

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - NOVEMBER 2022**

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 November 30, 2022**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
<b>Assets</b>													
<b>Cash and Investments</b>													
General Fund - Invested Cash	\$ 1,282,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,282,950
<b>Debt Service Fund</b>													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,534	118,375	256,422	-	-	-	-	-	1,494,278
Revenue	-	127,211	122,061	38,538	35,996	17,422	53,125	-	-	-	-	-	394,352
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	27,517	18,069	34,298	-	-	79,883
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>													
General Fund	-	144,209	68,435	57,823	93,626	63,574	137,861	-	-	-	-	-	565,528
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>													
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	-	472,420
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	2,258,417	2,258,417
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	(2,283,417)	(2,283,417)
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,755,370</b>	<b>\$ 810,420</b>	<b>\$ 436,684</b>	<b>\$ 259,745</b>	<b>\$ 304,157</b>	<b>\$ 199,370</b>	<b>\$ 447,412</b>	<b>\$ 27,517</b>	<b>\$ 18,069</b>	<b>\$ 34,298</b>	<b>\$ (25,000)</b>	<b>\$ 4,268,041</b>	

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending November 30, 2022**

	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)	565,528	-	-	-	-	-	-	-	-	-	-	-	565,528
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	590,000	590,000
Long Term	-	-	-	-	-	-	-	-	-	-	-	(615,000)	(615,000)
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ 565,528</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (25,000)</u>	<u>\$ 540,528</u>
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2021 (Unaudited)	-	997,116	526,139	337,797	442,254	199,370	653,990	25,623	16,785	34,296	-	-	3,233,371
Results from Current Operations	-	(186,697)	(89,455)	(78,053)	(138,097)	-	(206,578)	1,894	1,284	2	-	-	(695,700)
<b>Unassigned</b>													
Beginning: October 1, 2021 (Unaudited)	396,049	-	-	-	-	-	-	-	-	-	-	-	396,049
Results from Current Operations	793,792	-	-	-	-	-	-	-	-	-	-	-	793,792
<b>Total Fund Equity and Other Credits</b>	<u>\$ 1,189,841</u>	<u>\$ 810,420</u>	<u>\$ 436,684</u>	<u>\$ 259,745</u>	<u>\$ 304,157</u>	<u>\$ 199,370</u>	<u>\$ 447,412</u>	<u>\$ 27,516</u>	<u>\$ 18,069</u>	<u>\$ 34,298</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,727,512</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 1,755,370</u>	<u>\$ 810,420</u>	<u>\$ 436,684</u>	<u>\$ 259,745</u>	<u>\$ 304,157</u>	<u>\$ 199,370</u>	<u>\$ 447,412</u>	<u>\$ 27,516</u>	<u>\$ 18,069</u>	<u>\$ 34,298</u>	<u>\$ (25,000)</u>	<u>\$ -</u>	<u>\$ 4,268,041</u>

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	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		419,298	1,594,494	26%
Special Assessments - Off-Roll	-	-		-	-	N/A
<b>Other Financing Sources-Truist Loan Proceeds</b>	500,000			500,000	500,000	N/A
<b>Contributions Private Sources</b>	-			-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-		-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 512,295</b>	<b>\$ 407,003</b>		<b>919,298</b>	<b>\$ 2,009,241</b>	<b>46%</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	-	2,000		2,000	12,000	17%
<b>Executive</b>						
Professional Management	3,333	3,333		6,667	40,000	17%
<b>Financial and Administrative</b>						
Audit Services	-	-		-	5,700	0%
Accounting Services	1,333	1,333		2,667	16,000	17%
Assessment Roll Services	1,333	1,333		2,667	16,000	17%
Arbitrage Rebate Services	-	-		-	3,000	0%
<b>Other Contractual Services</b>						
Recording and Transcription	-	-		-	-	N/A
Legal Advertising	-	277		277	3,500	8%
Trustee Services	-	3,950		3,950	26,665	15%
Dissemination Agent Services	-	-		-	5,500	0%
Property Appraiser Fees	2,750	-		2,750	10,000	28%
Bank Services	15	11		26	300	9%

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	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		1,967	20,000	10%
Boundary Expansion	-	-		-	-	N/A
Special Counsel - SFWMD	-	-		-	-	N/A
Special Counsel - Litigation	-	35,667		35,667	175,000	20%
Truist Loan Fees	20,000	-		20,000	19,000	105%
<b>Other General Government Services</b>						
Engineering Services - General Fund	-	3,045		3,045	55,000	6%
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	-	N/A
Consumptive Use Permit Monitor	-	-		-	-	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
Utility Services						
Electric - Pump Station	-	3,014		3,014	-	N/A
Electric - Recharge Pumps	-	112		112	-	N/A
Repairs and Maintenance						
Pump Station and Wells	410	155		565	-	N/A
Recharge Pumps	-	-		-	-	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

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
Installation - No Trespassing Signs	-	-		-	-	N/A
<b>Capital Outlay</b>						
Internal and External	-	-		-	55,000	0%
<b>Lake, Lake Bank and Littortal Shelf Maintenance</b>						
Professional Services						
Asset Management	-	1,800		1,800	21,600	8%
Repairs & Maintenance						
Aquatic Weed Control	-	5,100		5,100	104,000	5%
Littortal Shelf-Invasive Plant Control/Monitoring	-	2,800		2,800	66,000	4%
Lake Bank Maintenance	-	-		-	15,000	0%
Water Quality Testing	-	-		-	14,500	0%
Littortal Shelf Planting	-	-		-	10,000	0%
Aeration System	-	-		-	-	N/A
Control Structures, Catch Basins & Outfalls	-	-		-	12,000	0%
Contingencies	-	-		-	15,505	0%
<b>Capital Outlay</b>						
Fountain Installations	-	-		-	-	N/A
Littortal Shelf Planting	-	-		-	4,000	0%
Lake Bank Restorations	-	2,740		2,740	183,128	1%
Water Control Structures	-	-		-	31,000	0%
Contingencies	-	-		-	-	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						



**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
Pump Station and Wells	-	-		-	30,000	0%
Recharge Pumps	-	-		-	8,500	0%
Main Line Irrigation System	-	-		-	6,600	0%
Contingencies	-	-		-	5,957	0%
<b>Capital Outlay</b>						
New Meter and Backup Pump/Motor	-	-		-	28,000	0%
<b>Landscaping Services</b>						
Professional Services						
Asset Management	-	771		771	9,250	8%
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	95,000	8%
Tree Trimming	-	-		-	8,000	0%
Landscape Replacements	-	-		-	10,000	0%
Mulch Installation	-	-		-	12,500	0%
Annuals	-	-		-	32,000	N/A
Annual Holiday Decorations	-	5,650		5,650	18,000	N/A
Landscape Lighting	-	-		-	3,600	N/A
Landscape Monuments	-	-		-	7,200	N/A
Fountains	-	805		805	18,500	N/A
Bridge & Roadway - Main Entrance	-	-		-	13,500	0%
Miscellaneous Repairs	-	-		-	3,000	N/A
Contingencies	-	-		-	15,491	0%
<b>Debt Service</b>						
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 November 30, 2022**

Description	October	November	eml	Year to Date	Total Annual Budget	% of Budget
<b>Reserves and Overall Contingencies</b>						
District Asset Restoration	-	-		-	-	N/A
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>125,505</b>	<b>2,009,241</b>	<b>6%</b>
<b>Total Expenditures and Other Uses:</b>						
	<b>\$ 29,176</b>	<b>\$ 96,329</b>		<b>\$ 125,505</b>	<b>\$ 2,009,241</b>	<b>6%</b>
Net Increase/ (Decrease) in Fund Balance	483,119	310,674		793,792	-	
Fund Balance - Beginning	396,049	879,168		396,049	-	
<b>Fund Balance - Ending</b>	<b>\$ 879,168</b>	<b>\$ 1,189,841</b>		<b>1,189,841</b>	<b>\$ -</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	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	5,845	11,000	53%
Prepayment Account	-	-	-	-	N/A
Revenue Account	2	2	4	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	4,159	137,688	141,847	539,344	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,006</b>	<b>\$ 137,690</b>	<b>147,696</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%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$930</b>	<b>\$333,463</b>	<b>\$334,393</b>	<b>\$540,525</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	9,076	(195,772)	(186,697)	9,819	
Fund Balance - Beginning	997,116	1,006,192	997,116		
<b>Fund Balance - Ending</b>	<b>\$ 1,006,192</b>	<b>\$ 810,420</b>	<b>810,420</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 November 30, 2022**

Description	October	November	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	2,670	5,300	50%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	1,974	65,340	67,314	255,873	26%
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>69,986</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>\$159,442</b>	<b>\$241,406</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,203	(93,658)	(89,455)	19,767	
Fund Balance - Beginning	526,139	530,342	526,139	-	
<b>Fund Balance - Ending</b>	<b>\$ 530,342</b>	<b>\$ 436,684</b>	<b>436,684</b>	<b>\$ 19,767</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	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	1,756	3,500	50%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	1	8	18%
General Redemption Account	0	-	0	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	1,668	55,208	56,875	216,342	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,424</b>	<b>\$ 55,209</b>	<b>58,633</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%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$373</b>	<b>\$136,313</b>	<b>\$136,686</b>	<b>\$211,356</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,051	(81,104)	(78,053)	8,494	
Fund Balance - Beginning	337,797	340,849	337,797		
<b>Fund Balance - Ending</b>	<b>\$ 340,849</b>	<b>\$ 259,745</b>	<b>259,745</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 November 30, 2022**

Description	October	November	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	1,893	3,700	51%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	2	12	18%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	2,700	89,393	92,093	350,060	26%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Debt Proceeds</b>					
<b>Operating Transfers In (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,595</b>	<b>\$ 89,394</b>	<b>93,989</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%
<b>Operating Transfers Out (To Other Funds)</b>	0	1,893	1,893	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$604</b>	<b>\$231,482</b>	<b>\$232,086</b>	<b>\$346,785</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,990	(142,088)	(138,097)	6,987	
Fund Balance - Beginning	442,254	446,245	442,254		
<b>Fund Balance - Ending</b>	<b>\$ 446,245</b>	<b>\$ 304,157</b>	<b>304,157</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 November 30, 2022**

Description	October	November	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	1,284	2,200	58%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	1	1	8	17%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	1,834	60,700	62,534	237,599	26%
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>63,819</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	1,284	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$410</b>	<b>\$152,771</b>	<b>\$153,181</b>	<b>\$231,750</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,708	(92,070)	(89,363)	8,057	
Fund Balance - Beginning	288,733	291,441	288,733		
<b>Fund Balance - Ending</b>	<b>\$ 291,441</b>	<b>\$ 199,370</b>	<b>199,370</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 November 30, 2022**

Description	October	November	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	2	15	14%
Prepayment Account	-	-	-	-	N/A
Revenue Account	2	2	3	15	22%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	3,976	131,627	135,603	515,479	26%
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>\$ 3,979</b>	<b>\$ 131,630</b>	<b>135,609</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	2	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$891</b>	<b>\$341,296</b>	<b>\$342,187</b>	<b>\$509,743</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,088	(209,666)	(206,578)	5,766	
Fund Balance - Beginning	653,990	657,078	653,990		
<b>Fund Balance - Ending</b>	<b>\$ 657,078</b>	<b>\$ 447,412</b>	<b>447,412</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 November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Construction Account	0	0	0	-
Cost of Issuance	-	-	-	-
<b>Debt Proceeds</b>				
-	-	-	-	-
Operating Transfers In (From Other Funds)	0	1,893	1,893	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 1,894</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	-	\$ -	\$ -
<b>Legal Services</b>				
Legal - Series 2016 Bonds (Phase 5)	-	-	\$ -	-
<b>Other General Government Services</b>				
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
<b>Capital Outlay</b>				
<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)	\$ -	\$ -	\$ 0	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 1,894	-
Fund Balance - Beginning	25,623	25,623	25,623	-
<b>Fund Balance - Ending</b>	<b>\$ 25,623</b>	<b>\$ 27,517</b>	<b>\$ 27,516</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flow Way Community Development District  
Capital Project Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	\$ -
<b>Interest Income</b>				
Construction Account	0	0	0	-
Cost of Issuance	-	-	-	-
<b>Debt Proceeds</b>				
		-	-	-
<b>Operating Transfers In (From Other Funds)</b>	0	1,284	1,284	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 1,284</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>				
	-	-	\$ -	\$ -
<b>Legal Services</b>				
Legal - Series 2016 Bonds (Phase 5)	-	-	\$ -	-
<b>Capital Outlay</b>				
Water-Sewer Combination-Construction	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	\$ -	\$ -
<b>Construction in Progress</b>				
	-	-	\$ -	-
<b>Cost of Issuance</b>				
Series 2017 Bonds (Phase 6)	-	-	-	\$ -
<b>Underwriter's Discount</b>				
	-	-	\$ -	-
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	\$ 1,284	-
Fund Balance - Beginning	16,785	16,785	16,785	-
<b>Fund Balance - Ending</b>	<b>\$ 16,785</b>	<b>\$ 18,069</b>	<b>\$ 18,069</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Flow Way Community Development District  
Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	\$ -
<b>Interest Income</b>				
Construction Account	0	0	0	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
<b>Debt Proceeds</b>		-	-	-
<b>Contributions from Private Sources</b>		-	-	-
<b>Operating Transfers In (From Other Funds)</b>	1	1	2	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 2</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>	-	-	\$ -	-
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 2	-
Fund Balance - Beginning	34,296	34,297	34,296	-
<b>Fund Balance - Ending</b>	<b>\$ 34,297</b>	<b>\$ 34,298</b>	<b>\$ 34,298</b>	<b>\$ -</b>