

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - FEBRUARY 2024**

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 29, 2024**

	Governmental Funds		Debt Service Funds					Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
<b>Assets</b>													
<b>Cash and Investments</b>													
General Fund - Invested Cash	\$ 1,372,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,372,213
<b>Debt Service Fund</b>													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	255,031	-	-	-	-	-	1,492,270
Revenue	-	686,444	394,757	260,707	390,464	255,728	572,384	-	-	-	-	-	2,560,484
Prepayment Account	-	-	445	192	2,383	1,615	7,210	-	-	-	-	-	11,845
General Redemption Account	-	-	-	2,582	-	-	-	-	-	-	-	-	2,582
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>													
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	4,067,183	4,067,183
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	24,997,817	24,997,817
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,382,288</b>	<b>\$ 1,225,444</b>	<b>\$ 640,084</b>	<b>\$ 423,930</b>	<b>\$ 567,382</b>	<b>\$ 375,718</b>	<b>\$ 834,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,065,000</b>	<b>\$ 34,514,471</b>	
<b>Liabilities</b>													
<b>Accounts Payable &amp; Payroll Liabilities</b>													
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Unavailable Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Note Payable</b>													
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	615,000	615,000
Long Term	-	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,065,000</b>	<b>\$ 29,065,000</b>	
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>													
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	299,435	670,044	239	160	2,171	-	-	3,348,777
Results from Current Operations	-	196,858	91,233	77,409	114,612	76,283	164,581	(239)	(160)	(2,171)	-	-	718,406
<b>Unassigned</b>													
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	-	211,538
Results from Current Operations	1,170,751	-	-	-	-	-	-	-	-	-	-	-	1,170,751
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,382,288</b>	<b>\$ 1,225,444</b>	<b>\$ 640,084</b>	<b>\$ 423,930</b>	<b>\$ 567,382</b>	<b>\$ 375,718</b>	<b>\$ 834,625</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 5,449,471</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,382,288</b>	<b>\$ 1,225,444</b>	<b>\$ 640,084</b>	<b>\$ 423,930</b>	<b>\$ 567,382</b>	<b>\$ 375,718</b>	<b>\$ 834,625</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ 29,065,000</b>	<b>\$ 34,514,471</b>	

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (143,755)	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	25,498	663,184	960,590	77,435	74,265	1,800,971	1,988,811	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Other Financing Sources-Truist Loan Proceeds</b>								
	-	-	-	-	-	-	500,000	N/A
<b>Contributions Private Sources</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 25,498</b>	<b>\$ 663,184</b>	<b>\$ 960,590</b>	<b>\$ 77,435</b>	<b>\$ 74,265</b>	<b>1,800,971</b>	<b>\$ 2,345,056</b>	<b>77%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	600	800	-	600	1,200	3,200	12,000	27%
<b>Executive</b>								
Professional Management	3,583	3,583	3,583	3,583	3,583	17,917	43,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	2,500	3,200	-	5,700	5,700	100%
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	2,000	3,000	67%
<b>Other Contractual Services</b>								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	251	-	-	-	251	3,500	7%
Trustee Services	-	-	3,950	8,573	-	12,523	26,665	47%
Dissemination Agent Services	-	5,500	-	-	-	5,500	5,500	100%
Property Appraiser Fees	15,175	-	325	-	-	15,500	5,000	310%
Bank Services	-	-	-	-	104	104	300	35%
<b>Travel and Per Diem</b>								
	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	13	13	-	-	27	250	11%
<b>Rentals &amp; Leases</b>								
Meeting Room Rental	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>								
	-	-	-	-	-	-	2,000	0%
<b>Insurance</b>								
	97,258	-	-	-	-	97,258	15,000	648%
<b>Printing &amp; Binding</b>								
	-	-	-	-	-	-	250	0%
<b>Office Supplies</b>								
	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>								
	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	3,578	7,228	-	11,310	22,115	25,000	88%
SFWMD - Permit Objection	-	-	-	-	-	-	-	-
Special Counsel - Litigation	-	1,359	356	836	725	3,277	35,000	9%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	10,500	0%
Special Counsel - Appellate Court	-	233	-	-	-	233	75,000	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	20,000	0%
<b>Other General Government Services</b>								
Engineering Services - General Fund	-	2,681	2,075	1,200	4,913	10,869	50,000	22%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	10,000	0%

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
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
<b>Community Wide Irrigation System</b>								
Professional Services								
Asset Management	-	1,308	1,308	1,308	1,308	5,233	15,700	33%
Consumptive Use Permit Monitor	-	-	-	-	-	-	16,000	0%
Utility Services								
Electric - Pump Station	3,241	3,299	-	2,525	2,395	11,461	32,000	36%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	2,412	13,830	8,000	173%
Wireless - Pump Station	113	75	-	149	-	337	-	N/A
Repairs and Maintenance								
Pump Station and Wells	-	-	-	165	1,177	1,342	30,000	4%
Recharge Pumps	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	6,808	0%
Capital Outlay								
New Meter and Backup Pump/Motor	-	150	100	-	-	250	45,000	1%
<b>Stormwater Management Services</b>								
<b>Preserve Area Maintenance</b>								
<b>Environmental Engineering Consultant</b>								
Task 1 - Bid Documents	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
<b>Repairs and Maintenance</b>								
Wading Bird Foraging Areas	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	2,963	-	2,963	-	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	-	-	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>								
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	
Internal and External	-	-	-	-	-	-	-	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>								
Professional Services								
Asset Management	-	2,258	2,258	2,258	2,258	9,033	27,100	33%
NPDES Monitoring	-	-	1,800	-	-	1,800	-	N/A

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Repairs &amp; Maintenance</b>								
Aquatic Weed Control	31,877	11,342	11,342	12,677	11,342	78,580	120,000	65%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	-	-	-	35,000	0%
Lake Bank Maintenance	2,963	956	850	-	-	4,768	15,000	32%
Water Quality Testing	-	-	-	3,925	-	3,925	14,500	27%
Littortal Shelf Planting	-	-	-	988	-	988	20,000	5%
Aeration System	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	41,600	44,850	28,000	160%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	20,000	0%
Contingencies	-	-	-	-	-	-	18,600	0%
<b>Capital Outlay</b>								
Fountain Installations	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	10,000	0%
Lake Bank Restorations	-	800	-	875	1,050	2,725	172,298	2%
Water Control Structures	-	-	-	875	-	875	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>								
<b>Professional Services</b>								
Asset Management	-	1,167	1,167	1,167	1,167	4,667	14,000	33%
<b>Utility Services</b>								
Electric - Landscape Lighting	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	411	1,192	2,400	50%
<b>Community Entrance (Landscaping)</b>								
<b>Repairs and Maintenance</b>								
Landscaping Maintenance	-	10,064	-	20,129	10,064	40,257	101,000	40%
Tree Trimming	-	872	1,747	-	-	2,619	15,500	17%
Landscape Replacements	-	-	-	-	11,400	11,400	27,500	41%
Mulch Installation	-	8,784	4,430	-	1,525	14,739	33,000	45%
Annuals	21,686	-	-	1,206	-	22,892	50,000	46%
Annual Holiday Decorations	7,650	-	7,650	-	-	15,300	18,000	85%
Landscape Lighting	-	-	340	-	-	340	3,600	9%
Landscape Monuments	-	1,201	-	-	-	1,201	9,000	13%
Fountains	1,966	750	750	-	-	3,466	22,500	15%
Irrigation System	400	1,336	13,620	-	-	15,356	-	N/A
Well System	165	-	1,545	-	-	1,710	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	-	-	400	11,658	13,500	86%
Miscellaneous Repairs	-	467	473	-	-	940	3,000	31%
Capital Outlay - Landscaping	-	11,283	12,870	54,910	300	79,363	82,500	96%
Contingencies	-	-	-	-	-	-	23,728	0%
<b>Debt Service</b>								
Principal	-	-	-	-	-	-	500,000	0%
Interest	-	-	-	10,182	-	10,182	12,200	83%
<b>Reserves and Overall Contingencies</b>								
District Asset Restoration	-	-	-	-	-	-	158,030	0%
Contingencies	-	-	-	-	-	-	100,000	0%
<b>Intragovernmental Transfer Out</b>								
	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>								
Discounts/Collection Fees	-	-	-	-	-	-	99,553	0%
<b>Sub-Total:</b>	<b>192,026</b>	<b>92,650</b>	<b>90,997</b>	<b>139,736</b>	<b>114,811</b>	<b>630,220</b>	<b>2,345,056</b>	<b>27%</b>

Flow Way Community Development District  
 General Fund  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Total Expenditures and Other Uses:</b>	<b>\$ 192,026</b>	<b>\$ 92,650</b>	<b>\$ 90,997</b>	<b>\$ 139,736</b>	<b>\$ 114,811</b>	<b>\$ 630,220</b>	<b>\$ 2,345,056</b>	<b>27%</b>
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(40,547)	1,170,751	-	-
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	1,422,835	211,538	-	-
<b>Fund Balance - Ending</b>	<b>\$ 45,009</b>	<b>\$ 615,543</b>	<b>\$ 1,485,136</b>	<b>\$ 1,422,835</b>	<b>\$ 1,382,288</b>	<b>1,382,288</b>	<b>\$</b>	<b>-</b>

**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	6,082	246	240	242	240	7,049	15,000	47%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	10,408	9,000	116%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	21,194	513,964	577,069	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 15,510</b>	<b>\$ 191,692</b>	<b>\$ 275,139</b>	<b>\$ 24,761</b>	<b>\$ 24,318</b>	<b>531,421</b>	<b>\$ 601,069</b>	<b>88%</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2013 Bonds	-	135,000	-	-	-	135,000	\$ 135,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2013 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2013 Bonds	-	199,563	-	-	-	199,563	395,075	51%
<b>Other Fees and Charges</b>								
Fees/Discounts for Early Payment	-	-	-	-	-	-	37,725	0%
<b>Operating Transfers Out (To Other Funds)</b>								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$334,563</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$334,563</b>	<b>\$567,800</b>	<b>59%</b>
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	196,858	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,201,126	1,028,586		
<b>Fund Balance - Ending</b>	<b>\$ 1,044,095</b>	<b>\$ 901,225</b>	<b>\$ 1,176,364</b>	<b>\$ 1,201,126</b>	<b>\$ 1,225,444</b>	<b>1,225,444</b>	<b>\$ 33,269</b>	



**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	2,772	106	104	105	104	3,190	11,000	29%
Prepayment Account	2	2	2	2	2	10	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	6,487	7,500	86%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	10,054	243,818	273,784	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>								
Debt Proceeds	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,560</b>	<b>\$ 91,253</b>	<b>\$ 130,813</b>	<b>\$ 12,046</b>	<b>\$ 11,834</b>	<b>253,505</b>	<b>\$ 292,284</b>	<b>87%</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	80,000	\$ 80,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds (Phase 3)	-	82,272	-	-	-	82,272	162,844	51%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	17,911	0%
<b>Operating Transfers Out (To Other Funds)</b>								
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$162,272</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$162,272</b>	<b>\$260,755</b>	<b>62%</b>
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	11,834	91,233	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	548,851	-	
<b>Fund Balance - Ending</b>	<b>\$ 556,410</b>	<b>\$ 485,391</b>	<b>\$ 616,204</b>	<b>\$ 628,249</b>	<b>\$ 640,084</b>	<b>640,084</b>	<b>\$ 31,529</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,821	67	64	66	65	2,083	7,000	30%
Prepayment Account	1	1	1	1	1	4	-	N/A
Revenue Account	806	817	246	906	1,093	3,869	3,500	111%
General Redemption Account	11	12	11	11	11	57	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	8,496	206,043	231,388	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,555</b>	<b>\$ 76,769</b>	<b>\$ 110,221</b>	<b>\$ 9,844</b>	<b>\$ 9,667</b>	<b>212,056</b>	<b>\$ 241,888</b>	<b>88%</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds (Phase 4)	-	74,647	-	-	-	74,647	147,756	51%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$134,647</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$134,647</b>	<b>\$222,802</b>	<b>60%</b>
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	77,409	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	346,521		
<b>Fund Balance - Ending</b>	<b>\$ 352,076</b>	<b>\$ 294,199</b>	<b>\$ 404,420</b>	<b>\$ 414,263</b>	<b>\$ 423,930</b>	<b>423,930</b>	<b>\$ 19,086</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,970	79	77	78	78	2,282	8,000	29%
Prepayment Account	-	-	-	-	0	0	-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	5,678	6,000	95%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	13,752	333,485	374,564	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	2,383	53	53	2,489	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,914</b>	<b>\$ 124,117</b>	<b>\$ 180,596</b>	<b>\$ 15,797</b>	<b>\$ 15,511</b>	<b>343,935</b>	<b>\$ 388,564</b>	<b>89%</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2016 Bonds (Phase 5)	-	110,000	-	-	-	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	117,196	232,000	51%
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	77	1,973	77	-	-	2,126	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$77</b>	<b>\$229,169</b>	<b>\$77</b>	<b>\$0</b>	<b>\$0</b>	<b>\$229,323</b>	<b>\$366,504</b>	<b>63%</b>
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	15,511	114,612	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	551,872	452,770		
<b>Fund Balance - Ending</b>	<b>\$ 460,608</b>	<b>\$ 355,556</b>	<b>\$ 536,075</b>	<b>\$ 551,872</b>	<b>\$ 567,382</b>	<b>567,382</b>	<b>\$ 22,060</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	0	-	N/A
Reserve Account	1,336	54	52	53	53	1,547	3,500	44%
Prepayment Account	-	-	-	-	0	0	-	N/A
Revenue Account	796	803	140	860	1,065	3,664	3,500	105%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	226,266	254,231	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	1,615	-	-	1,615	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,335</b>	<b>\$ 84,177</b>	<b>\$ 122,491</b>	<b>\$ 10,642</b>	<b>\$ 10,448</b>	<b>233,092</b>	<b>\$ 261,231</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2017 Bonds (Phase 6)	-	80,263	-	-	-	80,263	159,213	50%
<b>Debt Service-Other Costs</b>								
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts for Early Payment	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	53	1,547	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$52</b>	<b>\$156,600</b>	<b>\$52</b>	<b>\$53</b>	<b>\$53</b>	<b>\$156,810</b>	<b>\$250,845</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	10,395	76,283	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	299,435		
<b>Fund Balance - Ending</b>	<b>\$ 304,718</b>	<b>\$ 232,294</b>	<b>\$ 354,734</b>	<b>\$ 365,322</b>	<b>\$ 375,718</b>	<b>375,718</b>	<b>\$ 10,386</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	0	-	-	-	0	-	N/A
Sinking Account	-	0	-	-	-	0	-	N/A
Reserve Account	1,121	1,159	1,113	1,144	1,134	5,672	5,000	113%
Prepayment Account	7	7	7	16	32	68	-	N/A
Revenue Account	1,817	1,837	369	1,934	2,383	8,339	8,000	104%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	6,952	180,830	261,924	21,114	20,250	491,070	551,562	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Operating Transfers In (To Other Funds)	-	-	5,623	-	-	5,623	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 9,898</b>	<b>\$ 183,832</b>	<b>\$ 269,036</b>	<b>\$ 24,208</b>	<b>\$ 23,798</b>	<b>510,772</b>	<b>\$ 564,562</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	175,000	-	-	-	175,000	\$ 175,000	100%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	-	167,798	332,664	50%
<b>Debt Service-Other Costs</b>								
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	1,121	1,159	1,113	-	-	3,394	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$1,121</b>	<b>\$343,956</b>	<b>\$1,113</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346,191</b>	<b>\$543,747</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	24,208	23,798	164,581	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	810,827	670,044		
<b>Fund Balance - Ending</b>	<b>\$ 678,820</b>	<b>\$ 518,696</b>	<b>\$ 786,618</b>	<b>\$ 810,827</b>	<b>\$ 834,625</b>	<b>834,625</b>	<b>\$ 20,815</b>	

**Flow Way Community Development District**  
**Capital Project Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>							
Construction Account	1	1	15	-	-	18	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	77	1,973	77	-	-	2,126	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 78</b>	<b>\$ 1,974</b>	<b>\$ 93</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,144</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>							
<b>Capital Outlay</b>							
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Construction in Progress	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 2,383	\$ -	\$ -	\$ 2,383	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,383</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,383</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	77.53	1,974	(2,291)	\$ -	\$ -	(239)	-
Fund Balance - Beginning	239	317	2,291	\$ -	\$ -	239	-
<b>Fund Balance - Ending</b>	<b>\$ 317</b>	<b>\$ 2,291</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Flow Way Community Development District**  
**Capital Project Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>							
Construction Account	1	1	11	-	-	13	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
Operating Transfers In (From Other Funds)	52	1,338	52	-	-	1,441	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 53</b>	<b>\$ 1,339</b>	<b>\$ 63</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,454</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>							
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	\$ -	-
<b>Capital Outlay</b>							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>							
<b>Cost of Issuance</b>							
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	1,615	\$ -	\$ -	\$ 1,615	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,615</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,615</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	53	1,339	(1,552)	\$ -	\$ -	\$ (160)	-
Fund Balance - Beginning	160	213	1,552	\$ -	\$ -	160	-
<b>Fund Balance - Ending</b>	<b>\$ 213</b>	<b>\$ 1,552</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**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 29, 2024**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>							
Construction Account	9	15	35	-	-	59	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
<b>Debt Proceeds</b>							
-	-	-	-	-	-	-	-
<b>Contributions from Private Sources</b>							
-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1,121	1,159	1,113	-	-	3,394	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,130</b>	<b>\$ 1,174</b>	<b>\$ 1,149</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,453</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>							
-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>							
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>							
-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>							
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 5,623	\$ -	\$ -	\$ 5,623	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,623</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,623</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,130	\$ 1,174	\$ (4,475)	\$ -	\$ -	\$ (2,171)	-
Fund Balance - Beginning	2,171	3,301	4,475	-	-	2,171	-
<b>Fund Balance - Ending</b>	<b>\$ 3,301</b>	<b>\$ 4,475</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>