

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - NOVEMBER 2023**

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*Flow Way Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending November 30, 2023**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 1,105,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,105,468
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	244,881	160,448	174,534	118,375	255,031	-	-	-	-	1,492,270
Revenue	-	362,225	240,071	131,010	181,022	113,919	262,133	-	-	-	-	1,290,379
Prepayment Account	-	-	439	192	-	-	1,532	-	-	-	-	2,164
General Redemption Account	-	-	-	2,548	-	-	-	-	-	-	-	2,548
Construction	-	-	-	-	-	-	-	2,291	1,552	4,475	-	8,317
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
<b>Accrued Interest Receivable</b>												
Accounts Receivable	472,420	-	-	-	-	-	-	-	-	-	-	472,420
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,787,362	2,787,362
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,277,638	26,277,638
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,587,963</b>	<b>\$ 901,225</b>	<b>\$ 485,391</b>	<b>\$ 294,199</b>	<b>\$ 355,556</b>	<b>\$ 232,294</b>	<b>\$ 518,696</b>	<b>\$ 2,291</b>	<b>\$ 1,552</b>	<b>\$ 4,475</b>	<b>\$ 29,065,000</b>	<b>\$ 33,448,641</b>

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending November 30, 2023**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
<b>Liabilities</b>													
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Unavailable Revenue</b>	\$ 472,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,420	
<b>Note Payable</b>	500,000	-	-	-	-	-	-	-	-	-	-	500,000.00	
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	615,000	615,000	
Long Term	-	-	-	-	-	-	-	-	-	-	28,450,000	28,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Liabilities</b>	<b>\$ 972,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,065,000</b>	<b>\$ 30,037,420</b>	
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2023 (Unaudited)	-	1,028,586	548,851	346,521	452,770	232,294	670,044	239	160	2,171	-	3,281,636	
Results from Current Operations	-	(127,361)	(63,459)	(52,322)	(97,214)	-	(151,348)	2,051	1,391	2,304	-	(485,958)	
<b>Unassigned</b>													
Beginning: October 1, 2023 (Unaudited)	211,538	-	-	-	-	-	-	-	-	-	-	211,538	
Results from Current Operations	404,006	-	-	-	-	-	-	-	-	-	-	404,006	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 615,543</b>	<b>\$ 901,225</b>	<b>\$ 485,391</b>	<b>\$ 294,199</b>	<b>\$ 355,556</b>	<b>\$ 232,294</b>	<b>\$ 518,696</b>	<b>\$ 2,291</b>	<b>\$ 1,552</b>	<b>\$ 4,475</b>	<b>\$ -</b>	<b>\$ 3,411,222</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,587,963</b>	<b>\$ 901,225</b>	<b>\$ 485,391</b>	<b>\$ 294,199</b>	<b>\$ 355,556</b>	<b>\$ 232,294</b>	<b>\$ 518,696</b>	<b>\$ 2,291</b>	<b>\$ 1,552</b>	<b>\$ 4,475</b>	<b>\$ 29,065,000</b>	<b>\$ 33,448,641</b>	

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2023**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ (143,755)	0%
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	25,498	663,184	688,681	1,988,811	35%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Other Financing Sources-Truist Loan Proceeds</b>			-	500,000	N/A
<b>Contributions Private Sources</b>	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 25,498</b>	<b>\$ 663,184</b>	<b>688,681</b>	<b>\$ 2,345,056</b>	<b>29%</b>
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	600	800	1,400	12,000	12%
<b>Executive</b>					
Professional Management	3,583	3,583	7,167	43,000	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	-	251	251	3,500	7%
Trustee Services	-	-	-	26,665	0%
Dissemination Agent Services	-	5,500	5,500	5,500	100%
Property Appraiser Fees	15,175	-	15,175	5,000	304%
Bank Services	-	-	-	300	0%

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2023**

Description	October	November	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	-	13	13	250	5%
<b>Rentals &amp; Leases</b>					
Meeting Room Rental	-	-	-	-	N/A
<b>Computer Services - Website Development</b>	-	-	-	2,000	0%
<b>Insurance</b>	97,258	-	97,258	15,000	648%
<b>Printing &amp; Binding</b>	-	-	-	250	0%
<b>Office Supplies</b>	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	3,578	3,578	25,000	14%
SFWMD - Permit Objection	-	-	-		
Special Counsel - Litigation	-	1,359	1,359	35,000	4%
Special Counsel - Court Reporter/Arbitrator	-	-	-	7,500	0%
Special Counsel - Experts for Legal Fees	-	-	-	10,500	0%
Special Counsel - Appellate Court	-	233	233	75,000	0%
Truist Loan - Legal Fees	-	-	-	20,000	0%
<b>Other General Government Services</b>					
Engineering Services - General Fund	-	2,681	2,681	50,000	5%
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
<b>Community Wide Irrigation System</b>					

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2023**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Professional Services					
Asset Management	-	1,308	1,308	15,700	8%
Consumptive Use Permit Monitor	-	-	-	16,000	0%
Utility Services					
Electric - Pump Station	3,241	3,299	6,540	32,000	20%
Electric - Recharge Pumps	1,678	2,090	3,768	8,000	47%
Wireless - Pump Station	113	75	188	-	N/A
Repairs and Maintenance					
Pump Station and Wells	-	-	-	30,000	0%
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	150	45,000	0%
<b>Stormwater Management Services</b>					
<b>Preserve Area Maintenance</b>					
<b>Environmental Engineering Consultant</b>					
Task 1 - Bid Documents	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
<b>Repairs and Maintenance</b>					
Wading Bird Foraging Areas	-	-	-	-	N/A
Internal Preserves	-	-	-	-	N/A

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2023**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Western Preserve	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	N/A
<b>Capital Outlay</b>					
Capital Outlay - Stormwater Mgmt	-	-	-		
Internal and External	-	-	-	9,000	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>					
Professional Services					
Asset Management	-	2,258	2,258	27,100	8%
NPDES Monitoring	-	-	-	-	N/A
Repairs & Maintenance					
Aquatic Weed Control	31,877	11,342	43,219	120,000	36%
Littortal Shelf-Invasive Plant Control/Monitoring	-	-	-	35,000	0%
Lake Bank Maintenance	2,963	956	3,918	15,000	26%
Water Quality Testing	-	-	-	14,500	0%
Littortal Shelf Planting	-	-	-	20,000	0%
Aeration System	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	3,250	3,250	28,000	12%
Contingencies	-	-	-	18,600	0%
Capital Outlay					
Fountain Installations	-	-	-	-	N/A
Littortal Shelf Planting	-	-	-	10,000	0%
Lake Bank Restorations	-	800	800	172,298	0%
Water Control Structures	-	-	-	-	N/A



**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2023**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	N/A
<b>Landscaping Services</b>					
Professional Services					
Asset Management	-	1,167	1,167	14,000	8%
Utility Services					
Electric - Landscape Lighting	-	-	-	19,600	0%
Potable Water - Fountains	104	-	104	2,400	4%
<b>Community Entrance (Landscaping)</b>					
Repairs and Maintenance					
Landscaping Maintenance	-	10,064	10,064	101,000	10%
Tree Trimming	-	872	872	15,500	6%
Landscape Replacements	-	-	-	27,500	0%
Mulch Installation	-	8,784	8,784	33,000	27%
Annuals	21,686	-	21,686	50,000	43%
Annual Holiday Decorations	7,650	-	7,650	18,000	43%
Landscape Lighting	-	-	-	3,600	0%
Landscape Monuments	-	1,201	1,201	9,000	13%
Fountains	1,966	750	2,716	22,500	12%
Irrigation System	400	1,336	1,736	-	N/A
Well System	165	-	165	-	N/A
Bridge & Roadway - Main Entrance	900	10,358	11,258	13,500	83%
Miscellaneous Repairs	-	467	467	3,000	16%
Capital Outlay - Landscaping	-	11,283	11,283	82,500	14%
Contingencies	-	-	-	23,728	0%
<b>Debt Service</b>					
Principal	-	-	-	500,000	0%
Interest	-	-	-	12,200	0%
<b>Reserves and Overall Contingencies</b>					
District Asset Restoration	-	-	-	158,030	0%

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2023**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	100,000	0%
<b>Intragovernmental Transfer Out</b>	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>192,026</b>	<b>92,650</b>	<b>284,676</b>	<b>2,234,503</b>	<b>13%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 192,026</b>	<b>\$ 92,650</b>	<b>\$ 284,676</b>	<b>\$ 2,234,503</b>	<b>13%</b>
Net Increase/ (Decrease) in Fund Balance	(166,528)	570,534	404,006	110,553	
Fund Balance - Beginning	211,538	45,009	211,538	-	
<b>Fund Balance - Ending</b>	<b>\$ 45,009</b>	<b>\$ 615,543</b>	<b>615,543</b>	<b>\$ 110,553</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2023**

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	6,082	246	6,327	15,000	42%
Prepayment Account	-	-	-	-	N/A
Revenue Account	2,151	2,186	4,337	9,000	48%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	7,277	189,260	196,537	577,069	34%
Special Assessments - Off-Roll	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 15,510</b>	<b>\$ 191,692</b>	<b>207,202</b>	<b>\$ 601,069</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2013 Bonds	-	135,000	135,000	\$ 130,000	104%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2013 Bonds	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2013 Bonds	-	199,563	199,563	395,075	51%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$334,563</b>	<b>\$334,563</b>	<b>\$525,075</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	15,510	(142,870)	(127,361)	75,994	
Fund Balance - Beginning	1,028,586	1,044,095	1,028,586		
<b>Fund Balance - Ending</b>	<b>\$ 1,044,095</b>	<b>\$ 901,225</b>	<b>901,225</b>	<b>\$ 75,994</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, 2023**

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	2,772	106	2,878	11,000	26%
Prepayment Account	2	2	4	-	N/A
Revenue Account	1,334	1,362	2,696	7,500	36%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	3,452	89,783	93,235	273,784	34%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>					
Debt Proceeds	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,560</b>	<b>\$ 91,253</b>	<b>98,812</b>	<b>\$ 292,284</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2015 Bonds (Phase 3)	-	80,000	80,000	\$ 80,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2015 Bonds (Phase 3)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2015 Bonds (Phase 3)	-	82,272	82,272	162,844	51%
<b>Operating Transfers Out (To Other Funds)</b>					
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$162,272</b>	<b>\$162,272</b>	<b>\$242,844</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,560	(71,019)	(63,459)	49,440	
Fund Balance - Beginning	548,851	556,410	548,851	-	
<b>Fund Balance - Ending</b>	<b>\$ 556,410</b>	<b>\$ 485,391</b>	<b>485,391</b>	<b>\$ 49,440</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, 2023**

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	1,821	67	1,888	7,000	27%
Prepayment Account	1	1	2	-	N/A
Revenue Account	806	817	1,623	3,500	46%
General Redemption Account	11	12	23	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	2,917	75,873	78,790	231,388	34%
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>\$ 5,555</b>	<b>\$ 76,769</b>	<b>82,325</b>	<b>\$ 241,888</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2015 Bonds (Phase 4)	-	60,000	60,000	\$ 60,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2015 Bonds (Phase 4)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2015 Bonds (Phase 4)	-	74,647	74,647	147,756	51%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$134,647</b>	<b>\$134,647</b>	<b>\$207,756</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,555	(57,877)	(52,322)	34,132	
Fund Balance - Beginning	346,521	352,076	346,521		
<b>Fund Balance - Ending</b>	<b>\$ 352,076</b>	<b>\$ 294,199</b>	<b>294,199</b>	<b>\$ 34,132</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, 2023**

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	1,970	79	2,049	8,000	26%
Prepayment Account	-	-	-	-	N/A
Revenue Account	1,223	1,236	2,459	6,000	41%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	4,721	122,801	127,523	374,564	34%
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>\$ 7,914</b>	<b>\$ 124,117</b>	<b>132,031</b>	<b>\$ 388,564</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2016 Bonds (Phase 5)	-	110,000	110,000	\$ 110,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2016 Bonds (Phase 5)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2016 Bonds (Phase 5)	-	117,196	117,196	232,000	51%
Operating Transfers Out (To Other Funds)	77	1,973	2,049	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$77</b>	<b>\$229,169</b>	<b>\$229,245</b>	<b>\$342,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,837	(105,052)	(97,214)	46,564	
Fund Balance - Beginning	452,770	460,608	452,770		
<b>Fund Balance - Ending</b>	<b>\$ 460,608</b>	<b>\$ 355,556</b>	<b>355,556</b>	<b>\$ 46,564</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, 2023**

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	1,336	54	1,390	3,500	40%
Prepayment Account	-	-	-	-	N/A
Revenue Account	796	803	1,599	3,500	46%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	3,203	83,319	86,523	254,231	34%
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>\$ 5,335</b>	<b>\$ 84,177</b>	<b>89,512</b>	<b>\$ 261,231</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2017 Bonds (Phase 6)	-	75,000	75,000	\$ 75,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2017 Bonds (Phase 6)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2017 Bonds (Phase 6)	-	80,263	80,263	159,213	50%
<b>Debt Service-Other Costs</b>					
Operating Transfers Out (To Other Funds)	52	1,338	1,390	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$52</b>	<b>\$156,600</b>	<b>\$156,652</b>	<b>\$234,213</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,283	(72,423)	(67,140)	27,018	
Fund Balance - Beginning	299,435	304,718	299,435		
<b>Fund Balance - Ending</b>	<b>\$ 304,718</b>	<b>\$ 232,294</b>	<b>232,294</b>	<b>\$ 27,018</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, 2023**

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	-	0	0	-	N/A
Sinking Account	-	0	0	-	N/A
Reserve Account	1,121	1,159	2,280	5,000	46%
Prepayment Account	7	7	14	-	N/A
Revenue Account	1,817	1,837	3,654	8,000	46%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	6,952	180,830	187,782	551,562	34%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Debt Proceeds</b>					
Operating Transfers In (To Other Funds)	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 9,898</b>	<b>\$ 183,832</b>	<b>193,730</b>	<b>\$ 564,562</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
Property Appraiser & Tax Collection Fees	-	-	-	\$ -	N/A
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	175,000	175,000	\$ 175,000	100%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2019 Bonds (Phase 7,8,Hatcher)	-	167,798	167,798	332,664	50%
<b>Debt Service-Other Costs</b>					
Operating Transfers Out (To Other Funds)	1,121	1,159	2,280	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$1,121</b>	<b>\$343,956</b>	<b>\$345,078</b>	<b>\$507,664</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	8,776	(160,124)	(151,348)	56,898	
Fund Balance - Beginning	670,044	678,820	670,044		
<b>Fund Balance - Ending</b>	<b>\$ 678,820</b>	<b>\$ 518,696</b>	<b>518,696</b>	<b>\$ 56,898</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, 2023**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Construction Account	1	1	2	-
Cost of Issuance	-	-	-	-
<b>Debt Proceeds</b>				
-	-	-	-	-
Operating Transfers In (From Other Funds)	77	1,973	2,049	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 78</b>	<b>\$ 1,974</b>	<b>\$ 2,051</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>				
<b>Capital Outlay</b>				
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Construction in Progress	-	-	\$ -	-
<b>Cost of Issuance</b>				
Series 2016 Bonds (Phase 5)	-	-	-	\$ -
<b>Underwriter's Discount</b>				
-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	77.53	1,974	\$ 2,051	-
Fund Balance - Beginning	239	317	239	-
<b>Fund Balance - Ending</b>	<b>\$ 317</b>	<b>\$ 2,291</b>	<b>\$ 2,291</b>	<b>\$ -</b>

Prepared by:

**JWARD 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, 2023**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	\$ -
<b>Interest Income</b>				
Construction Account	1	1	2	-
Cost of Issuance	-	-	-	-
<b>Debt Proceeds</b>				
		-	-	-
<b>Operating Transfers In (From Other Funds)</b>	52	1,338	1,390	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 53</b>	<b>\$ 1,339</b>	<b>\$ 1,391</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	53	1,339	\$ 1,391	-
Fund Balance - Beginning	160	213	160	-
<b>Fund Balance - Ending</b>	<b>\$ 213</b>	<b>\$ 1,552</b>	<b>\$ 1,552</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, 2023**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	-	\$ -
<b>Interest Income</b>				
Construction Account	9	15	24	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
<b>Debt Proceeds</b>				
<b>Contributions from Private Sources</b>				
Operating Transfers In (From Other Funds)	1,121	1,159	2,280	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,130</b>	<b>\$ 1,174</b>	<b>\$ 2,304</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>				
<b>Legal Services</b>				
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	\$ -	-
<b>Capital Outlay</b>				
Water-Sewer Combination-Construction	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	\$ -	\$ -
<b>Construction in Progress</b>				
<b>Cost of Issuance</b>				
Series 2016 Bonds (Phase 5)	-	-	-	\$ -
<b>Underwriter's Discount</b>				
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,130	\$ 1,174	\$ 2,304	-
Fund Balance - Beginning	2,171	3,301	2,171	-
<b>Fund Balance - Ending</b>	<b>\$ 3,301</b>	<b>\$ 4,475</b>	<b>\$ 4,475</b>	<b>\$ -</b>