

Flow Way

Community Development District

Financial Statements
March 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 March 31, 2026**

	Governmental Funds										Totals (Memorandum Only)
	General Fund	Debt Service Funds					Capital Project 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	\$ 426,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426,267
FMIT - Investment Account	1,774,619	-	-	-	-	-	-	-	-	-	1,774,619
Debt Service Fund											
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	485,982	310,738	453,265	299,089	663,140	555,877	-	-	-	2,768,090
Prepayment Account	-	488	192	866	1,615	198	-	-	-	-	3,360
General Redemption Account	-	-	2,833	-	-	-	-	-	-	-	2,833
Cost of Issuance	-	-	-	-	-	-	7	-	-	-	7
Accounts Receivable											
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,736,244	-	3,736,244
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,008,756	-	22,008,756
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316
Total Assets	\$ 2,200,885	\$ 731,351	\$ 474,212	\$ 627,631	\$ 419,079	\$ 918,095	\$ 565,877	\$ 7	\$25,745,000	\$ 15,580,316	\$ 47,262,452

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

	Governmental Funds										Totals (Memorandum Only)	
	General Fund		Debt Service Funds					Capital Project 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		
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	-	93,974	74,162	105,836	85,727	162,714	286,279	(3,201)	-	-	805,492	-
Unassigned												
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance												
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	384,489	-
Extraordinary Capital/Operations	610,222	-	-	-	-	-	-	-	-	-	610,222	-
Results from Current Operations	1,206,174	-	-	-	-	-	-	-	-	-	1,206,174	-
Total Fund Equity and Other Credits	\$ 2,200,885	\$ 731,351	\$ 474,212	\$ 627,631	\$ 419,079	\$ 918,095	\$ 565,877	\$ (152,048)	\$ -	\$ 15,580,316	\$ 21,365,398	\$ -
Total Liabilities, Fund Equity and Other Credits	\$ 2,200,885	\$ 731,351	\$ 474,212	\$ 627,631	\$ 419,079	\$ 918,095	\$ 565,877	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ 47,262,452	\$ -

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	640	17,215	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	38,993	2,016,524	2,184,483	92%
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	\$ 39,633	\$ 2,033,884	\$ 2,219,555	92%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	800	4,800	12,000	40%
Executive				
Professional Management	3,767	22,600	45,200	50%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	8,750	17,500	50%
Assessment Roll Services	1,458	8,750	17,500	50%
Arbitrage Rebate Services	500	1,500	3,000	50%
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	82	91	250	36%
Computer Services - Website Development	-	1,200	2,400	50%
Insurance				
	-	23,116	22,608	102%
Printing & Binding				
	342	342	1,600	21%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,980	9,920	40,000	25%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	2,190	7,710	-	0%
Other General Government Services				
Engineering Services - General Fund	2,532	13,321	57,000	23%

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, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	3,964	15,370	30,000	51%
Consumptive Use Permit Monitor	1,600	3,400	15,000	23%
Utility Services				
Electric - Pump Station	-	14,940	46,000	32%
Electric - Recharge Pumps	-	12,138	2,000	607%
Repairs and Maintenance				
Pump Station and Wells	2,935	81,723	30,000	272%
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	600	3,671	4,900	75%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,781	13,118	50,000	26%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	81,456	188,000	43%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	17,490	43,000	41%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	4,080	22,500	35,000	64%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	4,375	60,000	7%
Contingencies	-	-	15,840	0%

Prepared by:

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

Description	March	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	489	3,818	32,470	12%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	4,316	19,244	40,000	48%
Utility Services				
Potable Water - Fountains	395	1,077	3,700	29%
Repairs and Maintenance				
Landscaping Maintenance	13,138	78,826	178,000	44%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	-	7,376	35,000	21%
Mulch Installation	-	9,997	33,000	30%
Annuals	20,770	67,530	80,000	84%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	3,340	8,109	20,000	41%
Irrigation System	350	6,231	6,000	104%
Bridge & Roadway - Main Entrance	-	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%
Landscaping	-	-	40,000	0%
Contingencies & CEI	1,630	2,540	16,150	16%
Reserve Allocations				
District Asset Restoration	17,556	105,335	210,670	50%
Total Expenditures and Other Uses	\$ 109,544	\$ 827,710	\$ 2,219,555	37%
Net Increase/ (Decrease) in Fund Balance				
	(69,911)	1,206,174	-	
Fund Balance - Beginning	2,253,241	889,376	889,376	
Current Reserve Allocation	17,556	105,335	210,670	
Fund Balance - Ending	\$ 2,200,885	\$ 2,200,885	\$ 210,670	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	657	4,538	10,405	44%
Revenue Account	1,271	7,333	15,089	49%
Prepayment Account	1	9	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	4,756	245,966	273,784	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	\$ 6,686	\$ 257,846	\$ 281,367	92%
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	6,686	93,974	40,429	
Fund Balance - Beginning	724,666	637,377	637,377	
Fund Balance - Ending	\$ 731,351	\$ 731,351	\$ 677,806	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income		-		
Reserve Account	430	2,973	6,815	44%
Revenue Account	807	4,393	9,157	48%
Prepayment Account	1	4	-	0%
General Redemption Account	8	52	-	0%
Interest Account	-	-	123	0%
Special Assessment Revenue				
Special Assessments - On-Roll	4,026	208,185	231,388	90%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	\$ 5,272	\$ 215,606	\$ 232,437	93%
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	5,272	74,162	21,343	
Fund Balance - Beginning	468,941	400,050	400,050	
Fund Balance - Ending	\$ 474,212	\$ 474,212	\$ 421,393	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	465	3,215	7,390	43%
Revenue Account	1,203	6,418	13,263	48%
Special Assessment Revenue				
Special Assessments - On-Roll	6,506	336,481	374,564	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	318	2,193	-	0%
Total Revenue and Other Sources	\$ 8,493	\$ 348,306	\$ 370,713	94%
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	11,017	11,017	-	0%
Total Expenditures and Other Uses	\$ 11,017	\$ 242,470	\$ 340,296	71%
Net Increase/ (Decrease) in Fund Balance	(2,524)	105,836	30,417	
Fund Balance - Beginning	630,155	521,795	521,795	
Fund Balance - Ending	\$ 627,631	\$ 627,631	\$ 552,212	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	318	2,193	5,028	44%
Revenue Account	746	3,904	8,380	47%
Special Assessment Revenue				
Special Assessments - On-Roll	4,414	228,256	254,231	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	11,017	11,017	-	0%
Total Revenue and Other Sources:	\$ 16,494	\$ 245,370	\$ 251,007	98%
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	318	2,193	-	0%
Total Expenditures and Other Uses:	\$ 318	\$ 159,643	\$ 233,300	68%
Net Increase/ (Decrease) in Fund Balance	16,177	85,727	17,707	
Fund Balance - Beginning	402,902	333,352	333,352	
Fund Balance - Ending	\$ 419,079	\$ 419,079	\$ 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 March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	683	4,720	10,822	44%
Revenue Account	1,718	9,150	18,090	51%
Prepayment Account	1	4	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	9,581	495,473	551,562	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	\$ 11,983	\$ 509,346	\$ 544,398	94%
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	11,983	162,714	39,555	
Fund Balance - Beginning	906,112	755,381	755,381	
Fund Balance - Ending	\$ 918,095	\$ 918,095	\$ 794,936	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	27	185	300	62%
Revenue Account	1,443	6,676	5,000	134%
Special Assessment Revenue				
Special Assessments - On-Roll	7,823	404,564	450,337	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources	\$ 9,293	\$ 414,654	\$ 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	9,293	286,279	4,426	
Fund Balance - Beginning	556,584	279,598	279,598	
Fund Balance - Ending	\$ 565,877	\$ 565,877	\$ 284,024	

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

Description	March	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Cost of Issuance	0	28	-
Intragovernmental Transfers In	-	-	-
Total Revenue and Other Sources:	\$ 0	\$ 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	0	(3,201)	-
Fund Balance - Beginning	(152,048)	(148,847)	-
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -

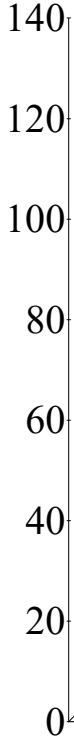
Flow Way Community Development District

Income and Expense by Month

March 2026

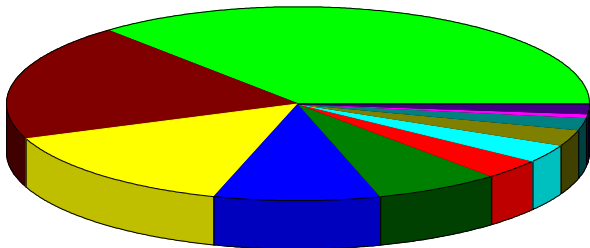


\$ in 1,000's



Mar26

Expense Summary March 2026



5790000 · Landscaping Servic	36.35%
5384650 · Lake, Lake Bank & Li	19.72
9099000 · Reserve Allocations	14.52
5810000 · Interfund Transfer Out	9.38
5370000 · Community Wide Irriga	7.03
5140000 · Legal Services	3.45
5120000 · Executive	3.12
5130000 · Financial and Administ	2.83
5190000 · Other General Governn	2.09
5110000 · Legislative	0.66
Other	0.85
Total	\$120,878.44

By Account