

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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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 December 31, 2021**

	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	\$ 674,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 674,303
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	-	575,663	323,275	216,836	335,279	216,541	492,244	-	-	-	-	2,159,839
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	23,704	15,521	34,285	-	73,509
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	3,322,884	3,322,884
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,742,116	25,742,116
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 674,303	\$ 1,114,663	\$ 569,463	\$ 380,220	\$ 509,868	\$ 334,916	\$ 748,671	\$ 23,704	\$ 15,521	\$ 34,285	\$ 29,065,000	\$ 33,470,613

**Flow Way Community Development District
Balance Sheet
for the Period Ending December 31, 2021**

	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)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	
Long Term	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,065,000</u>	<u>\$ 29,065,000</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	334,916	648,324	21,810	14,237	34,281	-	3,284,608	
Results from Current Operations	-	143,849	67,908	55,931	75,486	-	100,346	1,894	1,284	4	-	446,702	
Unassigned													
Beginning: October 1, 2021 (Audited)	335,757	-	-	-	-	-	-	-	-	-	-	335,757	
Results from Current Operations	338,546	-	-	-	-	-	-	-	-	-	-	338,546	
Total Fund Equity and Other Credits	<u>\$ 674,303</u>	<u>\$ 1,114,663</u>	<u>\$ 569,463</u>	<u>\$ 380,220</u>	<u>\$ 509,868</u>	<u>\$ 334,916</u>	<u>\$ 748,671</u>	<u>\$ 23,704</u>	<u>\$ 15,521</u>	<u>\$ 34,285</u>	<u>\$ -</u>	<u>\$ 4,405,613</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 674,303</u>	<u>\$ 1,114,663</u>	<u>\$ 569,463</u>	<u>\$ 380,220</u>	<u>\$ 509,868</u>	<u>\$ 334,916</u>	<u>\$ 748,671</u>	<u>\$ 23,704</u>	<u>\$ 15,521</u>	<u>\$ 34,285</u>	<u>\$ 29,065,000</u>	<u>\$ 33,470,613</u>	

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ 156,760	0%
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	5,770	145,452	363,408	514,630	596,781	86%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Contributions Private Sources	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,770	\$ 145,452	\$ 363,408	514,630	\$ 753,541	68%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	2,000	2,000	4,000	12,000	33%
Executive						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
Financial and Administrative						
Audit Services	-	1,500	4,000	5,500	4,500	122%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	1,333	1,333	1,333	4,000	16,000	25%
Arbitrage Rebate Services	500	-	-	500	3,000	17%
Other Contractual Services						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	322	322	280	924	3,500	26%
Trustee Services	-	-	3,450	3,450	25,450	14%
Dissemination Agent Services	-	5,500	-	5,500	5,500	100%
Property Appraiser Fees	-	-	-	-	10,000	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Bank Services	-	-	-	-	400	0%
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	8	39	-	46	600	8%
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	-	-	3	500	1%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	-	-	50,000	0%
Boundary Expansion	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	10,000	N/A
Special Counsel - Litigation	-	8,512	574	9,086	100,000	9%
Other General Government Services						
Engineering Services - General Fund	435	4,768	3,533	8,735	25,000	35%
Miscellaneous Services	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	4,993	4,992.50	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Stormwater Management Services						
Preserve Area Maintenance						
Environmental Engineering Consultant						
Task 1 - Bid Documents	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	13,350	0%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	8,000	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	10,350	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	1,000	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	2,905	1,000	291%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Repairs and Maintenance						
Wading Bird Foraging Areas	-	-	-	-	1,523	0%
Internal Preserves	-	-	-	-	6,598	0%
Western Preserve	-	-	-	-	33,215	0%
Northern Preserve Area 1	-	-	-	-	64,560	0%
Northern Preserve Area 2	-	-	-	-	113,120	0%
Northern Preserve Areas 1&2	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	2,500	0%
Installation - No Trespassing Signs	-	-	-	-	-	N/A
Lake, Lake Bank and Littoral Shelf Maintenance						
Professional Services						
Asset Management	-	-	1,964	1,964	15,000	13%
Repairs & Maintenance						
Aquatic Weed Control	-	-	-	-	35,000	0%
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

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Littortal Shelf Replanting	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	N/A
Contingencies	-	-	-	-	1,600	0%
Landscaping Services						
Professional Services						
Asset Management	-	-	1,864	1,864	5,000	37%
Utility Services						
Electric	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	3,000	0%
Repairs & Maintenance						
Public Area Landscaping	-	-	-	-	30,000	0%
Irrigation System	-	-	-	-	25,000	0%
Well System	-	-	-	-	10,000	0%
Plant Replacement	-	-	-	-	-	N/A
Operating Supplies						
Mulch	-	-	-	-	5,000	0%
Capital Outlay	-	-	-	-	-	N/A
Reserves for Future Operations						
Future Operations/Restorations	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	N/A
Sub-Total:	18,273	128,855	28,956	176,085	753,541	23%
Total Expenditures and Other Uses:	\$ 18,273	\$ 128,855	\$ 28,956	\$ 176,085	\$ 753,541	23%
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	338,546	-	
Fund Balance - Beginning	335,757	323,253	339,851	335,757	-	
Fund Balance - Ending	\$ 323,253	\$ 339,851	\$ 674,303	674,303	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	0	-	0	8	1%
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	0	5,845	0	5,846	11,000	53%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	2	2	0	4	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	5,214	131,443	328,405	465,061	539,344	86%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,216	\$ 137,289	\$ 328,406	470,911	\$ 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	-	207,063	417,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$327,063	\$0	\$327,063	\$537,575	N/A
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	143,849	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	970,814		
Fund Balance - Ending	\$ 976,030	\$ 786,257	\$ 1,114,663	1,114,663	\$ 12,777	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	0	2,670	0	2,670	5,000	53%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	2	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,475	62,384	155,864	220,723	255,873	86%
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	223,396	\$ 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	-	85,488	169,488	50%
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$0	\$155,488	\$0	\$155,488	\$239,488	N/A
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	67,908	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	501,555	-	
Fund Balance - Ending	\$ 504,031	\$ 413,598	\$ 569,463	569,463	\$ 21,385	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	0	1,756	0	1,756	3,500	50%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	8	18%
General Redemption Account	0	0	0	0	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,092	52,736	131,758	186,586	216,342	86%
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	188,343	\$ 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	-	77,413	153,994	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$132,413	\$0	\$132,413	\$208,994	N/A
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	55,931	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	324,289		
Fund Balance - Ending	\$ 326,382	\$ 248,462	\$ 380,220	380,220	\$ 10,856	

**Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	0	1,893	0	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	2	12	19%
Special Assessment Revenue						
Special Assessments - On-Roll	3,384	85,315	213,158	301,857	350,060	86%
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	303,753	\$ 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	-	121,374	240,963	50%
Operating Transfers Out (To Other Funds)	0	1,893	0	1,894	-	N/A
Total Expenditures and Other Uses:	\$0	\$228,267	\$0	\$228,267	\$345,963	N/A
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	75,486	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	434,382		
Fund Balance - Ending	\$ 437,767	\$ 296,710	\$ 509,868	509,868	\$ 7,809	

**Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	0	-	0	-	N/A
Reserve Account	0	1,284	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	8	17%
Special Assessment Revenue						
Special Assessments - On-Roll	2,296	57,890	144,637	204,823	237,599	86%
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	206,109	\$ 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	-	82,713	164,200	50%
Debt Service-Other Costs						
Operating Transfers Out (To Other Funds)	0	1,284	0	1,284	-	N/A
Total Expenditures and Other Uses:	\$0	\$153,996	\$0	\$153,996	\$234,200	N/A
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	52,112	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	282,804		
Fund Balance - Ending	\$ 285,101	\$ 190,279	\$ 334,916	334,916	\$ 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 December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	0	-	0	-	N/A
Sinking Account	-	0	-	0	-	N/A
Reserve Account	1	1	1	3	2,700	0%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	2	2	0	3	1,100	0%
Special Assessment Revenue						
Special Assessments - On-Roll	4,983	125,627	313,875	444,485	515,479	86%
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	444,492	\$ 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	-	174,143	345,438	50%
Debt Service-Other Costs						
Operating Transfers Out (To Other Funds)	1	1	1	3	-	N/A
Total Expenditures and Other Uses:	\$1	\$344,144	\$1	\$344,146	\$515,438	N/A
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	100,346	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	648,324		
Fund Balance - Ending	\$ 653,309	\$ 434,795	\$ 748,671	748,671	\$ 3,841	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	0	0	0	0	-
Cost of Issuance	-	-	-	-	-
Debt Proceeds					
Operating Transfers In (From Other Funds)	0	1,893	0	1,894	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 1,894	\$ -
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	\$ 1,894	-
Fund Balance - Beginning	21,810	21,810	\$ 23,704	21,810	-
Fund Balance - Ending	\$ 21,810	\$ 23,704	\$ 23,704	\$ 23,704	\$ -

Prepared by:

JWARD 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 December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	0	0	0	0	-
Cost of Issuance	-	-	-	-	-
Debt Proceeds					
		-	-	-	-
Operating Transfers In (From Other Funds)	0	1,284	0	1,284	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 1,284	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	\$ -	\$ -
Other Contractual Services					
Trustee Services	-	-	-	\$ -	\$ -
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	-	-	-	\$ -	-
Cost of Issuance					
Series 2017 Bonds (Phase 6)	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 1,284	-
Fund Balance - Beginning	14,237	14,237	\$ 15,521	14,237	-
Fund Balance - Ending	\$ 14,237	\$ 15,521	\$ 15,521	\$ 15,521	\$ -

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 December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	0	0	0	0	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds		-	-	-	-
Contributions from Private Sources		-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	3	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 4	\$ -
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	\$ 4	-
Fund Balance - Beginning	34,281	34,282	34,283	34,281	-
Fund Balance - Ending	\$ 34,282	\$ 34,283	\$ 34,285	\$ 34,285	\$ -