

Flow Way

Community Development District

Financial Statements
January 31, 2026

JPWard and Associates, LLC
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Flow Way Community Development District

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**Flow Way Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds											Totals (Memorandum Only)
	General Fund	Debt Service Funds					Capital Projects Fund		Account Groups			
		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 2024	General Long Term Debt	General Fixed Assets		
Assets												
Cash and Investments												
General Fund												
Truist - Checking Account	\$ 504,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504,530
FMIT - Investment Account	1,768,619	-	-	-	-	-	-	-	-	-	-	1,768,619
Debt Service Fund												
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	468,760	296,990	442,094	274,286	631,569	531,132	-	-	-	-	2,644,832
Prepayment Account	-	486	192	866	1,615	197	-	-	-	-	-	3,356
General Redemption Account	-	-	2,817	-	-	-	-	-	-	-	-	2,817
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	-	7
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,612,966	-	-	3,612,966
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,132,034	-	-	22,132,034
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316
Total Assets	\$ 2,273,149	\$ 714,127	\$ 460,449	\$ 616,460	\$ 394,276	\$ 886,522	\$ 541,132	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ 47,211,437	

**Flow Way Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds											Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds					Capital Projects Fund		General Long Term Debt	General Fixed Assets				
		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 2024						
Liabilities														
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable														
Current Portion (Due Within 12 Months)														
Series 2015 Ph 3	-	-	-	-	-	-	-	-	90,000	-	-	90,000	-	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	-	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	125,000	-	-	125,000	-	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	-	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	190,000	-	-	190,000	-	
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000	-	
Long Term														
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,855,000	-	-	2,855,000	-	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,570,000	-	-	2,570,000	-	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,305,000	-	-	4,305,000	-	
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,005,000	-	-	3,005,000	-	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,320,000	-	-	7,320,000	-	
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000	-	
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	152,054	-	-	-	152,054	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 25,745,000	\$ -	\$ 25,897,054	\$ -	
Fund Equity and Other Credits														
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316	-	
Fund Balance														
Restricted														
Beginning: October 1, 2025 (Unaudited)	-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	-	2,778,705	-	
Results from Current Operations	-	76,750	60,399	94,666	60,924	131,142	261,534	(3,201)	-	-	-	682,213	-	
Unassigned														
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	-	
Allocation of Fund Balance														
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	384,489	-	
Extraordinary Capital/Operations	575,111	-	-	-	-	-	-	-	-	-	-	575,111	-	
Results from Current Operations	1,313,549	-	-	-	-	-	-	-	-	-	-	1,313,549	-	
Total Fund Equity and Other Credits	\$ 2,273,149	\$ 714,127	\$ 460,449	\$ 616,460	\$ 394,276	\$ 886,522	\$ 541,132	\$ (152,048)	\$ -	\$ 15,580,316	\$ -	\$ 21,314,383	\$ -	
Total Liabilities, Fund Equity and Other Credits	\$ 2,273,149	\$ 714,127	\$ 460,449	\$ 616,460	\$ 394,276	\$ 886,522	\$ 541,132	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ -	\$ 47,211,437	\$ -	

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	4,995	11,215	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	79,294	1,908,425	2,184,483	87%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	-	122,450	0%
Total Revenue and Other Sources:	\$ 84,289	\$ 1,919,786	\$ 2,219,555	86%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	3,000	12,000	25%
Executive				
Professional Management	3,767	15,067	45,200	33%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	5,833	17,500	33%
Assessment Roll Services	1,458	5,833	17,500	33%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Legal Advertising	300	557	3,500	16%
Trustee Services	8,573	12,523	25,993	48%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	341	35,562	15,500	229%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	250	3%
Computer Services - Website Development	-	-	2,400	0%
Insurance				
	-	23,116	22,608	102%
Printing & Binding				
	-	-	1,600	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,250	6,110	40,000	15%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	660	3,390	-	0%
Other General Government Services				
Engineering Services - General Fund	528	7,518	57,000	13%

Prepared by:

JPWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	4,364	7,613	30,000	25%
Consumptive Use Permit Monitor	-	-	15,000	0%
Utility Services				
Electric - Pump Station	166	11,495	46,000	25%
Electric - Recharge Pumps	6,115	9,605	2,000	480%
Repairs and Maintenance				
Pump Station and Wells	717	72,404	30,000	241%
Recharge Pumps	360	360	4,000	9%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Capital Outlay				
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	6,300	0%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	-	36,000	0%
Northern Preserve Area 1	-	-	63,800	0%
Northern Preserve Area 2	-	-	106,300	0%
Contingencies	-	3,071	4,900	63%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	4,294	8,584	50,000	17%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	54,304	188,000	29%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	11,660	43,000	27%
Lake Bank Maintenance	169	2,476	30,000	8%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	3,135	15,285	35,000	44%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	-	60,000	0%
Contingencies	-	-	15,840	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	2,725	2,000	136%
Lake Bank Restorations	-	-	187,000	0%
Contingencies	326	1,373	32,470	4%
Landscaping Services				
Professional Services				
Asset Management	2,897	11,966	40,000	30%
Utility Services				
Potable Water - Fountains	115	471	3,700	13%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	13,138	52,551	178,000	30%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	-	6,431	35,000	18%
Mulch Installation	-	9,997	33,000	30%
Annuals	11,000	40,059	80,000	50%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	2,000	3,274	20,000	16%
Irrigation System	881	4,486	6,000	75%
Bridge & Roadway - Main Entrance	-	850	18,000	5%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	327	4,200	8%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay - Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Capital Outlay - Landscaping	-	-	40,000	0%
Capital Outlay - Contingencies & CEI	-	584	16,150	4%
Reserve Allocations				
District Asset Restoration	17,556	70,223	210,670	33%
Total Expenditures and Other Uses:	\$ 103,057	\$ 606,237	\$ 2,219,555	27%
Net Increase/ (Decrease) in Fund Balance	(18,768)	1,313,549	-	
Fund Balance - Beginning	2,274,361	889,376	889,376	
Current Reserve Allocation	17,556	70,223	210,670	
Fund Balance - Ending	\$ 2,273,149	\$ 2,273,149	\$ 210,670	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	744	3,154	10,405	30%
Prepayment Account	1	6	-	0%
Revenue Account	1,231	4,682	15,089	31%
Special Assessment Revenue				
Special Assessments - On-Roll	9,672	232,780	273,784	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 11,648	\$ 240,622	\$ 281,367	86%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	78,872	155,938	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 163,872	\$ 240,938	68%
Net Increase/ (Decrease) in Fund Balance	11,648	76,750	40,429	
Fund Balance - Beginning	702,479	637,377	637,377	
Fund Balance - Ending	\$ 714,127	\$ 714,127	\$ 677,806	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	123	0%
Reserve Account	487	2,066	6,815	30%
Prepayment Account	1	2	-	0%
Revenue Account	740	2,713	9,157	30%
General Redemption Account	9	36	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	8,186	197,025	231,388	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(15,046)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,423	\$ 201,843	\$ 232,437	87%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
Interest Expense				
Series 2015 Bonds (Phase 4)	-	71,444	141,094	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 141,444	\$ 211,094	67%
Net Increase/ (Decrease) in Fund Balance	9,423	60,399	21,343	
Fund Balance - Beginning	451,026	400,050	400,050	
Fund Balance - Ending	\$ 460,449	\$ 460,449	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	527	2,234	7,390	30%
Revenue Account	1,081	3,917	13,263	30%
Special Assessment Revenue				
Special Assessments - On-Roll	13,231	318,443	374,564	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	360	1,524	-	0%
Total Revenue and Other Sources:	\$ 15,199	\$ 326,119	\$ 370,713	88%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	111,453	220,296	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 231,453	\$ 340,296	68%
Net Increase/ (Decrease) in Fund Balance	15,199	94,666	30,417	
Fund Balance - Beginning	601,261	521,795	521,795	
Fund Balance - Ending	\$ 616,460	\$ 616,460	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	360	1,524	5,028	30%
Revenue Account	658	2,354	8,380	28%
Special Assessment Revenue				
Special Assessments - On-Roll	8,975	216,020	254,231	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,993	\$ 219,898	\$ 251,007	88%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	77,450	153,300	51%
Intragovernmental Transfers Out	360	1,524	-	0%
Total Expenditures and Other Uses:	\$ 360	\$ 158,974	\$ 233,300	68%
Net Increase/ (Decrease) in Fund Balance	9,633	60,924	17,707	
Fund Balance - Beginning	384,643	333,352	333,352	
Fund Balance - Ending	\$ 394,276	\$ 394,276	\$ 351,059	

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 January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	7	0%
Reserve Account	774	3,280	10,822	30%
Prepayment Account	1	3	-	0%
Revenue Account	1,535	5,579	18,090	31%
Special Assessment Revenue				
Special Assessments - On-Roll	19,483	468,912	551,562	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 21,792	\$ 477,774	\$ 544,398	88%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	161,633	319,843	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 346,633	\$ 504,843	69%
Net Increase/ (Decrease) in Fund Balance	21,792	131,142	39,555	
Fund Balance - Beginning	864,730	755,381	755,381	
Fund Balance - Ending	\$ 886,522	\$ 886,522	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

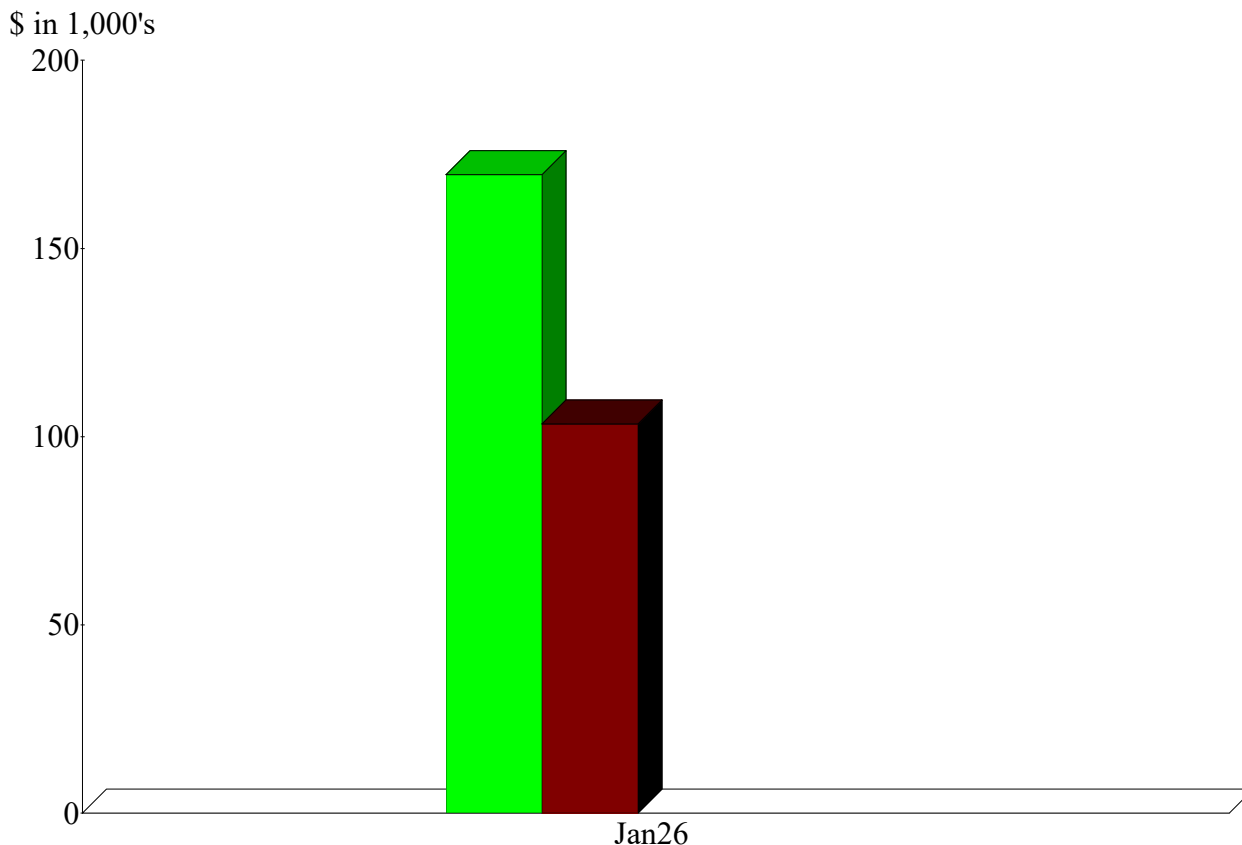
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	129	300	43%
Revenue Account	1,302	3,674	5,000	73%
Special Assessment Revenue				
Special Assessments - On-Roll	15,908	382,877	450,337	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources:	\$ 17,241	\$ 389,909	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	165,000	0%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	128,375	256,750	50%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 128,375	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	17,241	261,534	4,426	
Fund Balance - Beginning	523,891	279,598	279,598	
Fund Balance - Ending	\$ 541,132	\$ 541,132	\$ 284,024	

**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026**

Description	January	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Cost of Issuance	-	28	-
Intragovernmental Transfers In	-	-	-
Total Revenue and Other Sources:	\$ -	\$ 28	\$ -
Expenditures and Other Uses			
Capital Outlay			
Intragovernmental Transfers Out	-	3,229	-
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -
Net Increase/ (Decrease) in Fund Balance	-	(3,201)	-
Fund Balance - Beginning	(152,048)	(148,847)	-
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -

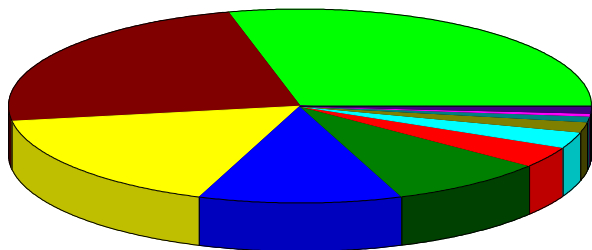
Flow Way Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5790000 · Landscaping Services	29.04%
5384650 · Lake, Lake Bank & Littoral She	23.61
9099000 · Reserve Allocations	16.98
5370000 · Community Wide Irrigation Syst	11.33
5133400 · Other Contractual Services	8.91
5120000 · Executive	3.64
5130000 · Financial and Administrative	2.82
5140000 · Legal Services	1.85
5110000 · Legislative	0.97
5190000 · Other General Government Serv.	0.51
5810000 · Interfund Transfer Out	0.35
Total	\$103,416.35



By Account