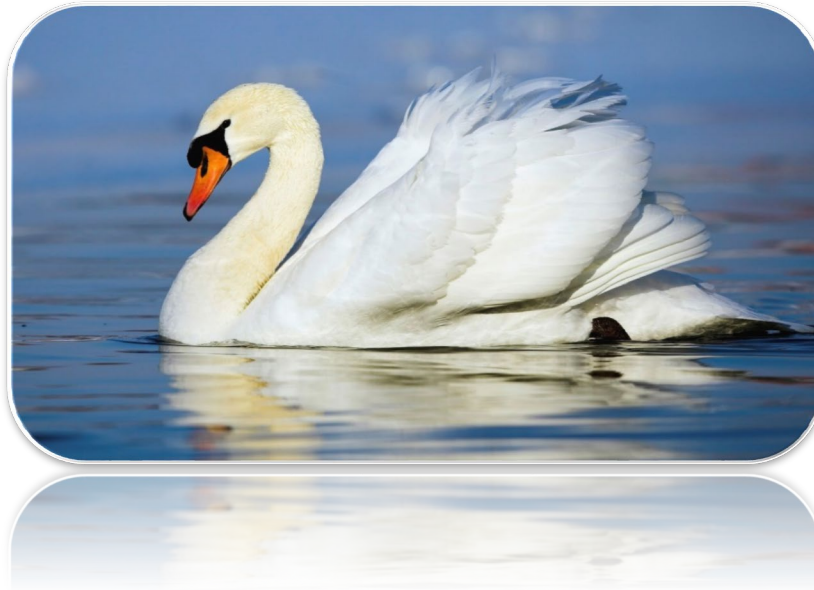


# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - MARCH 2025**

FISCAL YEAR 2025

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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 March 31, 2025**

	Governmental Funds			Debt Service Funds			Capital Projects Funds		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		
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 1,725,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,725,741
<b>Debt Service Fund</b>												
Interest Account	-	-	-	-	-	-	184	-	-	-	-	184
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	443,632	287,979	426,489	273,475	618,309	525,923	-	-	-	-	2,575,808
Prepayment Account	-	469	192	866	1,615	191	-	-	-	-	-	3,333
General Redemption Account	-	-	2,723	-	-	-	-	-	-	-	-	2,723
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,140	-	-	-	3,140
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>												
<b>Accounts Receivable</b>												
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,544,008	-	-	3,544,008
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,900,992	-	-	22,900,992
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069
<b>Total Assets</b>	<b>\$ 1,735,817</b>	<b>\$ 688,983</b>	<b>\$ 451,342</b>	<b>\$ 600,855</b>	<b>\$ 393,465</b>	<b>\$ 873,256</b>	<b>\$ 536,107</b>	<b>\$ 3,140</b>	<b>\$ 26,445,000</b>	<b>\$ 16,561,069</b>	<b>\$</b>	<b>\$ 48,289,034</b>

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending March 31, 2025**

	Governmental Funds		Debt Service Funds					Capital Projects Funds		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		
<b>Liabilities</b>												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Unavailable Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Note Payable</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>												
Current Portion (Due Within 12 Months)												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	85,000	-	-	85,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	120,000	-	-	120,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	185,000	-	-	185,000
Series 2024	-	-	-	-	-	-	-	-	160,000	-	-	160,000
Long Term												
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,945,000	-	-	2,945,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,640,000	-	-	2,640,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,430,000	-	-	4,430,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,085,000	-	-	3,085,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,510,000	-	-	7,510,000
Series 2024	-	-	-	-	-	-	-	-	5,135,000	-	-	5,135,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	-	152,054
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 152,054</b>	<b>\$ 26,445,000</b>	<b>\$ -</b>	<b>\$ 26,597,054</b>
<b>Fund Equity and Other Credits</b>												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069
<b>Fund Balance</b>												
<b>Restricted</b>												
Beginning: October 1, 2024 (Unaudited)	-	592,542	375,063	514,096	317,070	712,424	6,309,648	(148,977)	-	-	-	8,671,866
Results from Current Operations	-	96,441	76,279	86,760	76,395	160,832	(5,773,541)	62	-	-	-	(5,276,773)
<b>Unassigned</b>												
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185
Results from Current Operations	1,240,632	-	-	-	-	-	-	-	-	-	-	1,240,632
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,735,817</b>	<b>\$ 688,983</b>	<b>\$ 451,342</b>	<b>\$ 600,855</b>	<b>\$ 393,465</b>	<b>\$ 873,256</b>	<b>\$ 536,107</b>	<b>\$ (148,915)</b>	<b>\$ -</b>	<b>\$ 16,561,069</b>	<b>\$ -</b>	<b>\$ 21,691,979</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,735,817</b>	<b>\$ 688,983</b>	<b>\$ 451,342</b>	<b>\$ 600,855</b>	<b>\$ 393,465</b>	<b>\$ 873,256</b>	<b>\$ 536,107</b>	<b>\$ 3,140</b>	<b>\$ 26,445,000</b>	<b>\$ 16,561,069</b>	<b>\$ -</b>	<b>\$ 48,289,034</b>

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	42,885	2,005,169	2,184,477	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts/Collection Fees	-	-	-	-	-	-	-	(87,379)	0%
<b>Other Financing Sources-Truist Loan Proceeds</b>									
	-	-	-	-	-	-	-	-	0%
<b>Contributions Private Sources</b>									
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	122,450	0%
<b>Intragovernmental Transfer In</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 27,856</b>	<b>\$ 481,257</b>	<b>\$ 1,306,638</b>	<b>\$ 68,828</b>	<b>\$ 77,704</b>	<b>\$ 42,885</b>	<b>\$ 2,005,169</b>	<b>\$ 2,219,548</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's Fees	-	800	-	800	1,000	800	3,400	12,000	28%
<b>Executive</b>									
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	22,600	45,200	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	5,200	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	8,750	17,500	50%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	8,750	17,500	50%
Arbitrage Rebate Services	-	250	-	500	1,500	500	2,750	3,000	92%
<b>Other Contractual Services</b>									
Recording and Transcription	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	-	-	-	-	-	3,500	0%
Trustee Services	-	-	3,950	8,573	-	-	12,523	26,665	47%
Dissemination Agent Services	-	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	9,248	-	-	-	9,248	15,500	60%
Bank Services	-	-	-	-	-	-	-	300	0%

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	0%
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	7	-	-	-	-	18	25	250	10%
<b>Rentals &amp; Leases</b>									
Meeting Room Rental	-	-	-	-	-	-	-	-	0%
<b>Computer Services - Website Development</b>	-	-	-	300	-	-	300	2,000	15%
<b>Insurance</b>	21,908	-	-	-	-	-	21,908	59,912	37%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	200	0%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	175	175	100%
<b>Legal Services</b>									
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	12,281	40,000	31%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	3,283		
SFWMD - Water Use	-	-	-	-	-	-	-	-	0%
Special Counsel - Preserves	-	-	-	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	-	-	-	0%
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	-	-	-	0%
Special Counsel - Experts for Legal Fees	-	-	-	-	-	-	-	-	0%
Special Counsel - Appellate Court	-	-	-	-	-	-	-	-	0%
Truist Loan - Legal Fees	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>									
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	33,060	57,000	58%
Bonita Springs - Stormwater Discharge	-	-	-	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	-	-	-	0%
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	0%
Asset Evaluation	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Strategic Operations Plan	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
<b>Emergency &amp; Disaster Relief Services</b>									
Hurricane Milton	-	-	234	-	-	-	234	-	0%

**Unaudited**

**Prepared by:**  
**JPWARD and Associates, LLC**

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>									
<b>Professional Services</b>									
Asset Management	-	1,667	1,667	1,667	1,667	1,667	8,333	20,000	42%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	4,600	16,000	29%
<b>Utility Services</b>									
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	22,905	36,000	64%
Electric - Recharge Pumps	-	473	68	57	57	1,192	1,846	42,000	4%
Wireless - Pump Station	-	-	-	-	-	40	40	1,350	3%
<b>Repairs and Maintenance</b>									
Pump Station and Wells	-	-	-	-	23,860	-	23,860	30,000	80%
Recharge Pumps	-	-	-	-	-	-	-	8,500	0%
Main Line Irrigation System	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	6,900	0%
<b>Capital Outlay</b>									
New Meter and Backup Pump/Motor	-	-	-	-	-	-	-	155,000	0%
<b>Stormwater Management Services</b>									
<b>Preserve Area Maintenance</b>									
<b>Environmental Engineering Consultant</b>									
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	0%
Task 2 - Monthly site visits	-	-	-	-	-	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	7,500	0%
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	0%
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Repairs and Maintenance</b>									
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%
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	0%
Clearing Downed Trees/Cleanup	-	-	-	-	-	-	-	-	0%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	0%
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	4,900	0%
<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	-	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
NPDES Monitoring	-	-	-	-	-	-	-	1,800	0%
<b>Repairs &amp; Maintenance</b>									
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	13,181	79,088	186,104	42%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	20,405	55,000	37%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	18,348	30,000	61%
Water Quality Testing	-	-	-	3,950	-	-	3,950	15,000	26%
Littortal Shelf Planting	-	-	-	-	-	7,600	7,600	25,000	30%
Aeration System	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	-	-	-	2,500	70,000	4%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	-	-	-	0%
Contingencies	-	400	3,232	3,858	950	1,893	10,333	19,055	54%



**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Capital Outlay</b>									
Fountain Installations	-	-	-	-	-	-	-	22,725	0%
Littortal Shelf Planting	-	-	-	112	-	-	112	40,000	0%
Lake Bank Restorations	-	-	-	-	-	-	-	90,982	0%
Water Control Structures	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	26,130	0%
<b>Landscaping Services</b>									
<b>Professional Services</b>									
Asset Management	-	2,500	2,500	2,500	2,500	2,500	12,500	30,000	42%
<b>Utility Services</b>									
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	1,530	3,700	41%
<b>Community Entrance (Landscaping)</b>									
<b>Repairs and Maintenance</b>									
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	76,999	174,000	44%
Tree Trimming	-	-	-	2,310	4,620	-	6,930	25,000	28%
Landscape Replacements	-	-	-	-	-	30,669	30,669	38,000	81%
Mulch Installation	-	-	-	-	11,311	-	11,311	33,000	34%
Annuals	-	-	21,524	5,183	3,775	31,804	62,285	60,000	104%
Annual Holiday Decorations	13,888	-	-	13,888	-	-	27,775	22,000	126%
Landscape Lighting	-	-	-	-	-	-	-	4,000	0%
Landscape Monuments	-	-	-	-	-	-	-	10,000	0%
Fountains	-	850	-	1,700	850	1,234	4,634	20,000	23%
Irrigation System	330	-	630	3,994	555	733	6,242	6,000	104%
Well System	-	-	-	2,560	-	-	2,560	-	0%
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	-	5,440	18,000	30%
Miscellaneous Repairs	-	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	-	327	4,000	8%
Lawn - Rye Seeding	-	-	1,103	-	-	2,213	3,315	5,000	66%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	525	-	-	600	1,125	41,751	3%
Capital Outlay - Landscaping	-	-	-	-	-	-	-	-	0%
Capital Outlay - Monuments	-	-	63,521	52,525	-	27,675	143,721	120,000	120%
Capital Outlay -Pressure Clean/Sand/Seal	-	-	-	-	-	120	120	-	0%
Capital Outlay - Contingencies & CEI	-	1,200	-	390	390	-	1,980	-	0%

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Debt Service</b>									
Principal	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	0%
<b>Reserves and Overall Contingencies</b>									
District Asset Restoration	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer Out</b>									
	-	-	-	-	-	-	-	-	0%
<b>Sub-Total:</b>	<b>42,816</b>	<b>92,987</b>	<b>167,158</b>	<b>160,247</b>	<b>112,832</b>	<b>188,497</b>	<b>764,536</b>	<b>2,219,548</b>	<b>34%</b>
<b>Total Expenditures and Other Uses:</b>									
	<b>\$ 42,816</b>	<b>\$ 92,987</b>	<b>\$ 167,158</b>	<b>\$ 160,247</b>	<b>\$ 112,832</b>	<b>\$ 188,497</b>	<b>\$ 764,536</b>	<b>\$ 2,219,548</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	1,240,632	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	495,185	495,185	
<b>Fund Balance - Ending</b>	<b>\$ 480,225</b>	<b>\$ 868,495</b>	<b>\$ 2,007,975</b>	<b>\$ 1,916,556</b>	<b>\$ 1,881,428</b>	<b>\$ 1,735,817</b>	<b>\$ 1,735,817</b>	<b>\$ 495,185</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	5,505	8,700	63%
Prepayment Account	2	2	2	2	2	2	10	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	7,678	15,752	49%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	244,906	273,784	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(17,911)	0%
<b>Intragovernmental Transfers In</b>									
	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,852</b>	<b>\$ 61,171</b>	<b>\$ 161,235</b>	<b>\$ 10,520</b>	<b>\$ 11,875</b>	<b>\$ 7,446</b>	<b>\$ 258,100</b>	<b>\$ 280,325</b>	<b>92%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	1,087	-	0%
<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)	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	80,572	159,444	51%
<b>Operating Transfers Out (To Other Funds)</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 160,572</b>	<b>\$ 1,087</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 161,659</b>	<b>\$ 239,444</b>	<b>68%</b>
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	96,441	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	592,542	592,542	
<b>Fund Balance - Ending</b>	<b>\$ 598,394</b>	<b>\$ 498,994</b>	<b>\$ 659,142</b>	<b>\$ 669,662</b>	<b>\$ 681,537</b>	<b>\$ 688,983</b>	<b>\$ 688,983</b>	<b>\$ 633,423</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	3,606	5,690	63%
Prepayment Account	1	1	1	-	1	1	4	-	0%
Revenue Account	875	857	299	697	957	909	4,594	9,820	47%
General Redemption Account	11	11	10	10	10	9	61	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	207,042	231,388	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(15,046)	0%
<b>Operating Transfers In (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,427</b>	<b>\$ 51,206</b>	<b>\$ 135,825</b>	<b>\$ 8,411</b>	<b>\$ 9,569</b>	<b>\$ 5,869</b>	<b>\$ 215,307</b>	<b>\$ 231,852</b>	<b>93%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	919	-	0%
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	65,000	65,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	73,109	144,553	51%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 138,109</b>	<b>\$ 919</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 139,028</b>	<b>\$ 209,553</b>	<b>66%</b>
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	76,279	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	375,063	375,063	
<b>Fund Balance - Ending</b>	<b>\$ 379,490</b>	<b>\$ 292,586</b>	<b>\$ 427,493</b>	<b>\$ 435,904</b>	<b>\$ 445,473</b>	<b>\$ 451,342</b>	<b>\$ 451,342</b>	<b>\$ 397,362</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	3,912	6,211	63%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	6,623	14,554	46%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	334,732	374,564	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(24,504)	0%
<b>Debt Proceeds</b>									
	-	-	-	-	-	-	-	-	-
<b>Operating Transfers In (To Other Funds)</b>									
	490	476	442	440	427	386	2,661	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,152</b>	<b>\$ 82,780</b>	<b>\$ 219,554</b>	<b>\$ 13,558</b>	<b>\$ 15,430</b>	<b>\$ 9,452</b>	<b>\$ 347,927</b>	<b>\$ 370,825</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	1,485	-	0%
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	115,000	115,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	30,000	-	0%
<b>Interest Expense</b>									
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	114,682	226,863	51%
<b>Operating Transfers Out (To Other Funds)</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 259,682</b>	<b>\$ 1,485</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 261,167</b>	<b>\$ 341,863</b>	<b>76%</b>
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	86,760	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	514,096	514,096	
<b>Fund Balance - Ending</b>	<b>\$ 521,247</b>	<b>\$ 344,346</b>	<b>\$ 562,414</b>	<b>\$ 575,973</b>	<b>\$ 591,403</b>	<b>\$ 600,855</b>	<b>\$ 600,855</b>	<b>\$ 543,058</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	2,661	4,211	63%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	4,170	9,437	44%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	227,183	254,230	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(16,632)	0%
<b>Debt Proceeds</b>									
-	-	-	-	-	-	-	-	-	-
<b>Operating Transfers In (To Other Funds)</b>									
-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,461</b>	<b>\$ 55,797</b>	<b>\$ 148,663</b>	<b>\$ 8,854</b>	<b>\$ 10,133</b>	<b>\$ 6,106</b>	<b>234,014</b>	<b>\$ 251,246</b>	<b>93%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	1,008	\$ -	0%
<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)	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	78,950	156,400	50%
<b>Debt Service-Other Costs</b>									
-	490	476	442	440	427	386	2,661	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 490</b>	<b>\$ 154,426</b>	<b>\$ 1,450</b>	<b>\$ 440</b>	<b>\$ 427</b>	<b>\$ 386</b>	<b>\$ 157,619</b>	<b>\$ 231,400</b>	<b>68%</b>
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	76,395	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	317,070	317,070	
<b>Fund Balance - Ending</b>	<b>\$ 321,041</b>	<b>\$ 222,412</b>	<b>\$ 369,625</b>	<b>\$ 378,039</b>	<b>\$ 387,744</b>	<b>\$ 393,465</b>	<b>\$ 393,465</b>	<b>\$ 336,916</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 March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	5,727	12,119	47%
Prepayment Account	-	1	1	-	1	1	3	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	8,902	21,377	42%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	493,035	551,562	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(36,083)	0%
<b>Debt Proceeds</b>									
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 9,795</b>	<b>\$ 121,208</b>	<b>\$ 322,704</b>	<b>\$ 18,784</b>	<b>\$ 21,853</b>	<b>\$ 13,323</b>	<b>507,667</b>	<b>\$ 549,181</b>	<b>92%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	2,188	-	0%
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	180,000	180,000	100%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	164,648	326,280	50%
<b>Debt Service-Other Costs</b>									
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 344,648</b>	<b>\$ 2,188</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 346,835</b>	<b>\$ 506,280</b>	<b>69%</b>
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	160,832	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	712,424	712,424	
<b>Fund Balance - Ending</b>	<b>\$ 722,219</b>	<b>\$ 498,780</b>	<b>\$ 819,296</b>	<b>\$ 838,080</b>	<b>\$ 859,933</b>	<b>\$ 873,256</b>	<b>\$ 873,256</b>	<b>\$ 755,325</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Interest Account	54	127	1	1	1	1	184	-	0%
Sinking Account	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	200	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	4,505	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	515,995	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>									
<b>Refunding Bond Proceeds</b>									
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (To Other Funds)</b>									
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,252</b>	<b>\$ 124,041</b>	<b>\$ 336,339</b>	<b>\$ 18,796</b>	<b>\$ 21,740</b>	<b>\$ 12,717</b>	<b>520,884</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	2,290	-	0%
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	6,260,513	-	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	31,623	-	0%
<b>Debt Service-Other Costs</b>									
<b>Operating Transfers Out (To Other Funds)</b>									
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 6,292,135</b>	<b>\$ 2,290</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>6,294,425</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	(5,773,541)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	6,309,648	6,309,648	
<b>Fund Balance - Ending</b>	<b>\$ 6,316,900</b>	<b>\$ 148,805</b>	<b>\$ 482,854</b>	<b>\$ 501,650</b>	<b>\$ 523,390</b>	<b>\$ 536,107</b>	<b>\$ 536,107</b>	<b>\$ 6,309,648</b>	



**Flow Way Community Development District  
Capital Project Fund - Series 2024  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>								
Construction Account	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	62	-
Retainage Account	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>								
-	-	-	-	-	-	-	-	-
<b>Contributions from Private Sources</b>								
-	-	-	-	-	-	-	-	-
<b>Refunding Bond Proceeds</b>								
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>								
-	-	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 5</b>	<b>\$ 12</b>	<b>\$ 12</b>	<b>\$ 12</b>	<b>\$ 11</b>	<b>\$ 10</b>	<b>\$ 62</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	-	-
<b>Financial and Administrative</b>								
Accounting Services	-	-	-	-	-	-	-	-
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	-
<b>Printing &amp; Binding</b>								
-	-	-	-	-	-	-	-	-
<b>Legal Services</b>								
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-
<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>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	62	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,977)	-
<b>Fund Balance - Ending</b>	<b>\$ (148,971)</b>	<b>\$ (148,959)</b>	<b>\$ (148,947)</b>	<b>\$ (148,936)</b>	<b>\$ (148,925)</b>	<b>\$ (148,915)</b>	<b>\$ (148,915)</b>	<b>\$ -</b>