-	4,327	4,326.88	8,600	50%
Dissemination Agent Services	667	667	667	5,667	667	8,333	15,000	56%
Property Appraiser Fees	-	-	-	15,063	-	15,063	5,000	301%
Bank Services	21	23	25	-	11	80	300	27%
Travel and Per Diem	-	-	-	-	-	-	-	N/A

**Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services								
Postage, Freight & Messenger	40	-	6	-	121	168	500	34%
Computer Services - Website Development	-	-	-	-	-	-	2,400	0%
Insurance	6,042	-	-	-	-	6,042	6,000	101%
Printing & Binding	-	343	-	-	97	440	500	88%
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	731	3,016	-	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	15,161	78,320	144,075	54%
Total Expenditures and Other Uses:	\$ 13,015	\$ 6,033	\$ 16,098	\$ 28,015	\$ 15,161	\$ 78,320	\$ 144,075	54%
Net Increase/ (Decrease) in Fund Balance	(10,354)	(6,033)	37,487	3,836	(8,999)	15,938	-	
Fund Balance - Beginning	38,274	27,920	21,887	59,375	63,211	38,274	-	
Fund Balance - Ending	\$ 27,920	\$ 21,887	\$ 59,375	\$ 63,211	\$ 54,212	54,212	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017

Description	October	November	December	January	February	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	67	247	40	617%
Prepayment Account	-	-	-	-	-	-	8	0%
Revenue Account	28	29	3	3	31	95	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	4,288	-	240,515	75,025	22,757	342,585	532,277	64%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,361	\$ 75	\$ 240,562	\$ 75,074	\$ 22,856	342,927	\$ 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	22,856	30,414	-	
Fund Balance - Beginning	885,745	890,106	577,668	818,230	893,304	885,745		
Fund Balance - Ending	\$ 890,106	\$ 577,668	\$ 818,230	\$ 893,304	\$ 916,159	916,159	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017

Description	October	November	December	January	February	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	33	121	-	N/A
Prepayment Account	-	-	-	0	2	2	-	N/A
Revenue Account	15	15	1	1	17	49	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2,096	-	117,553	36,669	11,123	167,440	260,063	64%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	17,500	-	17,500	35,000	-	N/A
Debt Proceeds								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,132	\$ 37	\$ 135,075	\$ 36,692	\$ 28,675	202,612	\$ 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	33	188	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 164,626	\$ 22	\$ 22	\$ 33	164,791	\$ 260,063	N/A
Net Increase/ (Decrease) in Fund Balance	2,132	(164,588)	135,054	36,670	28,642	37,822	-	
Fund Balance - Beginning	441,624	443,756	279,168	414,221	450,891	441,624	-	
Fund Balance - Ending	\$ 443,756	\$ 279,168	\$ 414,221	\$ 450,891	\$ 479,534	479,445	\$ -	

Prepared by:

JPWARD and Associates, LLC

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017

Description	October	November	December	January	February	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	20	74	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	13	13	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	1,729	-	96,955	30,243	9,174	138,101	214,556	64%
Special Assessments - Off-Roll	-	-	-	-	-	-	50,000	0%
Debt Proceeds								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,749	\$ 21	\$ 96,968	\$ 30,257	\$ 9,207	138,202	\$ 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	20	115	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 82,292	\$ 13	\$ 14	\$ 20	82,393	\$ 214,556	N/A
Net Increase/ (Decrease) in Fund Balance	1,749	(82,271)	96,955	30,244	9,187	55,809	50,000	
Fund Balance - Beginning	244,326	246,075	163,804	260,759	291,002	244,326		
Fund Balance - Ending	\$ 246,075	\$ 163,804	\$ 260,759	\$ 291,002	\$ 300,189	300,135	\$ 50,000	

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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 February 28, 2017

Description	November	December	January	February	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	22	38	-	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	\$ 22	174,626	\$ -	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	22	174,626	-	
Fund Balance - Beginning	-	174,589	174,590	174,604	-	-	
Fund Balance - Ending	\$ 174,589	\$ 174,590	\$ 174,604	\$ 174,626	174,626	\$ -	

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 February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	43	22	22	22	33	143	-
Total Revenue and Other Sources:	\$ 43	\$ 22	\$ 22	\$ 22	\$ 33	143	\$ -
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	43	22	22	22	33	143	-
Fund Balance - Beginning	144	187	210	231	254	144	-
Fund Balance - Ending	\$ 187	\$ 210	\$ 231	\$ 254	\$ 287	\$ 287	\$ -

**Flowway Community Development District
Capital Project Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
Operating Transfers In (From Other Funds)	54	14	13	14	20	115	-
Total Revenue and Other Sources:	\$ 54	\$ 14	\$ 13	\$ 14	\$ 20	\$ 116	\$ -
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	54	14	\$ 13	\$ 14	\$ 20	\$ 116	-
Fund Balance - Beginning	1,920	1,974	\$ 1,988	\$ 2,001	\$ 2,015	1,920	-
Fund Balance - Ending	\$ 1,974	\$ 1,988	\$ 2,001	\$ 2,015	\$ 2,035	\$ 2,035	\$ -

Prepared by:

JWARD and Associates, LLC

**Flowway Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2017**

Description	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	-	5	76	112	193	-
Cost of Issuance	-	0	1	2	3	-
Debt Proceeds	5,141,911	\$ -	-	-	\$ 5,141,911	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5,141,911	\$ 5	\$ 77	\$ 114	\$ 5,142,107	\$ -
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	-	\$ -	-	-	\$ -	-
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	\$ 114	\$ 912,076	-
Fund Balance - Beginning	-	\$ 5,141,911	\$ 5,141,916	\$ 5,141,994	-	-
Fund Balance - Ending	\$ 5,141,911	\$ 5,141,916	\$ 5,141,994	\$ 5,142,107	\$ 912,076	\$ -

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