

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2022

FISCAL YEAR 2022

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 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending May 31, 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)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 278,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,877
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	-	454,815	278,383	173,089	265,578	168,905	394,410	-	-	-	-	1,735,180
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	25,567	16,784	34,291	-	76,642
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	1,061	504	426	689	467	1,014	-	-	-	-	4,161
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,949,555	2,949,555
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,705,445	26,705,445
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 278,877	\$ 994,876	\$ 525,074	\$ 336,899	\$ 440,856	\$ 287,747	\$ 651,851	\$ 25,567	\$ 16,784	\$ 34,291	\$ 29,655,000	\$ 33,247,822

**Flow Way Community Development District
Balance Sheet
for the Period Ending May 31, 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		
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	4,161	-	-	-	-	-	-	-	-	-	-	-	4,161
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	590,000	590,000
Long Term	-	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ 4,161</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>	<u>\$ 29,659,161</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2021 (Audited)	-	970,814	501,555	324,289	434,382	287,747	648,324	21,810	14,237	34,281	-	-	3,237,439
Results from Current Operations	-	24,062	23,519	12,610	6,474	-	3,526	3,757	2,548	10	-	-	76,506
Unassigned													
Beginning: October 1, 2021 (Audited)	335,757	-	-	-	-	-	-	-	-	-	-	-	335,757
Results from Current Operations	(61,041)	-	-	-	-	-	-	-	-	-	-	-	(61,041)
Total Fund Equity and Other Credits	<u>\$ 274,717</u>	<u>\$ 994,876</u>	<u>\$ 525,074</u>	<u>\$ 336,899</u>	<u>\$ 440,856</u>	<u>\$ 287,747</u>	<u>\$ 651,851</u>	<u>\$ 25,567</u>	<u>\$ 16,784</u>	<u>\$ 34,291</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,588,662</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 278,877</u>	<u>\$ 994,876</u>	<u>\$ 525,074</u>	<u>\$ 336,899</u>	<u>\$ 440,856</u>	<u>\$ 287,747</u>	<u>\$ 651,851</u>	<u>\$ 25,567</u>	<u>\$ 16,784</u>	<u>\$ 34,291</u>	<u>\$ 29,655,000</u>	<u>\$ -</u>	<u>\$ 33,247,822</u>

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 243,545	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	5,770	145,452	363,408	38,608	19,793	4,801	21,842	1,174	600,848	596,780	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources											
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,770	\$ 145,452	\$ 363,408	\$ 38,608	\$ 19,793	\$ 4,801	\$ 21,842	\$ 1,174	600,848	\$ 840,325	72%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	2,000	2,000	-	1,000	1,800	1,600	1,000	9,400	12,000	78%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
Financial and Administrative											
Audit Services	-	1,500	4,000	-	-	-	-	-	5,500	4,500	122%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	500	-	-	-	-	-	-	1,000	1,500	3,000	50%
Other Contractual Services											
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%
Travel and Per Diem											
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	8	39	-	-	-	-	10	-	56	600	9%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Rentals & Leases											
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	2,000	0%
Insurance	10,331	-	-	-	-	-	-	-	10,331	6,700	154%
Printing & Binding	3	-	-	-	-	566	-	-	569	500	114%
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	-	4,273	556	-	1,000	5,829	50,000	12%
Boundary Expansion	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	8,512	574	2,412	64,421	29,519	1,607	55,557	162,603	225,000	72%
Other General Government Services											
Engineering Services - General Fund	435	4,768	3,533	-	-	935	9,957	2,738	22,364	50,000	45%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	1,688	1,725	-	3,413	-	N/A
Strategic Operations Plan	-	-	4,993	-	-	11,555	30,083	-	46,630	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Community Wide Irrigation System											
Professional Services											
Asset Management	-	-	-	-	-	-	-	1,023	1,023	-	N/A
Consumptive Use Permit Monitor	-	-	-	-	-	300	-	-	300	-	N/A
Utility Services											
Electric - Pump Station	-	-	-	-	5,527	4,208	3,677	4,460	17,872	-	N/A
Electric - Recharge Pumps	-	-	-	-	2,104	1,826	1,237	2,284	7,451	-	N/A
Repairs and Maintenance											
Pump Station and Wells	-	-	-	-	310	-	-	1,289	1,599	-	N/A
Recharge Pumps	-	-	-	-	-	-	-	22,653	22,653	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	750	750.00	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services											
Preserve Area Maintenance											
Environmental Engineering Consultant											
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	-	-	338	945	-	4,188	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	10,000	0%
Repairs and Maintenance											
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	-	-	-	-	-	-	-	-	-	7,500	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance											
Professional Services											
Asset Management	-	-	1,964	-	3,927	1,964	1,964	1,964	11,782	15,000	79%
Repairs & Maintenance											
Aquatic Weed Control	-	-	-	-	38,250	12,000	7,900	4,950	63,100	120,000	53%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	-	3,925	3,925	5,000	79%
Littortal Shelf Planting	-	-	-	-	-	-	-	3,945	3,945	10,000	39%
Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Water Control Structures	500	97,310	300	-	-	-	-	-	98,110	-	N/A
Capital Outlay											

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Aeration Systems	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	20,000	0%
Landscaping Services											
Professional Services											
Asset Management	-	-	1,864	-	3,727	2,249	1,864	841	10,544	5,000	211%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	-	-	-	3,000	0%
Community Entrance (Landscaping)											
Repairs & Maintenance											
Public Area Landscaping	-	-	-	-	15,860	7,930	7,930	16,486	48,206	106,100	45%
Annuals	-	-	-	-	-	-	-	10,088	10,088	-	N/A
Fountains	-	-	-	-	-	12,610	1,610	1,360	15,580	-	N/A
Irrigation System	-	-	-	-	115	1,155	400	-	1,670	25,000	7%
Well System	-	-	-	-	-	690	-	-	690	10,000	7%
Plant Replacement	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies											
Mulch	-	-	-	-	-	-	-	-	-	15,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Road and Street Services											
Repairs and Maintenance											
Paver Repairs	-	-	-	-	-	3,900	-	-	3,900	-	N/A
Reserves for Future Operations											
Future Operations/Restorations	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	18,273	128,855	28,956	8,412	153,785	101,788	78,507	143,312	661,889	840,325	79%
Total Expenditures and Other Uses:	\$ 18,273	\$ 128,855	\$ 28,956	\$ 8,412	\$ 153,785	\$ 101,788	\$ 78,507	\$ 143,312	\$ 661,889	\$ 840,325	79%
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	30,196	(133,992)	(96,987)	(56,666)	(142,138)	(61,041)	-	
Fund Balance - Beginning	335,757	323,253	339,851	674,303	704,499	570,507	473,520	416,854	335,757	-	

Flow Way Community Development District
 General Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Fund Balance - Ending	<u>\$ 323,253</u>	<u>\$ 339,851</u>	<u>\$ 674,303</u>	<u>\$ 704,499</u>	<u>\$ 570,507</u>	<u>\$ 473,520</u>	<u>\$ 416,854</u>	<u>\$ 274,717</u>	<u>274,717</u>	<u>\$ -</u>	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	-	-	-	-	-	0	0	8	2%
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	0	5,845	0	0	0	0	0	5,750	11,597	11,000	105%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	3	2	14	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	5,214	131,443	328,405	34,889	17,886	4,339	19,738	1,061	542,975	539,344	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,216	\$ 137,289	\$ 328,406	\$ 34,890	\$ 17,889	\$ 4,341	\$ 19,741	\$ 6,813	554,587	\$ 550,352	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds	-	120,000	-	-	-	-	-	-	120,000	\$ 120,000	100%
Principal Debt Service - Early Redemptions											
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2013 Bonds	-	207,063	-	-	-	-	-	203,463	410,525	417,575	98%
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$327,063	\$0	\$0	\$0	\$0	\$0	\$203,463	\$530,525	\$537,575	N/A
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	34,890	17,889	4,341	19,741	(196,649)	24,062	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	1,114,663	1,149,553	1,167,443	1,171,784	1,191,525	970,814		
Fund Balance - Ending	\$ 976,030	\$ 786,257	\$ 1,114,663	\$ 1,149,553	\$ 1,167,443	\$ 1,171,784	\$ 1,191,525	\$ 994,876	994,876	\$ 12,777	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	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	-	N/A
Reserve Account	0	2,670	0	0	0	0	0	2,626	5,297	5,000	106%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	1	8	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	2,475	62,384	155,864	16,559	8,489	2,059	9,368	504	257,701	255,873	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,476	\$ 65,055	\$ 155,865	\$ 16,560	\$ 8,491	\$ 2,061	\$ 9,369	\$ 3,131	263,007	\$ 260,873	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
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)	-	85,488	-	-	-	-	-	84,000	169,488	169,488	100%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$0	\$155,488	\$0	\$0	\$0	\$0	\$0	\$84,000	\$239,488	\$239,488	N/A
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	16,560	8,491	2,061	9,369	(80,869)	23,519	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	569,463	586,023	594,513	596,574	605,943	501,555	-	
Fund Balance - Ending	\$ 504,031	\$ 413,598	\$ 569,463	\$ 586,023	\$ 594,513	\$ 596,574	\$ 605,943	\$ 525,074	525,074	\$ 21,385	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	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	-	N/A
Reserve Account	0	1,756	0	0	0	0	0	1,727	3,484	3,500	100%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	1	5	8	66%
General Redemption Account	0	0	0	0	0	0	0	0	0	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	2,092	52,736	131,758	13,998	7,176	1,741	7,919	426	217,845	216,342	101%
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:	\$ 2,093	\$ 54,492	\$ 131,758	\$ 13,998	\$ 7,177	\$ 1,742	\$ 7,920	\$ 2,154	221,335	\$ 219,850	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
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)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2015 Bonds (Phase 4)	-	77,413	-	-	-	-	-	76,313	153,725	153,994	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$132,413	\$0	\$0	\$0	\$0	\$0	\$76,313	\$208,725	\$208,994	N/A
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	13,998	7,177	1,742	7,920	(74,158)	12,610	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	380,220	394,218	401,395	403,137	411,057	324,289		
Fund Balance - Ending	\$ 326,382	\$ 248,462	\$ 380,220	\$ 394,218	\$ 401,395	\$ 403,137	\$ 411,057	\$ 336,899	336,899	\$ 10,856	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	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	-	N/A
Reserve Account	0	1,893	0	0	0	0	0	1,862	3,757	3,700	102%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	2	1	8	12	68%
Special Assessment Revenue											
Special Assessments - On-Roll	3,384	85,315	213,158	22,646	11,609	2,816	12,811	689	352,428	350,060	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,385	\$ 87,210	\$ 213,158	\$ 22,646	\$ 11,611	\$ 2,818	\$ 12,813	\$ 2,553	356,193	\$ 353,772	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2016 Bonds (Phase 5)	-	105,000	-	-	-	-	-	-	105,000	\$ 105,000	100%
Principal Debt Service - Early Redemptions											
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2016 Bonds (Phase 5)	-	121,374	-	-	-	-	-	119,589	240,963	240,963	100%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	0	0	0	1,862	3,757	-	N/A
Total Expenditures and Other Uses:	\$0	\$228,267	\$0	\$0	\$0	\$0	\$0	\$121,451	\$349,719	\$345,963	N/A
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	22,646	11,611	2,818	12,813	(118,899)	6,474	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	509,868	532,514	544,124	546,942	559,755	434,382		
Fund Balance - Ending	\$ 437,767	\$ 296,710	\$ 509,868	\$ 532,514	\$ 544,124	\$ 546,942	\$ 559,755	\$ 440,856	440,856	\$ 7,809	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	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	-	N/A
Reserve Account	0	1,284	0	0	0	0	0	1,263	2,547	2,200	116%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	1	5	8	65%
Special Assessment Revenue											
Special Assessments - On-Roll	2,296	57,890	144,637	15,366	7,877	1,911	8,693	467	239,138	237,599	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,297	\$ 59,175	\$ 144,637	\$ 15,366	\$ 7,878	\$ 1,912	\$ 8,694	\$ 1,731	241,690	\$ 239,807	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	-	-	70,000	\$ 70,000	100%
Principal Debt Service - Early Redemptions											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2017 Bonds (Phase 6)	-	82,713	-	-	-	-	-	81,488	164,200	164,200	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	0	1,284	0	0	0	0	0	1,263	2,547	-	N/A
Total Expenditures and Other Uses:	\$0	\$153,996	\$0	\$0	\$0	\$0	\$0	\$82,750	\$236,747	\$234,200	N/A
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	15,366	7,878	1,912	8,694	(81,019)	4,943	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	334,916	350,283	358,161	360,073	368,767	282,804		
Fund Balance - Ending	\$ 285,101	\$ 190,279	\$ 334,916	\$ 350,283	\$ 358,161	\$ 360,073	\$ 368,767	\$ 287,747	287,747	\$ 5,607	

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 May 31, 2022

Description	October	November	December	January	February	March	April	May	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	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	8	2,700	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	2	2	2	2	12	1,100	1%
Special Assessment Revenue											
Special Assessments - On-Roll	4,983	125,627	313,875	33,346	17,095	4,147	18,865	1,014	518,952	515,479	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,986	\$ 125,630	\$ 313,876	\$ 33,347	\$ 17,098	\$ 4,150	\$ 18,868	\$ 1,017	518,972	\$ 519,279	N/A
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Service											
Principal Debt Service - Mandatory											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	-	-	170,000	\$ 170,000	100%
Principal Debt Service - Early Redemptions											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	174,143	-	-	-	-	-	171,295	345,438	345,438	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	1	1	1	1	1	1	1	1	8	-	N/A
Total Expenditures and Other Uses:	\$1	\$344,144	\$1	\$1	\$1	\$1	\$1	\$171,296	\$515,446	\$515,438	N/A
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	33,346	17,097	4,149	18,867	(170,279)	3,526	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	748,671	782,017	799,114	803,263	822,129	648,324		
Fund Balance - Ending	\$ 653,309	\$ 434,795	\$ 748,671	\$ 782,017	\$ 799,114	\$ 803,263	\$ 822,129	\$ 651,851	651,851	\$ 3,841	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Operating Transfers In (From Other Funds)	0	1,893	0	0	0	0	0	1,862	3,757	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,863	\$ 3,757	\$ -
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	1,893	0	0	0	0	0	1,863	3,757	-
Fund Balance - Beginning	21,810	21,810	23,704	23,704	23,704	23,704	23,705	23,705	21,810	-
Fund Balance - Ending	\$ 21,810	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,705	\$ 23,705	\$ 25,567	\$ 25,567	\$ -

**Flow Way Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Operating Transfers In (From Other Funds)	0	1,284	0	0	0	0	0	1,263	2,547	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,263	\$ 2,548	\$ -
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	1,284	0	0	0	0	0	1,263	2,548	-
Fund Balance - Beginning	14,237	14,237	15,521	15,521	15,521	15,521	15,521	15,521	14,237	-
Fund Balance - Ending	\$ 14,237	\$ 15,521	\$ 15,521	\$ 15,521	\$ 15,521	\$ 15,521	\$ 15,521	\$ 16,784	\$ 16,784	\$ -

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 May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account	0	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Contributions from Private Sources										
Operating Transfers In (From Other Funds)	1	1	1	1	1	1	1	1	8	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 10	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 10	-
Fund Balance - Beginning	34,281	34,282	34,283	34,285	34,286	34,287	34,288	34,289	34,281	-
Fund Balance - Ending	\$ 34,282	\$ 34,283	\$ 34,285	\$ 34,286	\$ 34,287	\$ 34,288	\$ 34,289	\$ 34,291	\$ 34,291	\$ -