

Flow Way

Community Development District

Financial Statements
February 28, 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 February 28, 2026**

	Governmental Funds							Capital Project Fund		Account Groups		Totals (Memorandum Only)
	General Fund	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	\$ 479,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479,262
FMIT - Investment Account	1,773,979	-	-	-	-	-	-	-	-	-	-	1,773,979
Debt Service Fund												
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	479,297	305,474	455,789	282,912	651,158	546,584	-	-	-	-	2,721,214
Prepayment Account	-	487	192	866	1,615	198	-	-	-	-	-	3,358
General Redemption Account	-	-	2,826	-	-	-	-	-	-	-	-	2,826
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	-	7
Accounts Receivable												
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,689,359	-	-	3,689,359
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,055,641	-	-	22,055,641
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316
Total Assets	\$ 2,253,241	\$ 724,666	\$ 468,941	\$ 630,155	\$ 402,902	\$ 906,112	\$ 556,584	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ 47,267,922	

**Flow Way Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds										Account Groups		Totals (Memorandum Only)									
	General Fund		Debt Service Funds					Capital Project 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		-	87,288	68,891	108,360	69,550	150,731	276,987	(3,201)	-	-	-	-	-	-	758,607						
Unassigned																						
Beginning: October 1, 2025 (Unaudited)		889,376	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
Allocation of Fund Balance																						
Reserved for Operations (2 Months)		384,489	-	-	-	-	-	-	-	-	-	-	-	-	-	384,489						
Extraordinary Capital/Operations		592,667	-	-	-	-	-	-	-	-	-	-	-	-	-	592,667						
Results from Current Operations		1,276,085	-	-	-	-	-	-	-	-	-	-	-	-	-	1,276,085						
Total Fund Equity and Other Credits	\$	2,253,241	\$	724,666	\$	468,941	\$	630,155	\$	402,902	\$	906,112	\$	556,584	\$	(152,048)	\$	-	\$	15,580,316	\$	21,370,868
Total Liabilities, Fund Equity and Other Credits	\$	2,253,241	\$	724,666	\$	468,941	\$	630,155	\$	402,902	\$	906,112	\$	556,584	\$	7	\$	25,745,000	\$	15,580,316	\$	47,267,922

Unaudited

Prepared by:
JPWARD and Associates, LLC

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	5,360	16,575	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	69,105	1,977,531	2,184,483	91%
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:	\$ 74,465	\$ 1,994,251	\$ 2,219,555	90%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	4,000	12,000	33%
Executive				
Professional Management	3,767	18,833	45,200	42%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	7,292	17,500	42%
Assessment Roll Services	1,458	7,292	17,500	42%
Arbitrage Rebate Services	1,000	1,000	3,000	33%
Other Contractual Services				
Legal Advertising	-	557	3,500	16%
Trustee Services	-	12,523	25,993	48%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,562	15,500	229%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	250	3%
Computer Services - Website Development	1,200	1,200	2,400	50%
Insurance	-	23,116	22,608	102%
Printing & Binding	-	-	1,600	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	1,830	7,940	40,000	20%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	2,130	5,520	-	0%
Other General Government Services				
Engineering Services - General Fund	3,271	10,789	57,000	19%

Prepared by:

JWARD and Associates, LLC

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	3,793	11,406	30,000	38%
Consumptive Use Permit Monitor	1,800	1,800	15,000	12%
Utility Services				
Electric - Pump Station	3,445	14,940	46,000	32%
Electric - Recharge Pumps	2,533	12,138	2,000	607%
Repairs and Maintenance				
Pump Station and Wells	6,384	78,788	30,000	263%
Recharge Pumps	-	360	4,000	9%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
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	1,754	10,337	50,000	21%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	67,880	188,000	36%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	14,575	43,000	34%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	3,135	18,420	35,000	53%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	4,375	4,375	60,000	7%
Contingencies	-	-	15,840	0%

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**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	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	1,956	3,329	32,470	10%
Landscaping Services				
Professional Services				
Asset Management	2,962	14,928	40,000	37%
Utility Services				
Potable Water - Fountains	211	682	3,700	18%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	13,138	65,688	178,000	37%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	946	7,376	35,000	21%
Mulch Installation	-	9,997	33,000	30%
Annuals	6,701	46,760	80,000	58%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	1,495	4,769	20,000	24%
Irrigation System	1,395	5,881	6,000	98%
Bridge & Roadway - Main Entrance	4,422	5,272	18,000	29%
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	326	910	16,150	6%
Reserve Allocations				
District Asset Restoration	17,556	87,779	210,670	42%
Total Expenditures and Other Uses:	\$ 111,929	\$ 718,166	\$ 2,219,555	32%
Net Increase/ (Decrease) in Fund Balance	(37,464)	1,276,085	-	
Fund Balance - Beginning	2,273,149	889,376	889,376	
Current Reserve Allocation	17,556	87,779	210,670	
Fund Balance - Ending	\$ 2,253,241	\$ 2,253,241	\$ 210,670	

Prepared by:

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Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	727	3,881	10,405	37%
Prepayment Account	1	8	-	0%
Revenue Account	1,380	6,062	15,089	40%
Special Assessment Revenue				
Special Assessments - On-Roll	8,429	241,209	273,784	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources:	\$ 10,538	\$ 251,160	\$ 281,367	89%
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%
Total Expenditures and Other Uses:	\$ -	\$ 163,872	\$ 240,938	68%
Net Increase/ (Decrease) in Fund Balance	10,538	87,288	40,429	
Fund Balance - Beginning	714,127	637,377	637,377	
Fund Balance - Ending	\$ 724,666	\$ 724,666	\$ 677,806	

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

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	123	0%
Reserve Account	477	2,542	6,815	37%
Prepayment Account	1	3	-	0%
Revenue Account	872	3,585	9,157	39%
General Redemption Account	8	44	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	7,134	204,160	231,388	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources:	\$ 8,492	\$ 210,335	\$ 232,437	90%
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%
Total Expenditures and Other Uses:	\$ -	\$ 141,444	\$ 211,094	67%
Net Increase/ (Decrease) in Fund Balance	8,492	68,891	21,343	
Fund Balance - Beginning	460,449	400,050	400,050	
Fund Balance - Ending	\$ 468,941	\$ 468,941	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	515	2,749	7,390	37%
Revenue Account	1,297	5,214	13,263	39%
Special Assessment Revenue				
Special Assessments - On-Roll	11,531	329,974	374,564	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	352	1,876	-	0%
Total Revenue and Other Sources:	\$ 13,695	\$ 339,814	\$ 370,713	92%
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	13,695	108,360	30,417	
Fund Balance - Beginning	616,460	521,795	521,795	
Fund Balance - Ending	\$ 630,155	\$ 630,155	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	352	1,876	5,028	37%
Revenue Account	804	3,158	8,380	38%
Special Assessment Revenue				
Special Assessments - On-Roll	7,822	223,842	254,231	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 8,978	\$ 228,876	\$ 251,007	91%
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	352	1,876	-	0%
Total Expenditures and Other Uses:	\$ 352	\$ 159,326	\$ 233,300	68%
Net Increase/ (Decrease) in Fund Balance	8,626	69,550	17,707	
Fund Balance - Beginning	394,276	333,352	333,352	
Fund Balance - Ending	\$ 402,902	\$ 402,902	\$ 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 February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	7	0%
Reserve Account	757	4,037	10,822	37%
Prepayment Account	1	3	-	0%
Revenue Account	1,852	7,431	18,090	41%
Special Assessment Revenue				
Special Assessments - On-Roll	16,980	485,892	551,562	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources:	\$ 19,589	\$ 497,363	\$ 544,398	91%
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%
Total Expenditures and Other Uses:	\$ -	\$ 346,633	\$ 504,843	69%
Net Increase/ (Decrease) in Fund Balance	19,589	150,731	39,555	
Fund Balance - Beginning	886,522	755,381	755,381	
Fund Balance - Ending	\$ 906,112	\$ 906,112	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	158	300	53%
Revenue Account	1,559	5,233	5,000	105%
Special Assessment Revenue				
Special Assessments - On-Roll	13,864	396,741	450,337	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources:	\$ 15,453	\$ 405,362	\$ 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	15,453	276,987	4,426	
Fund Balance - Beginning	541,132	279,598	279,598	
Fund Balance - Ending	\$ 556,584	\$ 556,584	\$ 284,024	

**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	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)	\$ -

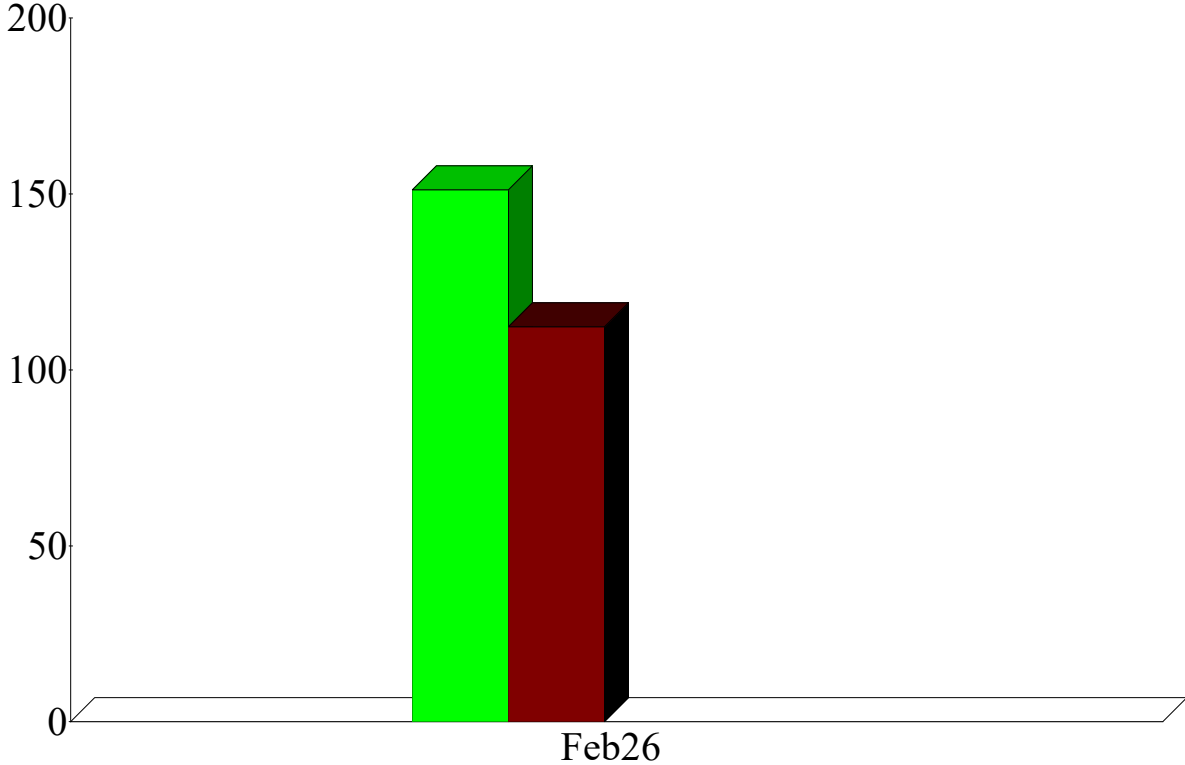
Flow Way Community Development District

Income and Expense by Month

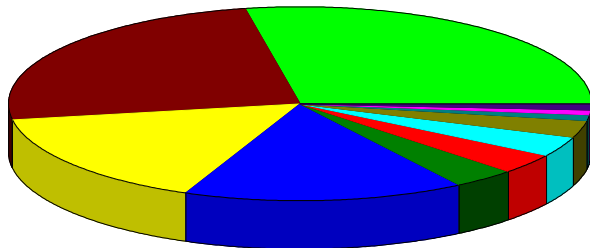
February 2026



\$ in 1,000's



Expense Summary February 2026



5790000 · Landscaping Servic	28.14%
5384650 · Lake, Lake Bank & Li	24.68
5370000 · Community Wide Irrig	15.99
9099000 · Reserve Allocations	15.64
5140000 · Legal Services	3.53
5130000 · Financial and Administ	3.49
5120000 · Executive	3.35
5190000 · Other General Governn	2.91
5134100 · Communicatons & Frei	1.07
5110000 · Legislative	0.89
5810000 · Interfund Transfer Out	0.31
Total	\$112,280.51

By Account