

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - FEBRUARY 2022**

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Flow Way Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending February 28, 2022**

	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)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 640,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,639
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	610,556	339,837	230,835	357,926	231,908	525,592	-	-	-	-	2,296,655
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	23,704	15,521	34,287	-	73,513
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	17,886	8,489	7,176	11,609	7,877	17,095	-	-	-	-	70,133
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,506,589	3,506,589
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,148,411	26,148,411
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 640,639</b>	<b>\$ 1,167,443</b>	<b>\$ 594,513</b>	<b>\$ 401,395</b>	<b>\$ 544,124</b>	<b>\$ 358,161</b>	<b>\$ 799,114</b>	<b>\$ 23,704</b>	<b>\$ 15,521</b>	<b>\$ 34,287</b>	<b>\$ 29,655,000</b>	<b>\$ 34,233,902</b>

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending February 28, 2022**

	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)	General Long Term Debt		
<b>Liabilities</b>													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	70,133	-	-	-	-	-	-	-	-	-	-	70,133	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	590,000	590,000	
Long Term	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Liabilities</b>	<b>\$ 70,133</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,655,000</b>	<b>\$ 29,725,133</b>	
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2021 (Unaudited)	-	970,814	501,555	324,289	434,382	358,161	648,324	21,810	14,237	34,281	-	3,307,853	
Results from Current Operations	-	196,628	92,958	77,106	109,743	-	150,789	1,894	1,284	6	-	630,410	
<b>Unassigned</b>													
Beginning: October 1, 2021 (Unaudited)	335,757	-	-	-	-	-	-	-	-	-	-	335,757	
Results from Current Operations	234,750	-	-	-	-	-	-	-	-	-	-	234,750	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 570,507</b>	<b>\$ 1,167,443</b>	<b>\$ 594,513</b>	<b>\$ 401,395</b>	<b>\$ 544,124</b>	<b>\$ 358,161</b>	<b>\$ 799,114</b>	<b>\$ 23,704</b>	<b>\$ 15,521</b>	<b>\$ 34,287</b>	<b>\$ -</b>	<b>\$ 4,508,769</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 640,639</b>	<b>\$ 1,167,443</b>	<b>\$ 594,513</b>	<b>\$ 401,395</b>	<b>\$ 544,124</b>	<b>\$ 358,161</b>	<b>\$ 799,114</b>	<b>\$ 23,704</b>	<b>\$ 15,521</b>	<b>\$ 34,287</b>	<b>\$ 29,655,000</b>	<b>\$ 34,233,902</b>	

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 243,545	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	5,770	145,452	363,408	38,608	19,793	573,031	596,780	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>								
	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,770</b>	<b>\$ 145,452</b>	<b>\$ 363,408</b>	<b>\$ 38,608</b>	<b>\$ 19,793</b>	<b>573,031</b>	<b>\$ 840,325</b>	<b>68%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	2,000	2,000	-	1,000	5,000	12,000	42%
<b>Executive</b>								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	1,500	4,000	-	-	5,500	4,500	122%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Arbitrage Rebate Services	500	-	-	-	-	500	3,000	17%
<b>Other Contractual Services</b>								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	322	322	280	-	-	924	3,500	26%
Trustee Services	-	-	3,450	-	8,036	11,486	25,450	45%
Dissemination Agent Services	-	5,500	-	-	-	5,500	5,500	100%
Property Appraiser Fees	-	-	-	-	234	234	10,000	2%
Bank Services	-	-	-	-	-	-	400	0%

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	8	39	-	-	-	46	600	8%
<b>Rentals &amp; Leases</b>								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	2,000	0%
<b>Insurance</b>	10,331	-	-	-	-	10,331	6,700	154%
<b>Printing &amp; Binding</b>	3	-	-	-	-	3	500	1%
<b>Office Supplies</b>	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	-	-	4,273	4,273	50,000	9%
Boundary Expansion	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	8,512	574	2,412	64,421	75,920	225,000	34%
<b>Other General Government Services</b>								
Engineering Services - General Fund	435	4,768	3,533	-	-	8,735	50,000	17%
Miscellaneous Services	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	4,993	-	-	4,993	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>								
<b>Preserve Area Maintenance</b>								
<b>Environmental Engineering Consultant</b>								
Task 1 - Bid Documents	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	10,000	0%
<b>Repairs and Maintenance</b>								
Wading Bird Foraging Areas	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	-	-	-	-	N/A
Western Preserve	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	-	-	2,905	7,500	39%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	N/A
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>								
Professional Services								
Asset Management	-	-	1,964	-	3,927	5,891	15,000	39%
Repairs & Maintenance								
Aquatic Weed Control	-	-	-	-	38,250	38,250	120,000	32%
Lake Bank Maintenance	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	5,000	0%
Littortal Shelf Planting	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	N/A
Water Control Structures	500	97,310	300	-	-	98,110	-	N/A
Capital Outlay								
Aeration Systems	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Lake Bank Restoration	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	20,000	0%
<b>Irrigation Deposits</b>	-	-	-	-	7,631	7,631	-	N/A
<b>Landscaping Services</b>								
Professional Services								
Asset Management	-	-	1,864	-	3,727	5,591	5,000	112%
Utility Services								
Electric	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	3,000	0%
Repairs & Maintenance								
Public Area Landscaping	-	-	-	-	15,860	15,860	106,100	15%
Irrigation System	-	-	-	-	425	425	25,000	2%
Well System	-	-	-	-	-	-	10,000	0%
Plant Replacement	-	-	-	-	-	-	-	N/A
Operating Supplies								
Mulch	-	-	-	-	-	-	15,000	0%
Capital Outlay	-	-	-	-	-	-	-	N/A
<b>Reserves for Future Operations</b>								
Future Operations/Restorations	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer Out</b>	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>18,273</b>	<b>128,855</b>	<b>28,956</b>	<b>8,412</b>	<b>153,785</b>	<b>338,282</b>	<b>840,325</b>	<b>40%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,273</b>	<b>\$ 128,855</b>	<b>\$ 28,956</b>	<b>\$ 8,412</b>	<b>\$ 153,785</b>	<b>\$ 338,282</b>	<b>\$ 840,325</b>	<b>40%</b>
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	30,196	(133,992)	234,750	-	
Fund Balance - Beginning	335,757	323,253	339,851	674,303	704,499	335,757	-	
<b>Fund Balance - Ending</b>	<b>\$ 323,253</b>	<b>\$ 339,851</b>	<b>\$ 674,303</b>	<b>\$ 704,499</b>	<b>\$ 570,507</b>	<b>570,507</b>	<b>\$ -</b>	



**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	8	1%
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	5,845	0	0	0	5,847	11,000	53%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	7	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	5,214	131,443	328,405	34,889	17,886	517,837	539,344	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,216</b>	<b>\$ 137,289</b>	<b>\$ 328,406</b>	<b>\$ 34,890</b>	<b>\$ 17,889</b>	<b>523,691</b>	<b>\$ 550,352</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2013 Bonds	-	120,000	-	-	-	120,000	\$ 120,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2013 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2013 Bonds	-	207,063	-	-	-	207,063	417,575	50%
<b>Operating Transfers Out (To Other Funds)</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$327,063</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$327,063</b>	<b>\$537,575</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	34,890	17,889	196,628	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	1,114,663	1,149,553	970,814		
<b>Fund Balance - Ending</b>	<b>\$ 976,030</b>	<b>\$ 786,257</b>	<b>\$ 1,114,663</b>	<b>\$ 1,149,553</b>	<b>\$ 1,167,443</b>	<b>1,167,443</b>	<b>\$ 12,777</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	2,670	0	0	0	2,671	5,000	53%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	4	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	2,475	62,384	155,864	16,559	8,489	245,771	255,873	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>								
Debt Proceeds	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,476</b>	<b>\$ 65,055</b>	<b>\$ 155,865</b>	<b>\$ 16,560</b>	<b>\$ 8,491</b>	<b>248,446</b>	<b>\$ 260,873</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds (Phase 3)	-	70,000	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds (Phase 3)	-	85,488	-	-	-	85,488	169,488	50%
<b>Operating Transfers Out (To Other Funds)</b>								
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$155,488</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$155,488</b>	<b>\$239,488</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	16,560	8,491	92,958	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	569,463	586,023	501,555	-	
<b>Fund Balance - Ending</b>	<b>\$ 504,031</b>	<b>\$ 413,598</b>	<b>\$ 569,463</b>	<b>\$ 586,023</b>	<b>\$ 594,513</b>	<b>594,513</b>	<b>\$ 21,385</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	1,756	0	0	0	1,757	3,500	50%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	3	8	32%
General Redemption Account	0	0	0	0	0	0	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	2,092	52,736	131,758	13,998	7,176	207,760	216,342	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>								
	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,093</b>	<b>\$ 54,492</b>	<b>\$ 131,758</b>	<b>\$ 13,998</b>	<b>\$ 7,177</b>	<b>209,519</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds (Phase 4)	-	55,000	-	-	-	55,000	\$ 55,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds (Phase 4)	-	77,413	-	-	-	77,413	153,994	50%
<b>Operating Transfers Out (To Other Funds)</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$132,413</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,413</b>	<b>\$208,994</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	13,998	7,177	77,106	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	380,220	394,218	324,289		
<b>Fund Balance - Ending</b>	<b>\$ 326,382</b>	<b>\$ 248,462</b>	<b>\$ 380,220</b>	<b>\$ 394,218</b>	<b>\$ 401,395</b>	<b>401,395</b>	<b>\$ 10,856</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	1,893	0	0	0	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	4	12	33%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	3,384	85,315	213,158	22,646	11,609	336,112	350,060	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,385</b>	<b>\$ 87,210</b>	<b>\$ 213,158</b>	<b>\$ 22,646</b>	<b>\$ 11,611</b>	<b>338,010</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2016 Bonds (Phase 5)	-	105,000	-	-	-	105,000	\$ 105,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2016 Bonds (Phase 5)	-	121,374	-	-	-	121,374	240,963	50%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	0	1,894	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$228,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$228,268</b>	<b>\$345,963</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	22,646	11,611	109,743	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	509,868	532,514	434,382		
<b>Fund Balance - Ending</b>	<b>\$ 437,767</b>	<b>\$ 296,710</b>	<b>\$ 509,868</b>	<b>\$ 532,514</b>	<b>\$ 544,124</b>	<b>544,124</b>	<b>\$ 7,809</b>	

**Flow Way Community Development District  
Debt Service Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	0	1,284	0	0	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	2	8	30%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	2,296	57,890	144,637	15,366	7,877	228,067	237,599	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,297</b>	<b>\$ 59,175</b>	<b>\$ 144,637</b>	<b>\$ 15,366</b>	<b>\$ 7,878</b>	<b>229,353</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2017 Bonds (Phase 6)	-	82,713	-	-	-	82,713	164,200	50%
<b>Debt Service-Other Costs</b>								
Operating Transfers Out (To Other Funds)	0	1,284	0	0	0	1,284	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$153,996</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$153,997</b>	<b>\$234,200</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	15,366	7,878	75,357	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	334,916	350,283	282,804		
<b>Fund Balance - Ending</b>	<b>\$ 285,101</b>	<b>\$ 190,279</b>	<b>\$ 334,916</b>	<b>\$ 350,283</b>	<b>\$ 358,161</b>	<b>358,161</b>	<b>\$ 5,607</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Account	-	0	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	5	2,700	0%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	2	6	1,100	1%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	4,983	125,627	313,875	33,346	17,095	494,926	515,479	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,986</b>	<b>\$ 125,630</b>	<b>\$ 313,876</b>	<b>\$ 33,347</b>	<b>\$ 17,098</b>	<b>494,937</b>	<b>\$ 519,279</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	174,143	-	-	-	174,143	345,438	50%
<b>Debt Service-Other Costs</b>								
Operating Transfers Out (To Other Funds)	1	1	1	1	1	5	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$1</b>	<b>\$344,144</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$344,148</b>	<b>\$515,438</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	33,346	17,097	150,789	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	748,671	782,017	648,324		
<b>Fund Balance - Ending</b>	<b>\$ 653,309</b>	<b>\$ 434,795</b>	<b>\$ 748,671</b>	<b>\$ 782,017</b>	<b>\$ 799,114</b>	<b>799,114</b>	<b>\$ 3,841</b>	

**Flow Way Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>							
Construction Account	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
<b>Operating Transfers In (From Other Funds)</b>	0	1,893	0	0	0	1,894	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,894</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>							
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
<b>Construction in Progress</b>	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>	-	-	-	-	-	\$ -	\$ -
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 0	\$ 1,894	-
Fund Balance - Beginning	21,810	21,810	\$ 23,704	\$ 23,704	\$ 23,704	21,810	-
<b>Fund Balance - Ending</b>	<b>\$ 21,810</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flow Way Community Development District  
Capital Project Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>							
Construction Account	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
Operating Transfers In (From Other Funds)	0	1,284	0	0	0	1,284	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>							
Printing & Binding	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>							
Construction in Progress	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	\$ -	\$ -
<b>Underwriter's Discount</b>							
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 0	\$ 1,284	-
Fund Balance - Beginning	14,237	14,237	\$ 15,521	\$ 15,521	\$ 15,521	14,237	-
<b>Fund Balance - Ending</b>	<b>\$ 14,237</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**



**Flow Way Community Development District  
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>							
Construction Account	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
<b>Contributions from Private Sources</b>							
Operating Transfers In (From Other Funds)	1	1	1	1	1	5	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 6</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>							
<b>Legal Services</b>							
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>							
<b>Cost of Issuance</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>							
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>							
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 6	-
Fund Balance - Beginning	34,281	34,282	34,283	34,285	34,286	34,281	-
<b>Fund Balance - Ending</b>	<b>\$ 34,282</b>	<b>\$ 34,283</b>	<b>\$ 34,285</b>	<b>\$ 34,286</b>	<b>\$ 34,287</b>	<b>\$ 34,287</b>	<b>\$ -</b>