
Flow Way Community Development District

Financial Statements

October 31, 2018



Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NE 12th TERRACE

Suite 1

OAKLAND PARK, FLORIDA 33334

Flow Way Community Development District

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JPWard & Associates, LLC
2900 NE 12th Terrace
Suite 1
Oakland Park, Florida 33334

**Flowway Community Development District
Balance Sheet
for the Period Ending October 31, 2018**

	Governmental Funds										Account Groups	Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Project Fund							
		Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)			
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 39,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,931
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	246,188	161,930	174,589	118,375	-	-	-	-	-	1,240,081
Revenue	-	381,016	197,196	145,209	235,561	167,002	-	-	-	-	-	1,125,984
Prepayment Account	-	-	0	-	-	-	-	-	-	-	-	0
Construction	-	-	-	-	-	-	2,629	13,860	8,852	-	-	25,342
Cost of Issuance	-	-	-	-	-	-	-	-	1	-	-	1
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable												
Assessments Receivable/Deposits												
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,366,065	2,366,065
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	20,328,935	20,328,935
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	<u>\$ 39,931</u>	<u>\$ 920,016</u>	<u>\$ 443,384</u>	<u>\$ 307,139</u>	<u>\$ 410,150</u>	<u>\$ 285,377</u>	<u>\$ 2,629</u>	<u>\$ 13,860</u>	<u>\$ 8,853</u>	<u>\$ 22,695,000</u>	<u>\$ 25,126,339</u>	

**Flowway Community Development District
Balance Sheet
for the Period Ending October 31, 2018**

	Governmental Funds			Debt Service Funds				Capital Project Fund			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	General Long Term Debt	(Memorandum Only)	
Liabilities												
Accounts Payable & Payroll Liabilities	\$ 2,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,698
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable												
Current Portion	-	-	-	-	-	-	-	-	-	390,000		390,000
Long Term	-	-	-	-	-	-	-	-	-	22,305,000		22,305,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	176,123			176,123
Total Liabilities	<u>\$ 2,698</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 176,123</u>	<u>\$ 22,695,000</u>	<u>\$ 22,873,820</u>
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance												
Restricted												
Beginning: October 1, 2018 (Unaudited)	-	919,789	443,275	307,103	410,092	118,377	2,589	13,814	(167,301)	-		2,047,737
Results from Current Operations	-	227	109	36	58	167,000	41	46	31	-		167,548
Unassigned												
Beginning: October 1, 2018 (Unaudited)	50,794	-	-	-	-	-	-	-	-	-		50,794
Results from Current Operations	(13,560)	-	-	-	-	-	-	-	-	-		(13,560)
Total Fund Equity and Other Credits	<u>\$ 37,234</u>	<u>\$ 920,016</u>	<u>\$ 443,384</u>	<u>\$ 307,139</u>	<u>\$ 410,150</u>	<u>\$ 285,377</u>	<u>\$ 2,629</u>	<u>\$ 13,860</u>	<u>\$ (167,270)</u>	<u>\$ -</u>	<u>\$ 2,252,519</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 39,931</u>	<u>\$ 920,016</u>	<u>\$ 443,384</u>	<u>\$ 307,139</u>	<u>\$ 410,150</u>	<u>\$ 285,377</u>	<u>\$ 2,629</u>	<u>\$ 13,860</u>	<u>\$ 8,853</u>	<u>\$ 22,695,000</u>	<u>\$ 25,126,339</u>	

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018

Description	October	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	-	-	541,675	0%
Special Assessments - Off-Roll	-	-	-	N/A
Contributions Private Sources	-	-		N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	-	\$ 541,675	0%
Expenditures and Other Uses				
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	4,400	0%
Accounting Services	1,000	1,000	16,000	6%
Assessment Roll Services	667	667	16,000	4%
Arbitrage Rebate Services	500	500	2,000	25%
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	323	323	7,500	4%
Trustee Services	-	-	21,400	0%
Dissemination Agent Services	667	667	25,000	3%
Property Appraiser Fees	-	-	15,100	0%
Bank Services	20	20	300	7%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	32	32	600	5%
Rentals & Leases				
Meeting Room Rental	-	-	-	N/A
Computer Services - Website Development	50	50	1,000	5%
Insurance	6,042	6,042	6,100	99%
Printing & Binding	752	752	750	100%

Flowway Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018

Description	October	Year to Date	Total Annual Budget	% of Budget
Office Supplies	-	-	-	N/A
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	20,000	0%
Legal - Series 2013 Bonds	-	-	-	N/A
Legal - Series 2015(Phase 3)	-	-	-	N/A
Legal - Series 2015(Phase 4)	-	-	-	N/A
Legal - Series 2016(Phase 5)	-	-	-	N/A
Legal - Series 2017(Phase 6)	-	-	-	N/A
Other General Government Services				
Engineering Services - General Fund	-	-	1,000	0%
Environmental RFP-Engineering	-	-	1,650	0%
Contingencies	-	-	3,000	0%
Capital Outlay	-	-	1,000	N/A
Stormwater Management Services				
Environmental Engineering-Mitigation Area	-	-	31,700	0%
Preserve Area Maintenance				
Wading Bird Foraging Areas	-	-	5,000	N/A
Internal Preserves	-	-	16,000	N/A
Western Preserve	-	-	31,000	N/A
Northern Preserve Area 1	-	-	100,000	N/A
Northern Preserve Area 2	-	-	175,000	N/A
Intragovernmental Transfer Out	-	-	-	N/A
Sub-Total:	13,560	13,560	541,675	3%
Total Expenditures and Other Uses:	\$ 13,560	\$ 13,560	\$ 541,675	3%
Net Increase/ (Decrease) in Fund Balance	(13,560)	(13,560)	-	
Fund Balance - Beginning	50,794	50,794	-	
Fund Balance - Ending	\$ 37,234	37,234	\$ -	

Flowway Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	8	0%
Reserve Account	133	133	1,000	13%
Prepayment Account	-	-	-	N/A
Revenue Account	94	94	600	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	539,344	0%
Special Assessments - Off-Roll	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 227	227	\$ 540,952	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds	\$ -	-	\$ 105,000	0%
Principal Debt Service - Early Redemptions				
Series 2013 Bonds	-	-	-	N/A
Interest Expense				
Series 2013 Bonds	-	-	430,775	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 535,775	N/A
Net Increase/ (Decrease) in Fund Balance	227	227	5,177	
Fund Balance - Beginning	919,789	919,789		
Fund Balance - Ending	\$ 920,016	920,016	\$ 5,177	

Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Reserve Account	61	61	550	11%
Prepayment Account	-	-	-	N/A
Revenue Account	49	49	300	16%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	255,873	0%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	N/A
Intragovernmental Transfers In				
Debt Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 109	109	\$ 256,723	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	\$ -	-	\$ 70,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 3)	-	-	-	N/A
Interest Expense				
Series 2015 Bonds (Phase 3)	-	-	190,406	0%
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	\$ -	-	\$ 260,406	N/A
Net Increase/ (Decrease) in Fund Balance	109	109	(3,683)	
Fund Balance - Beginning	443,275	443,275	-	
Fund Balance - Ending	\$ 443,384	443,384	\$ (3,683)	

**Flowway Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018**

Description	October	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	40	40	300	13%
Prepayment Account	-	-	-	N/A
Revenue Account	36	36	250	14%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	216,250	0%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 76	76	\$ 216,800	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	\$ -	-	\$ 50,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds (Phase 4)	-	-	-	N/A
Interest Expense				
Series 2015 Bonds (Phase 4)	-	-	161,556	0%
Operating Transfers Out (To Other Funds)	40	40	-	N/A
Total Expenditures and Other Uses:	\$ 40	40	\$ 211,556	N/A
Net Increase/ (Decrease) in Fund Balance	36	36	5,244	
Fund Balance - Beginning	307,103	307,103		
Fund Balance - Ending	\$ 307,139	307,139	\$ 5,244	

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 October 31, 2018

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	2	0%
Sinking Account	-	-	-	N/A
Reserve Account	43	43	345	12%
Prepayment Account	-	-	-	N/A
Revenue Account	58	58	220	26%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	350,060	0%
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 101	101	\$ 350,627	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	\$ -	-	\$ 95,000	0%
Principal Debt Service - Early Redemptions				
Series 2016 Bonds (Phase 5)	-	-	-	N/A
Interest Expense				
Series 2016 Bonds (Phase 5)	-	-	250,993	0%
Operating Transfers Out (To Other Funds)	43	43	-	N/A
Total Expenditures and Other Uses:	\$ 43	43	\$ 345,993	N/A
Net Increase/ (Decrease) in Fund Balance	58	58	4,634	
Fund Balance - Beginning	410,092	410,092		
Fund Balance - Ending	\$ 410,150	410,150	\$ 4,634	

Prepared by:
JPWARD and Associates, LLC

Flowway Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018

Description	October	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	29	29	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	236,750	0%
Special Assessments - Off-Roll	167,000	167,000	166,388	100%
Debt Proceeds				
Operating Transfers In (To Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 167,029	167,029	\$ 403,138	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	\$ -	-	\$ 80,000	0%
Principal Debt Service - Early Redemptions				
Series 2017 Bonds (Phase 6)	-	-	-	N/A
Interest Expense				
Series 2017 Bonds (Phase 6)	-	-	171,375	0%
Debt Service-Other Costs				
Operating Transfers Out (To Other Funds)	29	29	-	N/A
Total Expenditures and Other Uses:	\$ 29	29	\$ 251,375	N/A
Net Increase/ (Decrease) in Fund Balance	167,000	167,000	151,763	
Fund Balance - Beginning	118,377	118,377		
Fund Balance - Ending	\$ 285,377	285,377	\$ 151,763	

Prepared by:
JPWARD and Associates, LLC

**Flowway Community Development District
Capital Project Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018**

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	1	\$ 1	-
Cost of Issuance	-	\$ -	-
Debt Proceeds			
	-	\$ -	-
Operating Transfers In (From Other Funds)	40	\$ 40	-
Total Revenue and Other Sources:	\$ 41	\$ 41	\$ -
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	41	\$ 41	-
Fund Balance - Beginning	2,589	2,589	-
Fund Balance - Ending	\$ 2,629	\$ 2,629	\$ -

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 October 31, 2018**

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	3	3	-
Cost of Issuance	-	-	-
Debt Proceeds			
		\$ -	-
Operating Transfers In (From Other Funds)	43	43	-
Total Revenue and Other Sources:	\$ 46	\$ 46	\$ -
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	46	\$ 46	-
Fund Balance - Beginning	13,814	13,814	-
Fund Balance - Ending	\$ 13,860	\$ 13,860	\$ -

Prepared by:

JWARD and Associates, LLC

**Flowway Community Development District
Capital Project Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2018**

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	2	2	-
Cost of Issuance	-	-	-
Debt Proceeds			
Operating Transfers In (From Other Funds)	29	29	-
Total Revenue and Other Sources:	\$ 31	\$ 31	\$ -
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	31	\$ 31	-
Fund Balance - Beginning	(167,301)	(167,301)	-
Fund Balance - Ending	\$ (167,270)	\$ (167,270)	\$ -

Prepared by:

JPWARD and Associates, LLC