

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - MARCH 2023**

FISCAL YEAR 2023

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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 March 31, 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)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 1,705,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,705,208
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	-	606,011	349,393	230,482	346,694	228,379	510,615	-	-	-	-	2,271,574
Prepayment Account	-	-	883	272	-	-	29,507	-	-	-	-	30,662
General Redemption Account	-	-	-	2,476	-	-	-	-	-	-	-	2,476
Construction	-	-	-	-	-	-	-	27,550	18,127	34,863	-	80,540
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	46,793	22,206	18,762	30,380	20,629	44,733	-	-	-	-	183,501
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,982,546	3,982,546
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	24,467,454	24,467,454
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 2,187,703</b>	<b>\$ 1,191,803</b>	<b>\$ 617,788</b>	<b>\$ 412,633</b>	<b>\$ 551,663</b>	<b>\$ 367,383</b>	<b>\$ 841,276</b>	<b>\$ 27,550</b>	<b>\$ 18,127</b>	<b>\$ 34,863</b>	<b>\$ 28,450,000</b>	<b>\$ 34,700,789</b>

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending March 31, 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		
<b>Liabilities</b>													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	183,501	-	-	-	-	-	-	-	-	-	-	-	183,501
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	-	28,450,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ 655,921</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>\$ 29,105,921</u>
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2022 (Audited)	-	997,116	526,139	337,797	442,254	367,383	653,990	25,623	16,785	34,296	-	-	3,401,383
Results from Current Operations	-	194,687	91,649	74,836	109,409	-	187,287	1,927	1,342	568	-	-	661,703
<b>Unassigned</b>													
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,596,927	-	-	-	-	-	-	-	-	-	-	-	1,596,927
<b>Total Fund Equity and Other Credits</b>	<u>\$ 1,531,782</u>	<u>\$ 1,191,803</u>	<u>\$ 617,788</u>	<u>\$ 412,633</u>	<u>\$ 551,663</u>	<u>\$ 367,383</u>	<u>\$ 841,276</u>	<u>\$ 27,550</u>	<u>\$ 18,127</u>	<u>\$ 34,863</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,594,868</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 2,187,703</u>	<u>\$ 1,191,803</u>	<u>\$ 617,788</u>	<u>\$ 412,633</u>	<u>\$ 551,663</u>	<u>\$ 367,383</u>	<u>\$ 841,276</u>	<u>\$ 27,550</u>	<u>\$ 18,127</u>	<u>\$ 34,863</u>	<u>\$ 28,450,000</u>	<u>\$ -</u>	<u>\$ 34,700,789</u>

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ (85,253)	0%
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	12,295	407,003	985,271	51,356	58,264	28,698	1,542,887	1,594,494	97%
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
<b>Total Revenue and Other Sources:</b>	<b>\$ 512,295</b>	<b>\$ 407,003</b>	<b>\$ 985,271</b>	<b>\$ 51,356</b>	<b>\$ 58,264</b>	<b>\$ 28,698</b>	<b>2,042,887</b>	<b>\$ 2,009,241</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	4,800	12,000	40%
<b>Executive</b>									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	5,600	-	-	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Arbitrage Rebate Services	-	-	500	1,500	500	-	2,500	3,000	83%
<b>Other Contractual Services</b>									
Recording and Transcription	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	280	830	3,500	24%
Trustee Services	-	3,950	-	8,573	-	-	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	5,500	5,500	5,500	100%
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 March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	-	229	-	-	-	-	229	250	92%
<b>Rentals &amp; Leases</b>									
Meeting Room Rental	-	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	-	2,000	0%
<b>Insurance</b>	-	11,196	-	-	-	-	11,196	15,000	75%
<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	-	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	-	16,215	78,592	175,000	45%
Truist Loan Fees	20,000	-	-	-	-	-	20,000	19,000	105%
<b>Other General Government Services</b>									
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	8,744	20,409	55,000	37%
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	-	938	938	938	-	1,875	4,688	-	N/A
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	N/A
Utility Services									

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Electric - Pump Station	-	3,014	-	-	-	21,042	24,056	-	N/A
Electric - Recharge Pumps	-	112	-	-	2,466	3,076	5,654	-	N/A
Repairs and Maintenance									
Pump Station and Wells	410	155	572	-	1,960	965	4,062	-	N/A
Recharge Pumps	-	-	-	932	-	-	932	-	N/A
Main Line Irrigation System	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
<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	-	-	-	-	-	-	-	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
<b>Repairs and Maintenance</b>									
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
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>									

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Internal and External	-	-	-	-	-	-	-	55,000	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>									
Professional Services									
Asset Management	-	1,800	1,800	1,800	-	3,600	9,000	21,600	42%
Repairs & Maintenance									
Aquatic Weed Control	-	5,100	5,100	7,500	-	36,175	53,875	104,000	52%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	-	10,100	66,000	15%
Lake Bank Maintenance	-	-	-	-	-	1,990	1,990	15,000	13%
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	-	-	-	-	-	100	100	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	400	4,440	183,128	2%
Water Control Structures	-	-	-	-	-	6,400	6,400	31,000	21%
Contingencies	-	-	-	450	-	-	450	-	N/A
<b>Community Wide Irrigation System</b>									
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									
Pump Station and Wells	-	-	-	410	-	-	410	30,000	1%
Recharge Pumps	-	-	-	-	-	-	-	8,500	0%

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**



**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Main Line Irrigation System	-	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	-	5,957	0%
Capital Outlay									
New Meter and Backup Pump/Motor	-	-	-	150	-	3,161	3,311	28,000	12%
<b>Landscaping Services</b>									
Professional Services									
Asset Management	-	771	771	771	-	1,542	3,854	9,250	42%
Utility Services									
Electric - Landscape Lighting	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	-	2,400	0%
<b>Community Entrance (Landscaping)</b>									
Repairs and Maintenance									
Landscaping Maintenance	-	7,930	7,930	-	-	23,790	39,650	95,000	42%
Tree Trimming	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,905	10,905	10,000	109%
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	6,499	9,394	18,500	N/A
Bridge & Roadway - Main Entrance	-	-	-	-	-	3,845	3,845	13,500	28%
Miscellaneous Repairs	-	-	-	-	-	1,037	1,037	3,000	N/A
Contingencies	-	-	-	-	-	2,725	2,725	15,491	18%
<b>Debt Service</b>									
Principal	-	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	-	12,200	N/A
<b>Reserves and Overall Contingencies</b>									
District Asset Restoration	-	-	-	-	-	-	-	-	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 March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	68,800	N/A
<b>Intragovernmental Transfer Out</b>	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>29,176</b>	<b>96,329</b>	<b>54,856</b>	<b>81,919</b>	<b>17,014</b>	<b>166,666</b>	<b>445,960</b>	<b>2,009,241</b>	<b>22%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 29,176</b>	<b>\$ 96,329</b>	<b>\$ 54,856</b>	<b>\$ 81,919</b>	<b>\$ 17,014</b>	<b>\$ 166,666</b>	<b>\$ 445,960</b>	<b>\$ 2,009,241</b>	<b>22%</b>
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	930,415	(30,563)	41,250	(137,968)	1,596,927	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,659,063	1,628,500	1,669,751	(65,145)	-	
<b>Fund Balance - Ending</b>	<b>\$ 417,974</b>	<b>\$ 728,648</b>	<b>\$ 1,659,063</b>	<b>\$ 1,628,500</b>	<b>\$ 1,669,751</b>	<b>\$ 1,531,782</b>	<b>1,531,782</b>	<b>\$ -</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	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	-	#DIV/0!
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	97	5,951	11,000	54%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,175	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	521,954	539,344	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,006</b>	<b>\$ 137,690</b>	<b>\$ 333,315</b>	<b>\$ 17,375</b>	<b>\$ 19,798</b>	<b>\$ 10,896</b>	<b>529,080</b>	<b>\$ 550,344</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	930.45	-	-	-	-	-	930	\$ -	N/A
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2013 Bonds	-	130,000	-	-	-	-	130,000	\$ 130,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2013 Bonds	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2013 Bonds	-	203,463	-	-	-	-	203,463	410,525	50%
<b>Operating Transfers Out (To Other Funds)</b>									
	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$930</b>	<b>\$333,463</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$334,393</b>	<b>\$540,525</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	10,896	194,687	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	997,116		
<b>Fund Balance - Ending</b>	<b>\$ 1,006,192</b>	<b>\$ 810,420</b>	<b>\$ 1,143,735</b>	<b>\$ 1,161,110</b>	<b>\$ 1,180,907</b>	<b>\$ 1,191,803</b>	<b>1,191,803</b>	<b>\$ 9,819</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	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	2,670	0	0	0	3	43	2,716	5,300	51%
Prepayment Account	-	-	-	-	0	2	2	-	N/A
Revenue Account	1	1	1	1	46	629	678	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	247,695	255,873	97%
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>\$ 4,645</b>	<b>\$ 65,342</b>	<b>\$ 158,176</b>	<b>\$ 8,245</b>	<b>\$ 9,403</b>	<b>\$ 5,280</b>	<b>251,091</b>	<b>\$ 261,173</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	442	-	-	-	-	-	442	\$ -	N/A
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2015 Bonds (Phase 3)	-	75,000	-	-	-	-	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	-	84,000	166,406	50%
<b>Operating Transfers Out (To Other Funds)</b>									
<b>Total Expenditures and Other Uses:</b>	<b>\$442</b>	<b>\$159,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$159,442</b>	<b>\$241,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	5,280	91,649	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	526,139	-	
<b>Fund Balance - Ending</b>	<b>\$ 530,342</b>	<b>\$ 436,684</b>	<b>\$ 594,859</b>	<b>\$ 603,105</b>	<b>\$ 612,508</b>	<b>\$ 617,788</b>	<b>617,788</b>	<b>\$ 19,767</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Flow Way Community Development District  
Debt Service Fund - Series 2015 (Phase 4)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2023**

Description	October	November	December	January	February	March	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	1,756	0	0	0	2	27	1,785	3,500	51%
Prepayment Account	-	-	-	-	0	0	1	-	N/A
Revenue Account	1	1	0	0	30	415	447	8	5584%
General Redemption Account	0	0	0	0	0	4	5	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	209,284	216,342	97%
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>\$ 3,424</b>	<b>\$ 55,209</b>	<b>\$ 133,647</b>	<b>\$ 6,966</b>	<b>\$ 7,936</b>	<b>\$ 4,339</b>	<b>211,521</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	373.07	-	-	-	-	-	373	\$ -	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)	-	76,313	-	-	-	-	76,313	151,356	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$373</b>	<b>\$136,313</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$136,686</b>	<b>\$211,356</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	4,339	74,836	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	337,797		
<b>Fund Balance - Ending</b>	<b>\$ 340,849</b>	<b>\$ 259,745</b>	<b>\$ 393,392</b>	<b>\$ 400,358</b>	<b>\$ 408,294</b>	<b>\$ 412,633</b>	<b>412,633</b>	<b>\$ 8,494</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>									
Interest Account	-	0	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	31	1,927	3,700	52%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	672	12	5599%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	338,875	350,060	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	54	54	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,595</b>	<b>\$ 89,394</b>	<b>\$ 216,402</b>	<b>\$ 11,280</b>	<b>\$ 12,845</b>	<b>\$ 7,013</b>	<b>341,529</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	604.09	-	-	-	-	-	604	\$ -	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)	-	119,589	-	-	-	-	119,589	236,785	51%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	31	1,927	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$604</b>	<b>\$231,482</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$31</b>	<b>\$232,120</b>	<b>\$346,785</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	109,409	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	442,254		
<b>Fund Balance - Ending</b>	<b>\$ 446,245</b>	<b>\$ 304,157</b>	<b>\$ 520,559</b>	<b>\$ 531,839</b>	<b>\$ 544,682</b>	<b>\$ 551,663</b>	<b>551,663</b>	<b>\$ 6,987</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	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	1,284	0	0	0	2	21	1,307	2,200	59%
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	442	8	5530%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	230,105	237,599	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,118</b>	<b>\$ 60,701</b>	<b>\$ 146,943</b>	<b>\$ 7,659</b>	<b>\$ 8,721</b>	<b>\$ 4,712</b>	<b>231,854</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	410.19	-	-	-	-	-	410	\$ -	N/A
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2017 Bonds (Phase 6)	-	81,488	-	-	-	-	81,488	161,750	50%
<b>Debt Service-Other Costs</b>									
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	21	1,307	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$410</b>	<b>\$152,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$21</b>	<b>\$153,205</b>	<b>\$231,750</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	78,650	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	288,733		
<b>Fund Balance - Ending</b>	<b>\$ 291,441</b>	<b>\$ 199,370</b>	<b>\$ 346,313</b>	<b>\$ 353,972</b>	<b>\$ 362,692</b>	<b>\$ 367,383</b>	<b>367,383</b>	<b>\$ 8,057</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 March 31, 2023**

Description	October	November	December	January	February	March	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	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	462	501	15	3337%
Prepayment Account	-	-	-	-	-	0	0	-	N/A
Revenue Account	2	2	0	0	67	919	990	15	6597%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	9,281	498,979	515,479	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	29,502	29,502	-	N/A
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,979</b>	<b>\$ 131,630</b>	<b>\$ 318,644</b>	<b>\$ 16,610</b>	<b>\$ 18,944</b>	<b>\$ 40,164</b>	<b>529,972</b>	<b>\$ 515,509</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	889.49	-	-	-	-	-	889	\$ -	N/A
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	170,000	\$ 170,000	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)	-	171,295	-	-	-	-	171,295	339,743	50%
<b>Debt Service-Other Costs</b>									
Operating Transfers Out (To Other Funds)	1	1	1	1	34	462	501	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$891</b>	<b>\$341,296</b>	<b>\$1</b>	<b>\$1</b>	<b>\$34</b>	<b>\$462</b>	<b>\$342,685</b>	<b>\$509,743</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	187,287	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	653,990		
<b>Fund Balance - Ending</b>	<b>\$ 657,078</b>	<b>\$ 447,412</b>	<b>\$ 766,055</b>	<b>\$ 782,664</b>	<b>\$ 801,574</b>	<b>\$ 841,276</b>	<b>841,276</b>	<b>\$ 5,766</b>	



**Flow Way Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>								
Construction Account	0	0	0	0	4	50	54	-
Cost of Issuance	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>								
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	1,927	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 6</b>	<b>\$ 81</b>	<b>\$ 1,981</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>								
Printing & Binding	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>								
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>								
Stormwater Mgmt-Construction	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>								
<b>Construction in Progress</b>								
Construction in Progress	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>								
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>								
Underwriter's Discount	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	54	\$ 55	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54</b>	<b>\$ 55</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 6	27	\$ 1,927	-
Fund Balance - Beginning	25,623	25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	25,623	-
<b>Fund Balance - Ending</b>	<b>\$ 25,623</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,517</b>	<b>\$ 27,523</b>	<b>\$ 27,550</b>	<b>\$ 27,550</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 March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>								
Construction Account	0	0	0	0	2	33	35	-
Cost of Issuance	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>								
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	1,307	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 4</b>	<b>\$ 54</b>	<b>\$ 1,342</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>								
Printing & Binding	-	-	-	-	-	-	\$ -	\$ -
<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)	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 1,342	-
Fund Balance - Beginning	16,785	16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	16,785	-
<b>Fund Balance - Ending</b>	<b>\$ 16,785</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ 18,073</b>	<b>\$ 18,127</b>	<b>\$ 18,127</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 March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>								
Construction Account	0	0	0	0	5	62	67	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>								
<b>Contributions from Private Sources</b>								
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	501	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 39</b>	<b>\$ 524</b>	<b>\$ 568</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)	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>								
	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 568	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,296	-
<b>Fund Balance - Ending</b>	<b>\$ 34,297</b>	<b>\$ 34,298</b>	<b>\$ 34,299</b>	<b>\$ 34,300</b>	<b>\$ 34,339</b>	<b>\$ 34,863</b>	<b>\$ 34,863</b>	<b>\$ -</b>