

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2024

FISCAL YEAR 2024

PREPARED BY:

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

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Flow Way Community Development District

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<i>Series 2016 Bonds (Phase 5)</i>	<i>10</i>
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<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>12</i>
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***The September 30, 2024 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Flow Way Community Development District
Balance Sheet
for the Period Ending September 30, 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 2024	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	Series 2024	General Long Term Debt		General Fixed Assets
Assets															
Cash and Investments															
General Fund - Invested Cash	\$ 485,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,452
Debt Service Fund															
Interest Account	-	-	-	-	-	-	-	31,623	-	-	-	-	-	-	31,623
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	244,881	160,448	174,366	118,375	254,756	10,000	-	-	-	-	-	-	962,826
Revenue	-	-	347,202	211,760	312,158	197,080	457,481	7,512	-	-	-	-	-	-	1,533,194
Prepayment Account	-	-	459	192	27,572	1,615	187	-	-	-	-	-	-	-	30,024
General Redemption Account	-	-	-	2,662	-	-	-	-	-	-	-	-	-	-	2,662
Refunding Escrow Fund	-	-	-	-	-	-	-	6,260,513	-	-	-	-	-	-	6,260,513
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	3,078	-	-	3,078
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds															
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments															
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	2,511,194	-	2,511,194
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	24,488,806	-	24,488,806
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	-	17,541,822	17,541,822
Total Assets	\$ 495,528	\$ -	\$ 592,542	\$ 375,063	\$ 514,096	\$ 317,070	\$ 712,424	\$ 6,309,648	\$ -	\$ -	\$ -	\$ 3,078	\$ 27,000,000	\$ 17,541,822	\$ 53,861,270

**Flow Way Community Development District
Balance Sheet
for the Period Ending September 30, 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 2024	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	Series 2024	General Long Term Debt	General Fixed Assets			
Liabilities																	
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds																	
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable																	
Current Portion (Due Within 12 Months)																	
Series 2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	80,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	-	-	-	-	65,000	-	-	-	65,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	-	-	115,000	-	-	-	115,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	-	-	75,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	-	-	180,000	-	-	-	180,000
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	160,000	-	-	-	160,000
Long Term																	
Series 2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series 2015 Ph 3	-	-	-	-	-	-	-	-	-	-	-	-	3,030,000	-	-	-	3,030,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,710,000	-	-	-	2,710,000	-	-	-	2,710,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	-	-	-	-	4,585,000	-	-	-	4,585,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	-	-	-	-	3,165,000	-	-	-	3,165,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	-	-	-	-	7,700,000	-	-	-	7,700,000
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	5,135,000	-	-	-	5,135,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	152,054	-	-	-	-	152,054
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 27,000,000	\$ -	\$ -	\$ 27,152,054
Fund Equity and Other Credits																	
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,541,822	17,541,822
Fund Balance																	
Restricted																	
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	-	(1,028,586)	43,691	28,542	61,325	17,635	42,380	6,309,648	(239)	(160)	(2,171)	(148,977)	-	-	-	-	5,323,089
Unassigned																	
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	211,538
Results from Current Operations	283,990	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	283,990
Total Fund Equity and Other Credits	\$ 495,528	\$ (0)	\$ 592,542	\$ 375,063	\$ 514,096	\$ 317,070	\$ 712,424	\$ 6,309,648	\$ 0	\$ (0)	\$ 0	\$ (148,977)	\$ -	\$ 17,541,822	\$ -	\$ 26,709,216	
Total Liabilities, Fund Equity and Other Credits	\$ 495,528	\$ (0)	\$ 592,542	\$ 375,063	\$ 514,096	\$ 317,070	\$ 712,424	\$ 6,309,648	\$ 0	\$ (0)	\$ 0	\$ 3,078	\$ 27,000,000	\$ 17,541,822	\$ -	\$ 53,861,270	

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (143,755)	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	25,498	663,184	960,590	77,435	74,265	32,055	61,947	13,034	7,667	102	-	-	1,915,775	1,988,811	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds															
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000	N/A
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	25,336	73,657	15,380	-	114,373	-	N/A
Intragovernmental Transfer In															
Total Revenue and Other Sources:	\$ 25,498	\$ 663,184	\$ 960,590	\$ 77,435	\$ 74,265	\$ 32,055	\$ 61,947	\$ 13,034	\$ 33,003	\$ 73,759	\$ 15,380	\$ -	\$ 2,030,148	\$ 2,345,056	87%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	600	800	-	600	1,200	1,000	1,000	1,000	-	800	600	800	8,400	12,000	70%
Executive															
Professional Management	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	43,000	43,000	100%
Financial and Administrative															
Audit Services	-	-	2,500	3,200	-	-	-	-	-	-	-	-	5,700	5,700	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	16,000	100%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,533	1,333	1,333	16,200	16,000	101%
Arbitrage Rebate Services	-	-	500	-	1,500	-	-	-	500	-	-	-	2,500	3,000	83%
Other Contractual Services															
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	251	-	-	-	608	-	-	253	1,131	-	1,103	3,345	3,500	96%
Trustee Services	-	-	3,950	8,573	-	-	-	8,654	-	-	-	4,246	25,423	26,665	95%
Dissemination Agent Services	-	5,500	-	-	-	-	-	-	-	-	1,250	-	6,750	5,500	123%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	100	-	-	-	100	-	N/A
Property Appraiser Fees	15,175	-	325	-	-	-	26	-	-	(8,013)	-	-	7,514	5,000	150%
Bank Services	-	-	-	-	104	-	-	-	-	-	-	-	104	300	35%
Travel and Per Diem															
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	13	13	-	-	-	-	-	681	-	-	44	752	250	301%
Rentals & Leases															
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services - Website Development															
Insurance	97,258	-	-	-	-	-	-	-	(38,046)	-	-	-	59,212	15,000	395%
Printing & Binding	-	-	-	-	-	-	-	270	1,287	-	-	-	1,557	250	623%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Legal Services															
Legal - General Counsel	-	3,578	7,228	-	11,310	3,120	3,330	2,880	3,330	1,443	5,190	8,235	49,643	25,000	199%
SFWMD - Permit Objection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SFWMD - Water Use	-	-	-	-	-	-	-	-	-	-	2,205	-	2,205	-	N/A
Special Counsel - Preserves	-	98	265	686	588	1,372	294	-	-	-	-	-	3,303	-	-
Special Counsel - Litigation	-	1,261	91	150	137	-	-	-	-	-	-	1,911	3,551	35,000	10%
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%
Other General Government Services															
Engineering Services - General Fund	-	2,681	2,075	1,200	4,913	9,235	3,953	2,475	2,363	2,738	-	-	31,631	50,000	63%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
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	-	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	14,392	15,700	92%
Consumptive Use Permit Monitor	-	-	-	-	-	-	-	-	-	-	-	-	-	16,000	0%
Utility Services															
Electric - Pump Station	3,241	3,299	-	2,525	2,395	3,074	-	-	8,526	3,569	3,241	3,487	33,359	32,000	104%
Electric - Recharge Pumps	1,678	2,090	5,078	2,572	2,412	754	7,203	-	3,613	1,395	854	57	27,705	8,000	346%
Wireless - Pump Station	113	75	-	149	-	74	149	-	-	221	-	-	780	-	N/A
Repairs and Maintenance															
Pump Station and Wells	165	7,391	1,545	465	1,177	925	330	280	7,835	587	-	32,076	52,776	30,000	176%
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%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services															
Preserve Area Maintenance															
Environmental Engineering Consultant															
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	5,774	-	-	5,774	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	16,900	-	-	16,900	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	-	23,500	-	23,500	-	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
Repairs and Maintenance															
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	6,223	-	-	6,223	-	N/A
Internal Preserves	2,963	-	-	2,963	-	-	5,432	-	-	-	-	-	11,357	-	N/A
Western Preserve	-	-	-	-	-	-	-	-	-	35,587	-	-	35,587	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	-	63,771	-	-	-	63,771	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	20,855	85,410	-	-	106,265	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	203	-	12,480	-	12,683	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay															
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal and External	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake, Lake Bank and Littoral Shelf Maintenance															
Professional Services															
Asset Management	-	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	2,258	24,842	27,100	92%
NPDES Monitoring	-	-	1,800	-	-	-	-	-	-	-	-	-	1,800	-	N/A
Repairs & Maintenance															
Aquatic Weed Control	17,535	9,000	9,000	10,035	9,000	9,000	9,035	8,000	8,000	9,035	18,218	10,915	126,772	120,000	106%
Littortal Shelf-Invasive Plant Control/Monitoring	14,342	2,342	2,342	3,330	2,342	2,342	3,342	3,342	3,342	-	-	8,400	45,466	35,000	130%
Lake Bank Maintenance	-	956	-	875	-	784	-	-	-	3,342	3,342	3,342	12,641	15,000	84%
Water Quality Testing	-	-	-	3,925	-	-	3,925	-	-	-	3,925	-	11,775	14,500	81%
Littortal Shelf Planting	-	-	-	-	-	-	-	448	3,600	-	-	11,270	15,318	20,000	77%
Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	-	-	40,000	-	-	-	-	-	2,200	10,200	55,650	28,000	199%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	18,600	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Capital Outlay															
Fountain Installations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littortall Shelf Planting	-	-	-	-	-	-	300	-	1,500	-	-	-	1,800	10,000	18%
Lake Bank Restorations	-	800	850	875	1,050	70,862	34,459	53,198	56,425	3,838	400	26,898	249,656	172,298	145%
Water Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping Services															
Professional Services															
Asset Management	-	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	12,833	14,000	92%
Utility Services															
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	19,600	0%
Potable Water - Fountains	104	-	472	205	411	1,337	752	234	484	138	254	224	4,614	2,400	192%
Community Entrance (Landscaping)															
Repairs and Maintenance															
Landscaping Maintenance	-	10,064	-	20,129	10,064	10,064	10,391	10,064	10,064	13,180	13,180	24,951	132,153	101,000	131%
Tree Trimming	-	872	1,747	-	-	-	-	-	6,434	-	-	-	9,053	15,500	58%
Landscape Replacements	-	467	13,001	-	11,400	6,313	7,625	-	16,052	11,017	-	2,015	67,891	27,500	247%
Mulch Installation	-	8,784	4,430	-	1,525	-	-	-	10,419	-	-	-	25,158	33,000	76%
Annuals	21,686	-	-	1,206	-	-	15,731	-	11,890	-	16,099	-	66,611	50,000	133%
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	-	-	3,500	3,000	750	835	5,135	750	1,500	18,936	22,500	84%
Irrigation System	400	1,336	1,092	-	-	2,692	-	-	690	-	-	300	6,510	-	N/A
Well System	-	-	-	-	-	-	-	-	1,493	-	-	-	1,493	-	N/A
Bridge & Roadway - Main Entrance	900	2,967	-	-	400	-	1,200	-	29,962	400	500	-	36,329	13,500	269%
Miscellaneous Repairs	-	-	-	-	-	-	-	13,254	-	-	-	-	13,254	3,000	442%
Capital Outlay - Landscaping	-	11,283	12,870	54,910	300	-	-	-	-	-	-	-	79,363	82,500	96%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	23,728	0%
Debt Service															
Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000	0%
Interest	-	-	-	10,182	-	-	-	-	-	-	-	-	10,182	12,200	83%
Reserves and Overall Contingencies															
District Asset Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	158,030	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	0%
Intragovernmental Transfer Out															
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	99,553	0%
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	99,553	0%
Sub-Total:	192,026	92,650	90,997	139,736	113,211	138,340	122,459	115,832	247,445	211,033	119,173	163,256	1,746,158	2,345,056	74%
Total Expenditures and Other Uses:	\$ 192,026	\$ 92,650	\$ 90,997	\$ 139,736	\$ 113,211	\$ 138,340	\$ 122,459	\$ 115,832	\$ 247,445	\$ 211,033	\$ 119,173	\$ 163,256	\$ 1,746,158	\$ 2,345,056	74%
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	869,593	(62,302)	(38,947)	(106,285)	(60,512)	(102,798)	(214,442)	(137,274)	(103,793)	(163,256)	283,990	-	
Fund Balance - Beginning	211,538	45,009	615,543	1,485,136	1,422,835	1,383,888	1,277,603	1,217,091	1,114,293	899,851	762,577	658,784	211,538	-	
Fund Balance - Ending	\$ 45,009	\$ 615,543	\$ 1,485,136	\$ 1,422,835	\$ 1,383,888	\$ 1,277,603	\$ 1,217,091	\$ 1,114,293	\$ 899,851	\$ 762,577	\$ 658,784	\$ 495,528	\$ 495,528	\$ -	

Flow Way Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	6,082	246	240	242	240	224	6,010	303	2,401	2,320	2,397	3,710	24,415	15,000	163%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,151	2,186	765	2,421	2,885	2,795	3,089	3,076	2,379	2,334	2,430	3,802	30,313	9,000	337%
Special Assessment Revenue															
Special Assessments - On-Roll	7,277	189,260	274,134	22,098	21,194	9,148	17,678	3,720	2,188	29	-	-	546,727	577,069	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In															
Total Revenue and Other Sources:	\$ 15,510	\$ 191,692	\$ 275,139	\$ 24,761	\$ 24,318	\$ 12,167	\$ 26,778	\$ 7,098	\$ 6,968	\$ 4,684	\$ 4,826	\$ 7,512	\$ 601,454	\$ 601,069	100%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	2,044	-	-	2,044	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2013 Bonds	-	135,000	-	-	-	-	-	-	-	-	-	-	135,000	135,000	100%
Principal Debt Service - Early Redemptions															
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2013 Bonds	-	199,563	-	-	-	-	-	195,513	-	-	-	-	395,075	395,075	100%
Other Fees and Charges															
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	37,725	0%
Operating Transfers Out (To Other Funds)															
Total Expenditures and Other Uses:	\$ -	\$ 334,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,513	\$ -	\$ 2,044	\$ -	\$ 1,097,921	\$ 1,630,040	\$ 567,800	287%
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	275,139	24,761	24,318	12,167	26,778	(188,414)	6,968	2,640	4,826	(1,090,409)	(1,028,586)	33,269	
Fund Balance - Beginning	1,028,586	1,044,095	901,225	1,176,364	1,201,126	1,225,444	1,237,611	1,264,389	1,075,975	1,082,943	1,085,582	1,090,409	1,028,586		
Fund Balance - Ending	\$ 1,044,095	\$ 901,225	\$ 1,176,364	\$ 1,201,126	\$ 1,225,444	\$ 1,237,611	\$ 1,264,389	\$ 1,075,975	\$ 1,082,943	\$ 1,085,582	\$ 1,090,409	\$ (0)	\$ (0)	\$ 33,269	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,772	106	104	105	104	97	2,739	133	1,091	1,054	1,089	1,089	10,482	11,000	95%
Prepayment Account	2	2	2	2	2	2	2	2	2	2	2	2	24	-	N/A
Revenue Account	1,334	1,362	661	1,456	1,675	1,613	1,774	1,759	1,493	1,462	1,520	1,530	17,639	7,500	235%
Special Assessment Revenue															
Special Assessments - On-Roll	3,452	89,783	130,046	10,483	10,054	4,340	8,386	1,765	1,038	14	-	-	259,360	273,784	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,560	\$ 91,253	\$ 130,813	\$ 12,046	\$ 11,834	\$ 6,052	\$ 12,902	\$ 3,658	\$ 3,624	\$ 2,531	\$ 2,611	\$ 2,621	\$ 287,505	\$ 292,284	98%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	970	-	-	970	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions															
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2015 Bonds (Phase 3)	-	82,272	-	-	-	-	-	80,572	-	-	-	-	162,844	162,844	100%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 162,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,572	\$ -	\$ 970	\$ -	\$ -	\$ 243,813	\$ 260,755	94%
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	130,813	12,046	11,834	6,052	12,902	(76,914)	3,624	1,562	2,611	2,621	43,691	31,529	
Fund Balance - Beginning	548,851	556,410	485,391	616,204	628,249	640,084	646,135	659,037	582,124	585,748	587,310	589,921	548,851		
Fund Balance - Ending	\$ 556,410	\$ 485,391	\$ 616,204	\$ 628,249	\$ 640,084	\$ 646,135	\$ 659,037	\$ 582,124	\$ 585,748	\$ 587,310	\$ 589,921	\$ 592,542	\$ 592,542	\$ 31,529	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,821	67	64	66	65	61	1,799	84	713	691	713	713	6,858	7,000	98%
Prepayment Account	1	1	1	1	1	1	1	1	1	1	1	1	10	-	N/A
Revenue Account	806	817	246	906	1,093	1,060	1,174	1,170	911	891	927	934	10,935	3,500	312%
General Redemption Account	11	12	11	11	11	11	12	11	12	11	12	12	137	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	2,917	75,873	109,898	8,859	8,496	3,667	7,087	1,491	877	12	-	-	219,178	231,388	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,555	\$ 76,769	\$ 110,221	\$ 9,844	\$ 9,667	\$ 4,800	\$ 10,072	\$ 2,758	\$ 2,514	\$ 1,606	\$ 1,653	\$ 1,659	\$ 237,118	\$ 241,888	98%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	819	-	-	819	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds (Phase 4)	-	60,000	-	-	-	-	-	-	-	-	-	-	60,000	60,000	100%
Principal Debt Service - Early Redemptions															
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2015 Bonds (Phase 4)	-	74,647	-	-	-	-	-	73,109	-	-	-	-	147,756	147,756	100%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 134,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,109	\$ -	\$ 819	\$ -	\$ -	\$ 208,576	\$ 222,802	94%
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	110,221	9,844	9,667	4,800	10,072	(70,351)	2,514	786	1,653	1,659	28,542	19,086	
Fund Balance - Beginning	346,521	352,076	294,199	404,420	414,263	423,930	428,730	438,803	368,451	370,965	371,751	373,404	346,521		
Fund Balance - Ending	\$ 352,076	\$ 294,199	\$ 404,420	\$ 414,263	\$ 423,930	\$ 428,730	\$ 438,803	\$ 368,451	\$ 370,965	\$ 371,751	\$ 373,404	\$ 375,063	\$ 375,063	\$ 19,086	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,970	79	77	78	78	73	1,947	98	776	751	776	776	7,478	8,000	93%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,223	1,236	264	1,327	1,629	1,585	1,759	1,757	1,349	1,322	1,376	1,375	16,202	6,000	270%
Special Assessment Revenue															
Special Assessments - On-Roll	4,721	122,801	177,872	14,339	13,752	5,936	11,471	2,414	1,420	19	-	-	354,743	374,564	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	27,403	27,403	-	N/A
Debt Proceeds															
Operating Transfers In (To Other Funds)	-	-	2,383	53	53	49	53	1,334	526	509	526	526	6,013	-	N/A
Total Revenue and Other Sources:	\$ 7,914	\$ 124,117	\$ 180,596	\$ 15,797	\$ 15,511	\$ 7,642	\$ 15,229	\$ 5,602	\$ 4,071	\$ 2,602	\$ 2,678	\$ 30,080	\$ 411,839	\$ 388,564	106%
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	1,326	-	-	1,326	-	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)	-	-	-	-	-	-	-	-	-	-	5,000	-	5,000	-	N/A
Interest Expense															
Series 2016 Bonds (Phase 5)	-	117,196	-	-	-	-	-	114,804	-	-	61	-	232,061	232,000	100%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	77	1,973	77	-	-	-	-	-	-	-	-	-	2,126	-	N/A
Total Expenditures and Other Uses:	\$ 77	\$ 229,169	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 114,804	\$ -	\$ 1,326	\$ 5,061	\$ -	\$ 350,514	\$ 366,504	96%
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	180,519	15,797	15,511	7,642	15,229	(109,201)	4,071	1,275	(2,383)	30,080	61,325	22,060	
Fund Balance - Beginning	452,770	460,608	355,556	536,075	551,871	567,382	575,024	590,253	481,052	485,123	486,399	484,016	452,770		
Fund Balance - Ending	\$ 460,608	\$ 355,556	\$ 536,075	\$ 551,871	\$ 567,382	\$ 575,024	\$ 590,253	\$ 481,052	\$ 485,123	\$ 486,399	\$ 484,016	\$ 514,096	\$ 514,096	\$ 22,060	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,336	54	52	53	53	49	1,320	66	526	509	526	526	5,071	3,500	145%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	796	803	140	860	1,065	1,037	1,152	1,152	859	838	869	872	10,443	3,500	298%
Special Assessment Revenue															
Special Assessments - On-Roll	3,203	83,319	120,684	9,729	9,330	4,027	7,783	1,638	963	13	-	-	240,690	254,231	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Operating Transfers In (To Other Funds)	-	-	1,615	-	-	-	-	-	-	-	-	-	1,615	-	N/A
Total Revenue and Other Sources:	\$ 5,335	\$ 84,177	\$ 122,491	\$ 10,642	\$ 10,448	\$ 5,114	\$ 10,255	\$ 2,856	\$ 2,348	\$ 1,361	\$ 1,395	\$ 1,398	257,818	\$ 261,231	N/A
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	900	-	-	900	\$ -	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions															
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2017 Bonds (Phase 6)	-	80,263	-	-	-	-	-	78,950	-	-	-	-	159,213	159,213	100%
Debt Service-Other Costs															
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	52	1,338	52	53	53	49	53	1,334	526	509	526	526	5,071	-	N/A
Total Expenditures and Other Uses:	\$ 52	\$ 156,600	\$ 52	\$ 53	\$ 53	\$ 49	\$ 53	\$ 80,284	\$ 526	\$ 1,409	\$ 526	\$ 526	\$ 240,183	\$ 250,845	N/A
Net Increase/(Decrease) in Fund Balance	5,283	(72,423)	122,439	10,589	10,395	5,064	10,202	(77,428)	1,822	(49)	869	872	17,635	10,386	
Fund Balance - Beginning	299,435	304,718	232,294	354,734	365,322	375,718	380,782	390,984	313,556	315,378	315,329	316,198	299,435		
Fund Balance - Ending	\$ 304,718	\$ 232,294	\$ 354,734	\$ 365,322	\$ 375,718	\$ 380,782	\$ 390,984	\$ 313,556	\$ 315,378	\$ 315,329	\$ 316,198	\$ 317,070	\$ 317,070	\$ 10,386	

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 September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,121	1,159	1,113	1,144	1,134	1,061	1,135	1,098	1,134	1,097	1,133	1,133	13,463	5,000	269%
Prepayment Account	7	7	7	16	32	30	32	31	10	10	11	-	193	-	N/A
Revenue Account	1,817	1,837	369	1,934	2,383	2,323	2,582	2,584	1,985	1,942	2,019	2,019	23,793	8,000	297%
Special Assessment Revenue															
Special Assessments - On-Roll	6,952	180,830	261,924	21,114	20,250	8,740	16,891	3,554	2,091	28	-	-	522,373	551,562	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Operating Transfers In (To Other Funds)	-	-	5,623	-	-	-	-	-	-	-	-	-	5,623	-	N/A
Total Revenue and Other Sources:	\$ 9,898	\$ 183,832	\$ 269,036	\$ 24,208	\$ 23,798	\$ 12,154	\$ 20,640	\$ 7,267	\$ 5,220	\$ 3,078	\$ 3,162	\$ 3,151	\$ 565,446	\$ 564,562	N/A
Expenditures and Other Uses															
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	-	1,953	-	-	1,953	-	N/A
Debt Service															
Principal Debt Service - Mandatory															
Series 2019 Bonds (Phase 7,8,Hatcher)	-	175,000	-	-	-	-	-	-	-	-	-	-	175,000	175,000	100%
Principal Debt Service - Early Redemptions															
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	5,000	-	-	5,000	-	10,000	-	N/A
Interest Expense															
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	-	-	-	-	-	164,866	-	-	55	-	332,718	332,664	100%
Debt Service-Other Costs															
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	1,121	1,159	1,113	-	-	-	-	-	-	-	-	-	3,394	-	N/A
Total Expenditures and Other Uses:	\$ 1,121	\$ 343,956	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ 169,866	\$ -	\$ 1,953	\$ 5,055	\$ -	\$ 523,065	\$ 543,747	N/A
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	267,922	24,208	23,798	12,154	20,640	(162,599)	5,220	1,125	(1,892)	3,151	42,380	20,815	
Fund Balance - Beginning	670,044	678,820	518,696	786,618	810,827	834,625	846,779	867,419	704,820	710,041	711,165	709,273	670,044		
Fund Balance - Ending	\$ 678,820	\$ 518,696	\$ 786,618	\$ 810,827	\$ 834,625	\$ 846,779	\$ 867,419	\$ 704,820	\$ 710,041	\$ 711,165	\$ 709,273	\$ 712,424	\$ 712,424	\$ 20,815	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds				
Refunding Bond Proceeds				
2024 Refinance (2013 Bonds)	5,211,727	5,211,727	-	N/A
Operating Transfers In (To Other Funds)	1,097,921	1,097,921	-	N/A
Total Revenue and Other Sources:	\$ 6,309,648	6,309,648	\$ -	N/A
Expenditures and Other Uses				
Property Appraiser & Tax Collection Fees	-	-	-	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	N/A
Debt Service-Other Costs				
Other Fees and Charges				
Discounts for Early Payment	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	6,309,648	6,309,648	-	
Fund Balance - Beginning	-	-		
Fund Balance - Ending	\$ 6,309,648	\$ 6,309,648	\$ -	

Flow Way Community Development District
 Capital Project Fund - Series 2016 (Phase 5)
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income														
Construction Account	1	1	15	-	-	-	-	-	-	-	-	-	18	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds														
Operating Transfers In (From Other Funds)	77	1,973	77	-	-	-	-	-	-	-	-	-	2,126	-
Total Revenue and Other Sources:	\$ 78	\$ 1,974	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144	\$ -
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														
Capital Outlay														
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance														
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	2,383	-	-	-	-	-	-	-	-	-	2,383	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 2,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,383	\$ -
Net Increase/ (Decrease) in Fund Balance	78	1,974	(2,291)	-	-	-	-	-	-	-	-	-	(239)	-
Fund Balance - Beginning	239	317	2,291	-	-	-	-	-	-	-	-	-	239	-
Fund Balance - Ending	\$ 317	\$ 2,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Flow Way Community Development District
 Capital Project Fund - Series 2017 (Phase 6)
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2024

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

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 September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income														
Construction Account	9	15	35	-	-	-	-	-	-	-	-	-	59	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1,121	1,159	1,113	-	-	-	-	-	-	-	-	-	3,394	-
Total Revenue and Other Sources:	\$ 1,130	\$ 1,174	\$ 1,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,453	\$ -
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)	-	-	5,623	-	-	-	-	-	-	-	-	-	5,623	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,623	\$ -
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	-
Fund Balance - Ending	\$ 3,301	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024**

Description	September	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds	-	-	-
Contributions from Private Sources	-	-	-
Refunding Bond Proceeds			
2024 Refinance (2013 Bonds)	83,273	83,273	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 83,273	\$ 83,273	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	12,500	12,500	-
Financial and Administrative			
Accounting Services	2,500	2,500	-
Other Contractual Services			
Trustee Services	7,075	7,075	-
Printing & Binding	1,500	1,500	-
Legal Services			
Legal - Series 2024 Bonds (2013 Bond Refinance)	129,250	129,250	-
Underwriter's Discount	79,425	79,425	-
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ 232,250	\$ 232,250	\$ -
Net Increase/ (Decrease) in Fund Balance	(148,977)	(148,977)	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	\$ (148,977)	\$ (148,977)	\$ -

Prepared by:

JPWARD and Associates, LLC