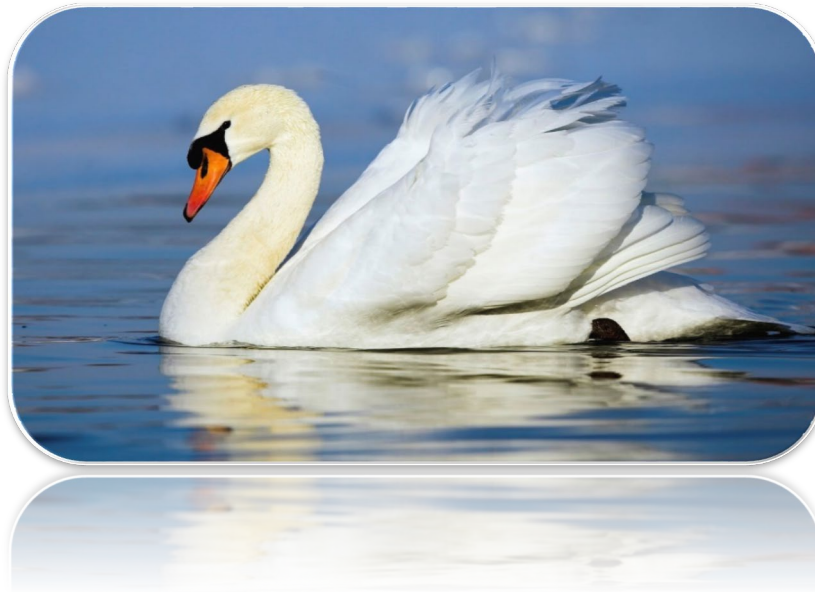


FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2023

FISCAL YEAR 2023

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 February 28, 2023**

	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	\$ 1,803,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803,954
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,534	118,375	256,422	-	-	-	-	1,494,278
Revenue	-	604,823	348,722	230,040	346,070	227,968	509,696	-	-	-	-	2,267,319
Prepayment Account	-	-	882	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,472	-	-	-	-	-	-	-	2,472
Construction	-	-	-	-	-	-	-	27,523	18,073	34,339	-	79,935
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	37,084	17,598	14,869	24,077	16,349	35,452	-	-	-	-	145,429
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	11,226	-	-	-	-	-	-	-	-	-	-	11,226
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,910,657	3,910,657
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,539,343	24,539,343
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 2,287,600	\$ 1,180,907	\$ 612,508	\$ 408,294	\$ 544,682	\$ 362,692	\$ 801,574	\$ 27,523	\$ 18,073	\$ 34,339	\$ 28,450,000	\$ 34,728,192

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 2023**

	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)	145,429	-	-	-	-	-	-	-	-	-	-	-	145,429
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
Bonds Payable													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	-	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ 617,849</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 29,067,849</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance													
Restricted													
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	362,692	653,990	25,623	16,785	34,296	-	-	3,396,692
Results from Current Operations	-	183,791	86,369	70,497	102,427	-	147,584	1,900	1,288	43	-	-	593,900
Unassigned													
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,734,895	-	-	-	-	-	-	-	-	-	-	-	1,734,895
Total Fund Equity and Other Credits	<u>\$ 1,669,751</u>	<u>\$ 1,180,907</u>	<u>\$ 612,508</u>	<u>\$ 408,294</u>	<u>\$ 544,682</u>	<u>\$ 362,692</u>	<u>\$ 801,574</u>	<u>\$ 27,523</u>	<u>\$ 18,073</u>	<u>\$ 34,339</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,660,343</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 2,287,600</u>	<u>\$ 1,180,907</u>	<u>\$ 612,508</u>	<u>\$ 408,294</u>	<u>\$ 544,682</u>	<u>\$ 362,692</u>	<u>\$ 801,574</u>	<u>\$ 27,523</u>	<u>\$ 18,073</u>	<u>\$ 34,339</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 34,728,192</u>

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	58,264	1,514,189	1,594,494	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	500,000					500,000	500,000	N/A
Contributions Private Sources	-					-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 512,295	\$ 407,003	\$ 985,271	\$ 51,356	\$ 58,264	2,014,189	\$ 2,009,241	100%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	2,000	800	-	1,200	4,000	12,000	33%
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	5,600	-	5,600	5,700	98%
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	1,500	500	2,500	3,000	83%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	550	3,500	16%
Trustee Services	-	3,950	-	8,573	-	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	-	5,500	0%
Property Appraiser Fees	2,750	-	-	296	-	3,046	10,000	30%
Bank Services	15	11	-	-	-	26	300	9%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	-	229	-	-	-	229	250	92%
Rentals & Leases								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	-	-	2,000	0%
Insurance	-	11,196	-	-	-	11,196	15,000	75%
Printing & Binding	-	-	-	-	-	-	250	0%
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	1,967	4,659	1,845	-	8,470	20,000	42%
Boundary Expansion	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	35,667	4,005	22,705	-	62,377	175,000	36%
Truist Loan Fees	20,000	-	-	-	-	20,000	19,000	105%
Other General Government Services								
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	11,665	55,000	21%
Miscellaneous Services	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
Community Wide Irrigation System								
Professional Services								
Asset Management	-	938	938	938	-	2,813	-	N/A
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Utility Services								
Electric - Pump Station	-	3,014	-	-	-	3,014	-	N/A
Electric - Recharge Pumps	-	112	-	-	2,466	2,578	-	N/A
Repairs and Maintenance								
Pump Station and Wells	410	155	572	-	1,960	3,097	-	N/A
Recharge Pumps	-	-	-	932	-	932	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	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%
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	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	1,000	0%
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	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 1	-	-	-	-	-	-	3,333	0%
Northern Preserve Area 2	-	-	-	-	-	-	3,334	0%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	5,000	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Installation - No Trespassing Signs	-	-	-	-	-	-	-	N/A
Capital Outlay								
Internal and External	-	-	-	-	-	-	55,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance								
Professional Services								
Asset Management	-	1,800	1,800	1,800	-	5,400	21,600	25%
Repairs & Maintenance								
Aquatic Weed Control	-	5,100	5,100	7,500	-	17,700	104,000	17%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	10,100	66,000	15%
Lake Bank Maintenance	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	14,500	0%
Littortal Shelf Planting	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	12,000	0%
Contingencies	-	-	-	-	-	-	15,505	0%
Capital Outlay								
Fountain Installations	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	4,040	183,128	2%
Water Control Structures	-	-	-	-	-	-	31,000	0%
Contingencies	-	-	-	450	-	450	-	N/A
Community Wide Irrigation System								
Professional Services								
Asset Management	-	-	-	-	-	-	11,250	0%
Consumptive Use Permit Monitoring	-	-	-	-	-	-	16,000	0%
Utility Services								
Electric - Pump Station	-	-	-	-	-	-	32,000	0%
Electric - Recharge Pumps	-	-	-	-	-	-	8,000	0%
Repairs and Maintenance								

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Pump Station and Wells	-	-	-	410	-	410	30,000	1%
Recharge Pumps	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	5,957	0%
Capital Outlay								
New Meter and Backup Pump/Motor	-	-	-	150	-	150	28,000	1%
Landscaping Services								
Professional Services								
Asset Management	-	771	771	771	-	2,312	9,250	25%
Utility Services								
Electric - Landscape Lighting	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	2,400	0%
Community Entrance (Landscaping)								
Repairs and Maintenance								
Landscaping Maintenance	-	7,930	7,930	-	-	15,860	95,000	17%
Tree Trimming	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	-	10,000	0%
Mulch Installation	-	-	8,686	-	-	8,686	12,500	69%
Annuals	-	-	-	15,200	-	15,200	32,000	N/A
Annual Holiday Decorations	-	5,650	5,650	-	-	11,300	18,000	N/A
Landscape Lighting	-	-	-	-	-	-	3,600	N/A
Landscape Monuments	-	-	-	-	-	-	7,200	N/A
Fountains	-	805	1,285	-	805	2,895	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	-	13,500	0%
Miscellaneous Repairs	-	-	-	-	-	-	3,000	N/A
Contingencies	-	-	-	-	-	-	15,491	0%
Debt Service								
Principal	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	12,200	N/A

Unaudited

Prepared by:
JPWARD and Associates, LLC

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Reserves and Overall Contingencies								
District Asset Restoration	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	68,800	N/A
Intragovernmental Transfer Out	-	-	-	-	-	-	-	N/A
Sub-Total:	29,176	96,329	54,856	81,919	17,014	279,294	2,009,241	14%
Total Expenditures and Other Uses:	\$ 29,176	\$ 96,329	\$ 54,856	\$ 81,919	\$ 17,014	\$ 279,294	\$ 2,009,241	14%
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	930,415	(30,563)	41,250	1,734,895	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,659,063	1,628,500	(65,145)	-	
Fund Balance - Ending	\$ 417,974	\$ 728,648	\$ 1,659,063	\$ 1,628,500	\$ 1,669,751	1,669,751	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	#DIV/0!
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	5,854	11,000	53%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	84	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	512,246	539,344	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,006	\$ 137,690	\$ 333,315	\$ 17,375	\$ 19,798	518,184	\$ 550,344	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	930.45	-	-	-	-	930	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2013 Bonds	-	130,000	-	-	-	130,000	\$ 130,000	100%
Principal Debt Service - Early Redemptions								
Series 2013 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2013 Bonds	-	203,463	-	-	-	203,463	410,525	50%
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$930	\$333,463	\$0	\$0	\$0	\$334,393	\$540,525	N/A
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	183,791	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	997,116		
Fund Balance - Ending	\$ 1,006,192	\$ 810,420	\$ 1,143,735	\$ 1,161,110	\$ 1,180,907	1,180,907	\$ 9,819	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	3	2,674	5,300	50%
Prepayment Account	-	-	-	-	0	0	-	N/A
Revenue Account	1	1	1	1	46	49	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	243,088	255,873	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,645	\$ 65,342	\$ 158,176	\$ 8,245	\$ 9,403	245,811	\$ 261,173	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	442	-	-	-	-	442	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds (Phase 3)	-	75,000	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	84,000	166,406	50%
Operating Transfers Out (To Other Funds)								
Total Expenditures and Other Uses:	\$442	\$159,000	\$0	\$0	\$0	\$159,442	\$241,406	N/A
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	86,369	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	526,139	-	
Fund Balance - Ending	\$ 530,342	\$ 436,684	\$ 594,859	\$ 603,105	\$ 612,508	612,508	\$ 19,767	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	2	1,758	3,500	50%
Prepayment Account	-	-	-	-	0	0	-	N/A
Revenue Account	1	1	0	0	30	32	8	400%
General Redemption Account	0	0	0	0	0	0	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	205,391	216,342	95%
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:	\$ 3,424	\$ 55,209	\$ 133,647	\$ 6,966	\$ 7,936	207,182	\$ 219,850	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	373.07	-	-	-	-	373	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	60,000	\$ 60,000	100%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2015 Bonds (Phase 4)	-	76,313	-	-	-	76,313	151,356	50%
Operating Transfers Out (To Other Funds)								
-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$373	\$136,313	\$0	\$0	\$0	\$136,686	\$211,356	N/A
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	70,497	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	337,797		
Fund Balance - Ending	\$ 340,849	\$ 259,745	\$ 393,392	\$ 400,358	\$ 408,294	408,294	\$ 8,494	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	1,896	3,700	51%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	48	12	400%
Special Assessment Revenue								
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	332,572	350,060	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,595	\$ 89,394	\$ 216,402	\$ 11,280	\$ 12,845	334,516	\$ 353,772	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	604.09	-	-	-	-	604	\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2016 Bonds (Phase 5)	-	119,589	-	-	-	119,589	236,785	51%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	1,896	-	N/A
Total Expenditures and Other Uses:	\$604	\$231,482	\$0	\$0	\$2	\$232,089	\$346,785	N/A
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	102,427	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	442,254		
Fund Balance - Ending	\$ 446,245	\$ 304,157	\$ 520,559	\$ 531,839	\$ 544,682	544,682	\$ 6,987	

**Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	2	1,286	2,200	58%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	31	8	393%
Special Assessment Revenue								
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	225,825	237,599	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,118	\$ 60,701	\$ 146,943	\$ 7,659	\$ 8,721	227,142	\$ 239,807	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	410.19	-	-	-	-	410	\$ -	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)	-	81,488	-	-	-	81,488	161,750	50%
Debt Service-Other Costs								
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	1,286	-	N/A
Total Expenditures and Other Uses:	\$410	\$152,771	\$0	\$0	\$2	\$153,183	\$231,750	N/A
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	73,959	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	288,733		
Fund Balance - Ending	\$ 291,441	\$ 199,370	\$ 346,313	\$ 353,972	\$ 362,692	362,692	\$ 8,057	

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, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	38	15	255%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	67	71	15	471%
Special Assessment Revenue								
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	489,698	515,479	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)								
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,979	\$ 131,630	\$ 318,644	\$ 16,610	\$ 18,944	489,807	\$ 515,509	N/A
Expenditures and Other Uses								
Property Appraiser & Tax Collection Fees	889.49	-	-	-	-	889	\$ -	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)	-	171,295	-	-	-	171,295	339,743	50%
Debt Service-Other Costs								
Debt Service-Other Costs	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)								
Operating Transfers Out (To Other Funds)	1	1	1	1	34	38	-	N/A
Total Expenditures and Other Uses:	\$891	\$341,296	\$1	\$1	\$34	\$342,223	\$509,743	N/A
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	147,584	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	653,990		
Fund Balance - Ending	\$ 657,078	\$ 447,412	\$ 766,055	\$ 782,664	\$ 801,574	801,574	\$ 5,766	

**Flow Way Community Development District
Capital Project Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	0	0	0	0	4	4	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	1,896	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 6	\$ 1,900	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 6	\$ 1,900	-
Fund Balance - Beginning	25,623	25,623	\$ 27,517	\$ 27,517	\$ 27,517	25,623	-
Fund Balance - Ending	\$ 25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,523	\$ -

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, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	0	0	0	0	2	3	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
		-	-	-	-	-	-
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	1,286	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 4	\$ 1,288	\$ -
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	\$ 0	\$ 4	\$ 1,288	-
Fund Balance - Beginning	16,785	16,785	\$ 18,069	\$ 18,069	\$ 18,069	16,785	-
Fund Balance - Ending	\$ 16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	\$ 18,073	\$ -

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, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	0	0	0	0	5	5	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Contributions from Private Sources							
Operating Transfers In (From Other Funds)	1	1	1	1	34	38	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 43	\$ -
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	\$ 39	\$ 43	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,296	-
Fund Balance - Ending	\$ 34,297	\$ 34,298	\$ 34,299	\$ 34,300	\$ 34,339	\$ 34,339	\$ -