

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 May 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)
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 1,342,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,342,270
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	-	475,638	295,939	178,040	270,235	175,738	401,659	-	-	-	-	1,797,249
Prepayment Account	-	-	6	-	-	-	113	-	-	-	-	119
General Redemption Account	-	-	-	2,490	-	-	-	-	-	-	-	2,490
Construction	-	-	-	-	-	-	-	29,663	19,557	36,487	-	85,706
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	4,013	1,904	1,609	2,605	1,769	3,836	-	-	-	-	15,738
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,309,928	3,309,928
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	25,140,072	25,140,072
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 1,824,765	\$ 1,018,651	\$ 543,156	\$ 342,780	\$ 447,429	\$ 295,882	\$ 662,030	\$ 29,663	\$ 19,557	\$ 36,487	\$ 28,450,000	\$ 33,670,400

**Flow Way Community Development District
Balance Sheet
for the Period Ending May 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)
Liabilities												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	15,738	-	-	-	-	-	-	-	-	-	-	15,738
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	\$ 488,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,450,000	\$ 28,938,157
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	295,882	653,990	25,623	16,785	34,296	-	3,329,883
Results from Current Operations	-	21,535	17,017	4,982	5,175	-	8,040	4,040	2,772	2,191	-	65,752
Unassigned												
Beginning: October 1, 2022 (Audited)	(65,145)	-	-	-	-	-	-	-	-	-	-	(65,145)
Results from Current Operations	1,401,753	-	-	-	-	-	-	-	-	-	-	1,401,753
Total Fund Equity and Other Credits	\$ 1,336,608	\$ 1,018,651	\$ 543,156	\$ 342,780	\$ 447,429	\$ 295,882	\$ 662,030	\$ 29,663	\$ 19,557	\$ 36,487	\$ -	\$ 4,732,243
Total Liabilities, Fund Equity and Other Credits	\$ 1,824,765	\$ 1,018,651	\$ 543,156	\$ 342,780	\$ 447,429	\$ 295,882	\$ 662,030	\$ 29,663	\$ 19,557	\$ 36,487	\$ 28,450,000	\$ 33,670,400

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

Description	October	November	December	January	February	March	April	May	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	28,698	38,518	11,863	1,593,268	1,594,494	100%
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	\$ 28,698	\$ 38,518	\$ 11,863	2,093,268	\$ 2,009,241	104%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	2,000	800	-	1,200	800	1,800	-	6,600	12,000	55%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
Financial and Administrative											
Audit Services	-	-	-	5,600	-	-	-	-	5,600	5,700	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	-	-	500	1,500	500	-	-	-	2,500	3,000	83%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	277	273	-	-	280	-	-	830	3,500	24%
Trustee Services	-	3,950	-	8,573	-	-	-	8,654	21,177	26,665	79%
Dissemination Agent Services	-	-	-	-	-	5,500	-	350	5,850	5,500	106%
Property Appraiser Fees	2,750	-	-	296	-	-	-	24	3,070	10,000	31%
Bank Services	15	11	-	-	-	-	-	115	141	300	47%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	-	229	-	-	-	-	-	40	269	250	108%
Rentals & Leases											
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
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	-	-	-	2,005	10,475	20,000	52%
Special Counsel - Litigation	-	35,667	22,705	-	-	11,317	-	16,321	86,011	175,000	49%
Special Counsel - Court Reporter/Arbitrator	-	-	4,005	-	-	945	725	300	5,975	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	3,953	-	8,948	12,901	-	N/A
Truist Loan - Legal Fees	20,000	-	-	-	-	-	-	-	20,000	19,000	105%
Other General Government Services											
Engineering Services - General Fund	-	3,045	2,388	2,150	4,083	8,744	-	10,933	31,341	55,000	57%
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	-	1,875	-	1,875	6,563	11,250	58%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services											
Electric - Pump Station	-	3,014	-	-	-	21,042	-	9,249	33,305	32,000	104%
Electric - Recharge Pumps	-	112	-	932	2,466	3,076	28	2,686	9,300	8,000	116%
Repairs and Maintenance											
Pump Station and Wells	410	155	572	410	1,960	965	1,246	-	5,718	30,000	19%
Recharge Pumps	-	-	-	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	-	-	-	6,600	0%
Contingencies	-	-	-	-	-	-	-	-	-	5,957	0%
Capital Outlay											

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
New Meter and Backup Pump/Motor	-	-	-	150	-	3,161	-	-	3,311	28,000	12%
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
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	-	3,600	-	3,600	12,600	21,600	58%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance											
Aquatic Weed Control	-	5,100	5,100	7,500	-	36,175	-	12,000	65,875	104,000	63%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800	2,800	4,500	-	-	-	12,000	22,100	66,000	33%
Lake Bank Maintenance	-	-	-	-	-	1,990	1,990	400	4,380	15,000	29%
Water Quality Testing	-	-	-	-	-	-	-	7,850	7,850	14,500	54%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	-	-	-	2,907	900	3,807	12,000	32%
Contingencies	-	-	-	-	-	-	-	-	-	15,505	0%
Capital Outlay											
Fountain Installations	-	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restorations	-	2,740	700	600	-	400	-	76,998	81,438	183,128	44%
Water Control Structures	-	-	-	-	-	6,400	-	-	6,400	31,000	21%
Contingencies	-	-	-	450	-	-	-	-	450	-	N/A
Landscaping Services											
Professional Services											
Asset Management	-	771	771	771	-	1,542	-	1,542	5,396	9,250	58%
Utility Services											
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	-	-	-	-	-	-	-	1,543	1,543	2,400	64%
Community Entrance (Landscaping)											
Repairs and Maintenance											
Landscaping Maintenance	-	7,930	7,930	-	-	23,790	7,930	7,930	55,510	95,000	58%
Tree Trimming	-	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	10,905	5,396	-	16,301	10,000	163%
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	6,599	25,270	-	34,764	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%
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	500,000	N/A
Interest	-	-	-	-	-	-	-	-	-	12,200	N/A

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

Description	October	November	December	January	February	March	April	May	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	77,562	59,214	17,014	166,666	53,292	192,263	691,515	2,009,241	34%
Total Expenditures and Other Uses:	\$ 29,176	\$ 96,329	\$ 77,562	\$ 59,214	\$ 17,014	\$ 166,666	\$ 53,292	\$ 192,263	\$ 691,515	\$ 2,009,241	34%
Net Increase/ (Decrease) in Fund Balance	483,119	310,674	907,710	(7,857)	41,250	(137,968)	(14,773)	(180,401)	1,401,753	-	
Fund Balance - Beginning	(65,145)	417,974	728,648	1,636,358	1,628,500	1,669,751	1,531,782	1,517,009	(65,145)	-	
Fund Balance - Ending	\$ 417,974	\$ 728,648	\$ 1,636,358	\$ 1,628,500	\$ 1,669,751	\$ 1,531,782	\$ 1,517,009	\$ 1,336,608	1,336,608	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	-	-	-	-	-	0	0	-	#DIV/0!
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	5,845	0	0	0	7	97	136	5,913	12,000	11,000	109%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	80	1,090	1,534	1,783	4,492	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	4,159	137,688	333,314	17,374	19,711	9,708	13,031	4,013	538,997	539,344	100%
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	\$ 10,896	\$ 14,701	\$ 11,710	555,490	\$ 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	-	-	-	-	-	199,563	403,025	410,525	98%
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$930	\$333,463	\$0	\$0	\$0	\$0	\$0	\$199,563	\$533,955	\$540,525	N/A
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	333,315	17,375	19,798	10,896	14,701	(187,853)	21,535	9,819	
Fund Balance - Beginning	997,116	1,006,192	810,420	1,143,735	1,161,110	1,180,907	1,191,803	1,206,504	997,116		
Fund Balance - Ending	\$ 1,006,192	\$ 810,420	\$ 1,143,735	\$ 1,161,110	\$ 1,180,907	\$ 1,191,803	\$ 1,206,504	\$ 1,018,651	1,018,651	\$ 9,819	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	2,670	0	0	0	3	43	60	2,698	5,475	5,300	103%
Prepayment Account	-	-	-	-	0	2	2	4	8	-	N/A
Revenue Account	1	1	1	1	46	629	884	1,037	2,599	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	1,974	65,340	158,175	8,245	9,354	4,607	6,184	1,904	255,783	255,873	100%
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	\$ 5,280	\$ 7,130	\$ 5,643	263,865	\$ 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)	-	-	-	-	-	-	-	5,000	5,000	-	N/A
Interest Expense											
Series 2015 Bonds (Phase 3)	-	84,000	-	-	-	-	-	82,406	166,406	166,406	100%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$442	\$159,000	\$0	\$0	\$0	\$0	\$0	\$87,406	\$246,848	\$241,406	N/A
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	158,176	8,245	9,403	5,280	7,130	(81,763)	17,017	19,767	
Fund Balance - Beginning	526,139	530,342	436,684	594,859	603,105	612,508	617,788	624,919	526,139	-	
Fund Balance - Ending	\$ 530,342	\$ 436,684	\$ 594,859	\$ 603,105	\$ 612,508	\$ 617,788	\$ 624,919	\$ 543,156	543,156	\$ 19,767	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,756	0	0	0	2	27	38	1,772	3,595	3,500	103%
Prepayment Account	-	-	-	-	0	0	1	2	3	-	N/A
Revenue Account	1	1	0	0	30	415	583	677	1,707	8	21342%
General Redemption Account	0	0	0	0	0	4	6	8	19	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	1,668	55,208	133,647	6,966	7,903	3,893	5,225	1,609	216,118	216,342	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,424	\$ 55,209	\$ 133,647	\$ 6,966	\$ 7,936	\$ 4,339	\$ 5,853	\$ 4,069	221,443	\$ 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)	-	-	-	-	-	-	-	5,000	5,000	-	N/A
Interest Expense											
Series 2015 Bonds (Phase 4)	-	76,313	-	-	-	-	-	74,775	151,088	151,356	100%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$373	\$136,313	\$0	\$0	\$0	\$0	\$0	\$79,775	\$216,461	\$211,356	N/A
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	133,647	6,966	7,936	4,339	5,853	(75,706)	4,982	8,494	
Fund Balance - Beginning	337,797	340,849	259,745	393,392	400,358	408,294	412,633	418,486	337,797		
Fund Balance - Ending	\$ 340,849	\$ 259,745	\$ 393,392	\$ 400,358	\$ 408,294	\$ 412,633	\$ 418,486	\$ 342,780	342,780	\$ 8,494	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,893	0	0	0	2	31	44	1,915	3,887	3,700	105%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	45	624	878	1,019	2,569	12	21405%
Special Assessment Revenue											
Special Assessments - On-Roll	2,700	89,393	216,402	11,280	12,797	6,303	8,460	2,605	349,941	350,060	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	54	-	-	54	-	N/A
Total Revenue and Other Sources:	\$ 4,595	\$ 89,394	\$ 216,402	\$ 11,280	\$ 12,845	\$ 7,013	\$ 9,382	\$ 5,540	356,451	\$ 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	-	-	-	-	-	117,196	236,785	236,785	100%
Operating Transfers Out (To Other Funds)	0	1,893	0	0	2	31	44	1,915	3,887	-	N/A
Total Expenditures and Other Uses:	\$604	\$231,482	\$0	\$0	\$2	\$31	\$44	\$119,112	\$351,276	\$346,785	N/A
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	216,402	11,280	12,842	6,981	9,338	(113,572)	5,175	6,987	
Fund Balance - Beginning	442,254	446,245	304,157	520,559	531,839	544,682	551,663	561,000	442,254		
Fund Balance - Ending	\$ 446,245	\$ 304,157	\$ 520,559	\$ 531,839	\$ 544,682	\$ 551,663	\$ 561,000	\$ 447,429	447,429	\$ 6,987	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	0	-	-	-	-	-	0	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	-	0	-	N/A
Reserve Account	1,284	0	0	0	2	21	30	1,299	2,635	2,200	120%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	30	411	578	670	1,691	8	21137%
Special Assessment Revenue											
Special Assessments - On-Roll	1,834	60,700	146,943	7,659	8,689	4,280	5,745	1,769	237,619	237,599	100%
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	\$ 4,712	\$ 6,353	\$ 3,738	241,945	\$ 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	-	-	-	-	-	80,263	161,750	161,750	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	0	1,284	0	0	2	21	30	1,299	2,635	-	N/A
Total Expenditures and Other Uses:	\$410	\$152,771	\$0	\$0	\$2	\$21	\$30	\$81,561	\$234,796	\$231,750	N/A
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	146,943	7,659	8,719	4,691	6,323	(77,823)	7,149	8,057	
Fund Balance - Beginning	288,733	291,441	199,370	346,313	353,972	362,692	367,383	373,705	288,733		
Fund Balance - Ending	\$ 291,441	\$ 199,370	\$ 346,313	\$ 353,972	\$ 362,692	\$ 367,383	\$ 373,705	\$ 295,882	295,882	\$ 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 May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	34	462	649	778	1,928	15	12854%
Prepayment Account	-	-	-	-	-	0	23	90	113	-	N/A
Revenue Account	2	2	0	0	67	919	1,293	1,502	3,784	15	25229%
Special Assessment Revenue											
Special Assessments - On-Roll	3,976	131,627	318,643	16,609	18,843	9,281	-	3,836	502,816	515,479	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	29,502	12,457	-	41,959	-	N/A
Debt Proceeds											
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,979	\$ 131,630	\$ 318,644	\$ 16,610	\$ 18,944	\$ 40,164	\$ 14,422	\$ 6,207	550,601	\$ 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)	-	-	-	-	-	-	-	30,000	30,000	-	N/A
Interest Expense											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	171,295	-	-	-	-	-	168,448	339,743	339,743	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	1	1	1	1	34	462	649	778	1,928	-	N/A
Total Expenditures and Other Uses:	\$891	\$341,296	\$1	\$1	\$34	\$462	\$649	\$199,226	\$542,560	\$509,743	N/A
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	318,643	16,609	18,910	39,702	13,773	(193,019)	8,040	5,766	
Fund Balance - Beginning	653,990	657,078	447,412	766,055	782,664	801,574	841,276	855,049	653,990		
Fund Balance - Ending	\$ 657,078	\$ 447,412	\$ 766,055	\$ 782,664	\$ 801,574	\$ 841,276	\$ 855,049	\$ 662,030	662,030	\$ 5,766	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	0	0	0	0	4	50	70	84	207	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Operating Transfers In (From Other Funds)	0	1,893	0	0	2	31	44	1,915	3,887	-
Total Revenue and Other Sources:	\$ 0	\$ 1,893	\$ 0	\$ 0	\$ 6	\$ 81	\$ 114	\$ 1,999	\$ 4,094	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ 55
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ 55
Net Increase/ (Decrease) in Fund Balance	0	1,893	0	0	6	27	114	1,999	4,040	-
Fund Balance - Beginning	25,623	25,623	27,517	27,517	27,517	27,523	27,550	27,664	25,623	-
Fund Balance - Ending	\$ 25,623	\$ 27,517	\$ 27,517	\$ 27,517	\$ 27,523	\$ 27,550	\$ 27,664	\$ 29,663	\$ 29,663	\$ -

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account	0	0	0	0	2	33	46	55	136	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Operating Transfers In (From Other Funds)	0	1,284	0	0	2	21	30	1,299	2,635	-
Total Revenue and Other Sources:	\$ 0	\$ 1,284	\$ 0	\$ 0	\$ 4	\$ 54	\$ 76	\$ 1,354	\$ 2,772	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	\$ -
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -
Printing & Binding										
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										
Construction in Progress	-	-	-	-	-	-	-	-	-	\$ -
Cost of Issuance										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount										
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	54	76	1,354	2,772	-
Fund Balance - Beginning	16,785	16,785	18,069	18,069	18,069	18,073	18,127	18,203	16,785	-
Fund Balance - Ending	\$ 16,785	\$ 18,069	\$ 18,069	\$ 18,069	\$ 18,073	\$ 18,127	\$ 18,203	\$ 19,557	\$ 19,557	\$ -

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 May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account	0	0	0	0	5	62	88	108	263	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Contributions from Private Sources										
Operating Transfers In (From Other Funds)	1	1	1	1	34	462	649	778	1,928	-
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 39	\$ 524	\$ 737	\$ 886	\$ 2,191	\$ -
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	\$ 524	\$ 737	\$ 886	\$ 2,191	-
Fund Balance - Beginning	34,296	34,297	34,298	34,299	34,300	34,339	34,863	35,600	34,296	-
Fund Balance - Ending	\$ 34,297	\$ 34,298	\$ 34,299	\$ 34,300	\$ 34,339	\$ 34,863	\$ 35,600	\$ 36,487	\$ 36,487	\$ -